

**MEETING OF
THE HISTORIC DISTRICT COMMISSION**

**PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

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

6:30 p.m.

February 04, 2026

AGENDA (revised on January 30, 2026)

The Board's action in these matters has been deemed to be quasi-judicial in nature.

*If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

I. APPROVAL OF MINUTES

1. January 07, 2026

II. ADMINISTRATIVE APPROVALS

1. 111 Gates Street

III. PUBLIC HEARINGS (OLD BUSINESS)

A. REQUEST TO POSTPONE- Public Hearing requested by Capital Security Financial Services, owner, for property located at 40 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the store-front entry doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 30 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

B. REQUEST TO POSTPONE- Public Hearing requested by Peter and Morgan Caraviello, owners, for property located at 366 Islington Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the existing front door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 17 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Work Session/ Public Hearing requested by 304 Maplewood Avenue LLC, owner, for property located at 304 Maplewood Avenue, wherein permission is requested to allow new construction to an existing structure (construct new rear 1-story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 7 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

V. WORK SESSIONS (OLD BUSINESS)

A. REQUEST TO WITHDRAW- Work Session requested by Zucchini Crayon Trust, owner, for property located at 77 State Street, Unit 202, wherein permission is requested to allow new construction to an existing structure (enclose second story outdoor patio space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 18-202 and lies within the Character District 5 (CD5) and Historic Districts.

B. REQUEST TO POSTPONE- Work Session requested by Christopher W. Avery Revocable Trust, owner, for property located at 30 Walden Street, wherein permission is requested to allow new construction to an existing structure (expand existing connector hallway to extend living space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 18 and lies within the Waterfront Business (WB) and Historic Districts.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by Christopher H. Daniell, owner, for property located at 50 Whidden Street, wherein permission is requested to allow new construction to an existing structure (construct new rear multi-story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 66 and lies within the General Residence B (GRB) and Historic Districts.

VII. CITY COUNCIL REFFERAL

A. Historic District Commission Design Review of New Structures

VIII. ADJOURNMENT

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

https://us06web.zoom.us/webinar/register/WN_nTbcKpyuRxispK9YX8QPLQ

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

6:30 p.m.

January 7, 2026

MEMBERS PRESENT: Chair Reagan Ruedig; Vice-Chair Margot Doering; Members Martin Ryan, Dave Adams, Joy Curth, and Alternates Larry Booz and Susan Strauss

MEMBERS EXCUSED: Dr. Dan Brown

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

Chair Ruedig called the meeting to order at 6:30 p.m. Alternates Mr. Booz and Ms. Strauss took voting seats for the evening.

Vice-Chair Doering moved to address the Election of Officers at the beginning of the meeting instead of the end, seconded by Mr. Adams. The motion passed unanimously, 7-0.

Mr. Adams nominated Ms. Ruedig as Chair and Ms. Doering as Vice-Chair. Mr. Booz seconded. The motion passed unanimously, 7-0.

Chair Ruedig read the Requests for Postponements into the record. [Timestamp 7:50]

Mr. Adams moved to postpone the petitions to the February 4 meeting, seconded by Vice-Chair Doering. The motion passed unanimously, 7-0.

I. APPROVAL OF MINUTES

1. December 3, 2025

Vice-Chair Doering noted that the addresses for 42 and 53 Austin Street in the Planning Board Referral Memo discussion were switched and that Mr. Gilbo would correct it.

Mr. Ryan moved to approve the minutes as amended, seconded by Mr. Adams. The motion passed unanimously, 7-0.

II. ADMINISTRATIVE APPROVALS [Timestamp 10:19]

1. 232 Court St, Unit 2

Mr. Gilbo said the applicant wanted to have a black charger and posts instead of the white ones that were stipulated by the Commission the previous month. He explained that the applicant

bought a black charger ahead of time and wanted the black posts to match. The Commission discussed it and decided to allow the black charger if the posts were black.

2. 6 Dearborn St

The request was to replace the existing rear side entry by keeping the roof but replacing the posts, railings, decking boards, and stairs. Mr. Gilbo said the dimensions would be the same and that the only additional items would be skirting and more trim work on the new posts.

3. 139 South St, Unit A

The request was to relocate one window from the side elevation to the rear. Mr. Gilbo noted that the window would be a Marvin window like the one that was previously approved.

4. 39 Holmes Ct

The request was to change the Hardie siding material to a similar ACRE material and to change the paneling and trim. Mr. Gilbo said the applicant also wanted to omit the previously approved trim and molding details and that there was a slight change in a window due to egress concerns from the Inspection Department.

5. 163 Islington St

The request was to install a window in Café Killim where it was believed that a window historically existed. Mr. Gilbo said the window would match the other windows and trim.

DECISION OF THE BOARD

Mr. Ryan moved to approve the five administrative approval items as presented, seconded by Vice-Chair Doering. The motion passed unanimously, 7-0.

III. PUBLIC HEARINGS (OLD BUSINESS)

A. REQUEST TO POSTPONE - Public Hearing requested by **Capital Security Financial Services, owner**, for property located at **40 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the store-front entry doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 30 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts

DECISION OF THE COMMISSION

Mr. Adams moved to postpone the petitions to the February 4 meeting, seconded by Vice-Chair Doering. The motion passed unanimously, 7-0.

B. REQUEST TO POSTPONE - Public Hearing requested by **Peter and Morgan Caraviello, owners**, for property located at **366 Islington Street**, wherein permission is

requested to allow exterior renovations to an existing structure (replacement of the existing front door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 17 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

DECISION OF THE COMMISSION

Mr. Adams moved to postpone the petitions to the February 4 meeting, seconded by Vice-Chair Doering. The motion passed unanimously, 7-0.

C. Public Hearing requested by **Ralph 1912, LLC, owner**, for property located at **175 Fleet Street**, wherein permission is requested to allow new construction to an existing structure (construct 1-story rear addition and install new fencing with landscaping and hardscaping) and the new construction of (2) food kiosks on-site as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 8 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

SPEAKING TO THE PETITION

[Timestamp 19:35] Project architect Tracy Kozak and owner Mark McNabb were present. Ms. Kozak said Kiosk 1 was moved to the south part of the property to open up the view of Gilley's. She said the material on the two kiosks was changed from metal to composite. She said the same crimson and white paint colors as Gilley's would be used and the roof would be a copper-colored metal. She said six square windows would face the street: the two windows to the left and the two windows to the right would be spandrel glass because of the cooking stoves, and the two middle windows would be clear glass. She said the back would be fenced off with a 6-ft cedar fence and the area would be a shared trash collection. She said the transaction window and service door in Kiosk 1 were flipped because the kiosk was moved.

[Timestamp 24:38] Mr. Adams asked what happened to the gas entrance. Ms. Kozak said the meters would be relocated to the back of the bathroom addition and that the venting for the kitchen would be on the roof. Vice-Chair Doering asked if the Kiosk 1 venting would be on the street side. Ms. Kozak said the vents could potentially flip. Mr. Ryan said the two kiosk structures seemed like the offspring of the 1912 building and thought it was a simple solution that would maintain the character. Mr. Booz said the architect did a good job of pulling back Kiosk 1 to allow for a larger dining court area, and he also thought keeping the same color scheme would be more harmonious. Ms. Strauss said the landscaping had changed. Ms. Kozak reviewed the plantings. Ms. Curth said it was a significant improvement but thought the roof was dramatic compared to the other roof and that the pattern on the ground was a bit artistic for the historic nature of the area. She said she liked the matching colors and thought the overall design fit better but suggested moving everything back so that it did not crowd the corner.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION [Timestamp 34:32]

Elizabeth Bratter of 15 McDonough Street said she liked the revised plan and thought the sidewalk pattern would match the one coming down Hanover Street and tie in the whole block.

No one else spoke, and Chair Ruedig closed the public hearing.

DECISION OF THE COMMISSION [Timestamp 35:49]

Mr. Adams moved to grant the Certificate of Approval for the petition as presented, seconded by Mr. Ryan.

Mr. Adams said the project would preserve the integrity of the District and improve and enhance the historic significance of the building on the site for the pleasure of the community. Mr. Ryan concurred and said it was a well-done and creative solution and that he looked forward to seeing the icon being preserved and the whole area being reinvigorated. Chair Ruedig said the project was toned down just enough to fit in well but was still creative and clearly new buildings that were a take on the historic ones. She said it would help clean up the square and bring the whole block together cohesively. Vice-Chair Doering asked if the generator boxes were part of the application. Ms. Kozak said they were but might change slightly because the generator size was not yet known. Mr. McNabb said the transformers were a combination of the City, Eversource, and the project's work happening on Fleet Street. It was further discussed.

The motion passed unanimously, 7-0.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. **(Work Session/Public Hearing)** requested by **Double MC, LLC, owner**, for property located at **134 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (construct additions and other exterior modifications) and the new construction of a multi-use building on the site as per plans on file in the planning department. Said property is shown on Assessor Map 105 as Lot 18-202 and lies within the Character District 5 (CD5) and Historic Districts.

WORK SESSION [Timestamp 44:49]

Project architect Tracy Kozak and owner Mark McNabb were present. Ms. Kozak reviewed the packet. She said a shallow hip roof was added to the penthouse building and that the existing building would be reclad using a white granite and a metal composite. She said she sunshades on the front entrance were removed so that it was now just glass and siding. She said the pitch was lowered on one roof to step it down more and that the entrances on the other building were redesigned. She said they changed one of the arches and got rid of the shed roof and added a straight parapet wall. She said the siding on the new building's side wings was changed to a horizontal board siding. She explained how the residential entrance to the new building was more detailed and how the arches had a metal lattice work. The apricot-colored glazed brick was discussed. She said they proposed a flat thermal finish to the white granite.

[Timestamp 54:44] Vice-Chair Doering asked where the gun metal gray went. Ms. Kozak said it was the second-floor cladding on the existing building. Vice-Chair Doering said it looked like it

was white marble all the way up in one of the renderings. Chair Ruedig asked if the thermal treatment would fade. Ms. Kozak said the color would go all the way up and would not get a silvery patina. Chair Ruedig said she was concerned that the wood material would end up looking different in the future. It was further discussed. Vice-Chair Doering asked how the gym would be handled and how it would look like through the storefront windows. Mr. McNabb said he was not sure if the gym would stay but if it did, there would also be physical therapists, so the workout equipment would not be seen in the storefront. The 3D model was reviewed. The landscaping and drive-thru were discussed, and the glazed brick was further discussed.

[Timestamp 1:18:37] Mr. Adams said there were many 18th, 19th, and even 20th century buildings near the project that had brick and that he thought it was a comfortable repeated material with a fair amount of variations allowed, but that very few buildings had a perfect brick façade. He said he was not prepared to accept a departure from traditional brick but thought the rest of the project fit in. He asked what the point of the headers on the windows was. Ms. Kozak it was to tie them into some of the exposed steel metals on the other buildings. Mr. McNabb said the material could be revisited after seeing samples of it on site. Mr. Ryan said he would like to see a mockup and did not mind the steel lentils because it was a new building. It was further discussed. Vice-Chair Doering said a lot of the forms, like the hip roof and windows, were reminiscent of the high school but were far apart. She said she saw an advantage to having a lighter brick on the building but supported having mockups. Chair Ruedig said she did not have a problem with a glazed brick, but since the building was new and had traditional forms, she thought it was appropriate to have modern materials to showcase that it was a new building. Mr. Ryan said he thought the materials, form, and massing were fine. Chair Ruedig said the change to the bank's main arches reminded her of the original market that had that arcade, so she thought it had a historic context even though it was a modern interpretation.

Chair Ruedig opened the public comment session.

Public Comment [Timestamp 1:31:07]

Elizabeth Bratter of 159 McDonough Street said the top square windows on the white part of the building on Pleasant Street looked like they were too small and out of character. She said the white granite shown in the renderings looked like cinderblocks. She said the penthouse looked like it would be more of a third story and did not seem to fit the setback criteria. She said she would like to see what the brick looked like next to red brick and thought the white parts of the building were stark, especially compared with the gray building next door, and did not blend in.

Mr. McNabb said the penthouse met the ordinance's criteria and would be reviewed by other boards. He said he would place mockups of the brick on site. Regarding the small square windows, he said when there was a lot going on architecturally and the focus was on an item like the square windows, it was much different than the whole picture. He said the windows fit in well in the entire building scape and noted that they were large windows and could not be larger because they were in a two-story space.

Mr. Adams moved to close the work session, seconded by Mr. Ryan. The motion passed unanimously, 7-0.

The public hearing started.

SPEAKING TO THE PETITION [Timestamp 1:44:40]

Ms. Kozak reviewed the changes discussed in the work session. She said they would present mockup samples before approval for a brick color and would return with options for clay and brick as well as different colors for the Commission to review. She said they would also have a mockup of the white granite. She summarized that the existing Citizens Bank building would be reclad and have added fenestration and a rooftop penthouse. She said the building would be used for a gym and physical therapy on the bottom and would have a total of 16 apartments. She said the drive-thru would remain. She said the new building on Pleasant Street would consist of a combination of hipped roof forms and some flat roof connector sections. She said they updated the entrance architecture on the building, revised some roof pitches and provided additional details. She reviewed the context views, elevations, and renderings.

Vice-Chair Doering asked if the drive-thru's canopy would be similarly reclad. Ms. Kozak agreed and said it would have the same gray metal composite panels going horizontally across as the second floor. She said the supporting posts were presently brick but were shown clad in metal and that she would return with more details. She said there were a lot of double hung windows in the new building and the upper windows were awnings. In the existing renovation, she said the second-floor windows were all awnings and that most of the first-floor windows were fixed ones for the commercial space. She said the operable windows were Pella and the storefronts were Kawneer aluminum ones.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION [Timestamp 1:51:45]

Elizabeth Bratter of 159 McDonough Street said the white section on Pleasant Street next to the gray building would "shout white" and the square windows would be very noticeable. She suggested that the Commission not approve it until they saw the mockups and any other things having to do with the drive-thru area.

No one else spoke, and Chair Ruedig closed the public hearing.

DECISION OF THE COMMISSION [Timestamp 1:52:57]

Mr. Adams moved to grant the Certificate of Approval for the petition, with the following stipulations:

- 1) *The masonry exterior cladding materials shall require further conversation, and*
- 2) *In-place on site samples shall show jointing and technique along with some alterations in the choice of materials.*

Mr. Ryan seconded the motion.

Mr. Adams said the Commission had long seen the white pieces of the Pleasant Street side of the building as being dependent and having unique forms and that they were not a distraction from the building itself. He said it was a unique situation of filling a site on a historic street with a historic streetscape and at the same time remodeling a not-quite historic but a previously constructed building that has significance. He said it was a step in showing the vitality of that. He said the project would maintain the integrity of the Historic District and the special character seen in the Historic District, most significantly in the modulation of the sizes and scales of the buildings. He said it was not designed to be a replicate or point to a particular thing but that it fit into the rhythm of the streetscape that ended right there. He said it would promote the welfare of the City and would be consistent with the special and defining nature of the community. He said he had no difficulty supporting the project. Mr. Ryan concurred and said the scale, mass, forms, and language were very appropriate for the Historic District. He said the project had come a long way through several months of work sessions and reached the point where it is successful.

Mr. Booz said the existing building was softened and was made to blend in with the new building that had more of a historic look. He said the roof modulation and addition of a hip roof to the existing building softened the flow along the street. Chair Ruedig said the Commission recognized that it was a unique site and had a different and unusual problem than normally seen in the Historic District. She said the redesign of the existing building and the design of the new building were pleasant and aesthetic and would work very well in the location. She thanked the applicant for their hard work and said she looked forward to seeing the mockups and finetuned materials but thought overall that the design was very appropriate.

The motion passed unanimously, 7-0.

V. WORK SESSIONS (OLD BUSINESS)

A. REQUEST TO POSTPONE - Work Session requested by **Zucchini Crayon Trust, owner**, for property located at **77 State Street, Unit 202**, wherein permission is requested to allow new construction to an existing structure (enclose second story outdoor patio space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 18-202 and lies within the Character District 5 (CD5) and Historic Districts.

DECISION OF THE BOARD

Mr. Adams moved to postpone the petitions to the February 4 meeting, seconded by Vice-Chair Doering. The motion passed unanimously, 7-0.

B. REQUEST TO POSTPONE - Work Session requested by **Christopher W. Avery Revocable Trust, owner**, for property located at **30 Walden Street**, wherein permission is requested to allow new construction to an existing structure (expand existing connector hallway to extend living space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 18 and lies within the Waterfront Business (WB) and Historic Districts.

DECISION OF THE BOARD

*Mr. Adams moved to **postpone** the petitions to the February 4 meeting, seconded by Vice-Chair Doering. The motion passed unanimously, 7-0.*

VI. SELECTION OF OFFICERS [Timestamp 6:15]

Mr. Adams nominated Ms. Ruedig as Chair and Ms. Doering as Vice-Chair. Mr. Booz seconded. The motion passed unanimously, 7-0.

[Timestamp 1:58:10] At this point in the meeting, other topics were discussed.

Chair Ruedig brought up the boundary redefinition of Middle Street. She said, after further conversations with the Planning Board and the public, that she thought the decision should be postponed so that it could be included into a larger discussion of the Master Plan. She said there would be more time to ensure that the Commission was redefining the boundary purposefully and also ensure that there was plenty of public comment so that the property owners had plenty of time to be part of the discussion. She said a site walk could be included.

Vice-Chair Doering said the City Newsletter was putting out the opportunity for citizens to sign up to receive notices about certain councils that were meeting and that the HDC was one of them. Mr. Gilbo agreed and said the City would let folks know every time meeting materials were posted. Vice-Chair Doering said it would be a good way to ensure that a citizen or abutter did not lose track of a project. Mr. Gilbo said people could sign up for notices from all the boards or just individual ones.

Mr. Ryan asked if there was an update on the grant. Mr. Gilbo said the grant application was accepted but that the City was still waiting for a response. Chair Ruedi said she would keep the Commission updated.

VII. ADJOURNMENT

The meeting adjourned at 8:33 p.m.

Submitted,

Joann Breault
HDC Meeting Minutes Taker

HDC

ADMINISTRATIVE APPROVALS

February 04, 2026

1. 111 Gates Street -Recommended Approval

1. 111 Gates Street

-Recommended Approval

Background: The applicant is seeking approval for a change to a previously approved design (change window series and restoration plan).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



EXTERIOR CHANGES FROM V10 (HDC - FOURTH ROUND SUBMISSION)

- 1 NEW AND RESTORE WINDOWS OF THE ENTIRE FRONT FAÇADE (SEE RED CLOUDED AREAS ON DRAWINGS FOR EXACT LOCATIONS.)
- 2 NEW TWO WINDOWS ON PLAYROOM.

SPECIFICATIONS + NOTES

*ROOFING MATERIAL
*ALL TRIM PACKAGE: PVC OR BORAL
*SIDING:

*BRACKETS: ProWood Market - Bracket 02T9 - F 32", H:42", T: 5.5" (Ptd: WHITE)

*COLUMNS:

*STAIR SYSTEM:

- _EXTERIOR:
 - BROSCH: Liberty Extruded Rail System
 - RISER: AZEC- WHITE
 - TREAD: SELECTWOOD, ZURI "Weathered Grey"

_INTERIOR:

- NEVEL
- HANDRAIL
- BALUSTERS
- RISER FINISH
- TREAD

*WINDOWS:

_MANUFACTURER:

_EXT. FINISH:

_INT. FINISH:

*DOORS:

- MANUFACTURER:
- EXT. FINISH:
- INT. FINISH:

*BATHROOMS:

- FLOORING
- TUB DESIGN
- SHOWER FLOOR
- SHOWER WALLS
- SHOWER HEADS
- SHOWER NICHE VS. SHELVES
- SHOWER DOOR
- NOTE: MAJOR PLUMBING CHANGES

*FLOORING:
_1ST FLOOR:
_2ND FLOOR:
_HEATED FLOOR:
_REFINISH AREAS:

*KITCHEN:
_CABINETRY NOTES: Specs to be prepared on 11 x 17 doc.

_BUILT-IN NOTES:

_APPLIANCES

*MANTLE:

*FIREPLACE:

_GAS

_WOOD: INT. FIREBOX: RED BRICK VS. YELLOW BRICK

_HEARTH: RAISED VS. FLUSH

*MATERIAL:

NOTES:

*CEILING HEIGHTS: 1ST FLOOR: ____ | 2ND FLOOR: ____

*CORNER BOARDS: 6" TYP.

*WATER TABLE: 10" W/ COPPER FLASHING TYP.

*RAKE BOARD: 8" TYP. PVC OR BORAL. (FILLED & PAINTED)

*SOFFIT - BEADBOARD AZEC OR EQ.

*ROOF VENT - RIDGE VENT VS. BROSCH LOUVERED VENT VS. SOFFIT VENT

*ARCHITECTURAL DETAIL:

*WINDOW TRIM: 4-1/2" TYP. PVC

TOTAL SQUARE FOOTAGE:

_NEW

_RENOVATED SF

_TOTAL

© AMY DUTTON HOME
DRAWINGS USED EXPRESSIVELY FOR
DESIGN ONLY FOR NOTED CLIENT. ALL
STRUCTURAL ENGINEERING PROVIDED BY
OTHER.

Building contractor / home owner to review and verify all dimensions, specs and connections before construction begins.

PRIMARY:

- INTERNATIONAL RESIDENTIAL CODE (IRC 2021)

SECONDARY:

- ELECTRICAL CODE SYSTEM: NEC 2020
- MECHANICAL SYSTEM CODE: IMC 2021
- PLUMBING SYSTEM CODE: (IPC 2021)
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2021)

FINAL CD SET DATE: 01.30.2026

LIVING AREA

FIRST FLOOR	1582 sqft
SECOND FLOOR	1294 sqft
ATTIC	570 sqft
TOTAL	3446 sqft

DIM DISCLAIMER

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

OVERVIEW

SCALE: NTS

Layout Page Table	
Label	Title
O-1	OVERVIEW
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G-2	GENERAL NOTES
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A1	SITE PLAN
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A-3	FIRST FLOOR
A-4	SECOND FLOOR
A-5	THIRD FLOOR
A-6	ROOF
A-7	WINDOW SCHEDULE
A-8	DOOR SCHEDULE
A-9	DOOR SCHEDULE
A-10	ELEVATIONS
A-11	ELEVATIONS
A-12	ELEVATIONS
A-13	ELEVATIONS
A-14	SECTION
A-15	SECTION
A-16	SECTION
A-17	SECTION
D-1	DETAILS
E-1	ELECTRICAL
E-2	ELECTRICAL
L-1	LANDSCAPE PLAN

OVERVIEW

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME / KITTERY, ME
9 WALKER STREET / KITTERY, ME
amy@myduttonhome.com
2013-2020

DATE:
1/30/2026

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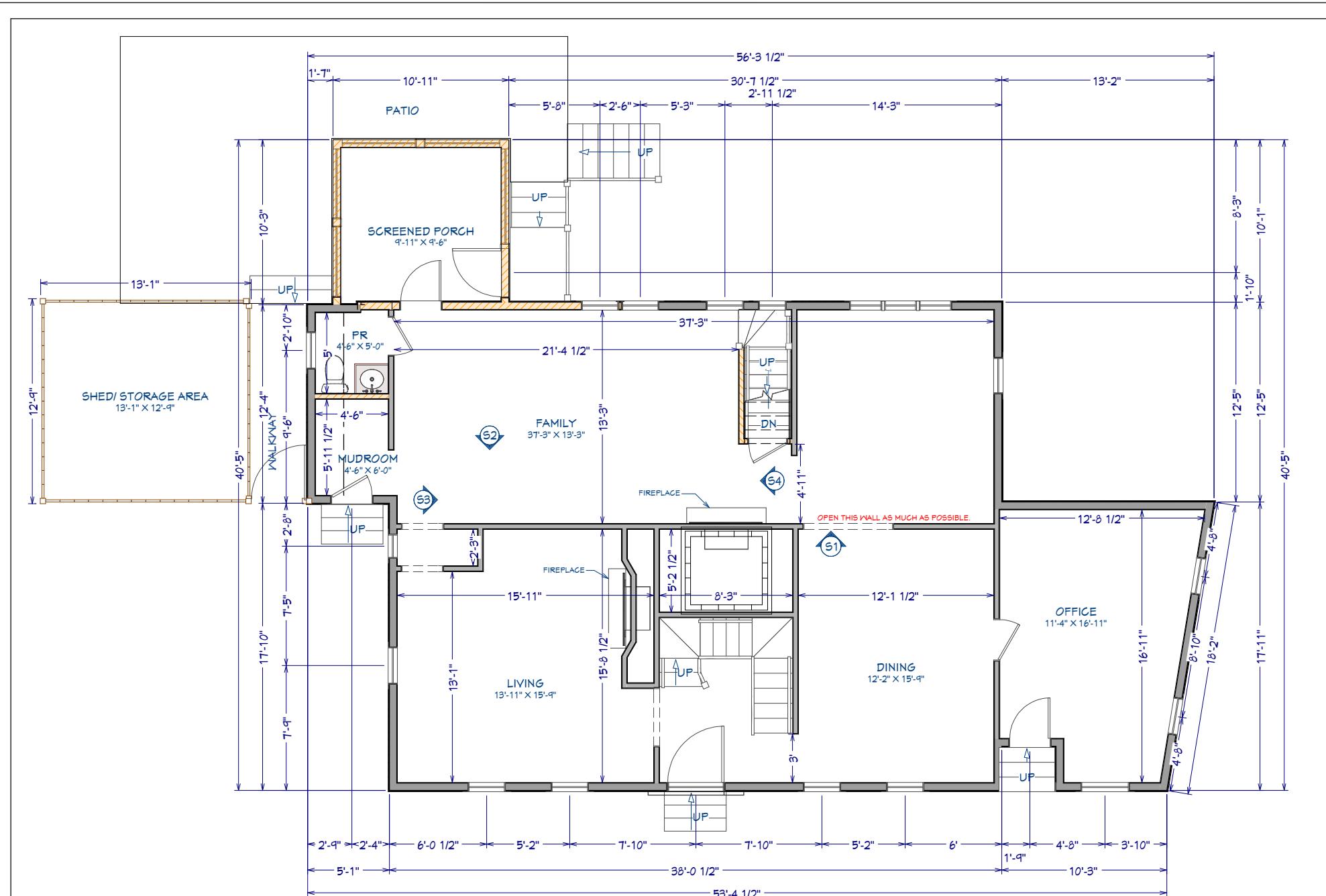
SCALED FOR:
24" X 36"

SCALE:

SEE SCALE
ON DRAWINGS

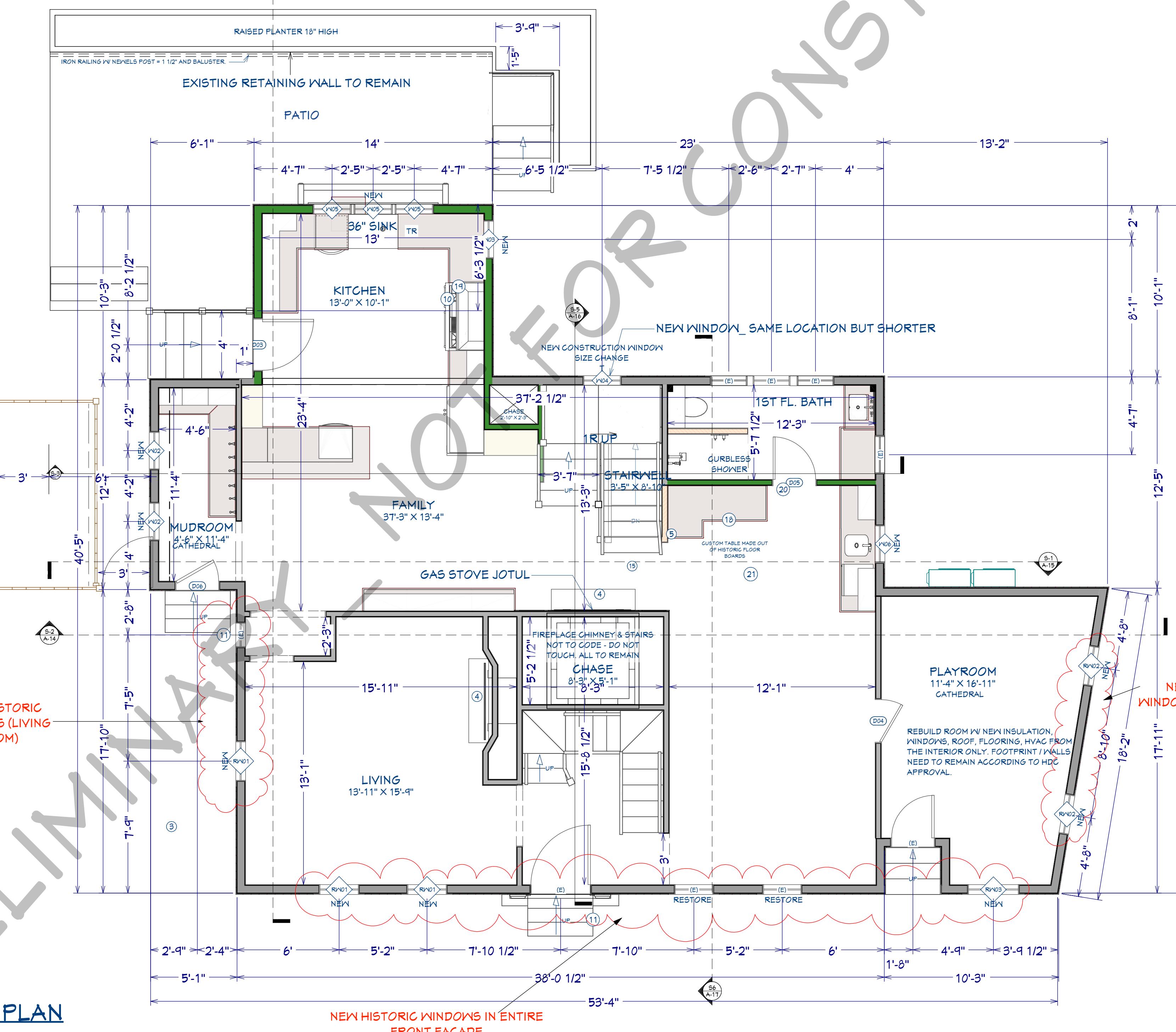
SHEET:

0-1



EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE SCHEDULE	
①	6" CORNER BOARD, TYP.
②	ALL 2ND FLR WINDOWS HUNG AT 56"
③	BRICK WALKWAY
④	FIREPLACE
⑤	HALF WALL
⑥	NEW ROOF PLANE
⑦	RENOVATED ROOF
⑧	ROOF DECK
⑨	SHED/ STORAGE AREA
⑩	48" WOLF RANGE IN HOOD
⑪	STAIRS TO GRADE
⑫	HALF WALL
⑬	NEW WOOD FLOORING IN GIRL'S ROOM
⑭	OPTIONAL CONSIDERATION OF COVERING UP FIREPLACE.
⑮	REFINISH ALL FLOORING - PATCH WHERE NECESSARY. ANY NEW FLOORING WILL BE WIDE PINE.
⑯	TOWEL WARMER

WALL LEGEND

- = EXTERIOR WALL - 2x6 wood stud
- = INTERIOR WALL - 2x4 wood stud, unless noted
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL
- = NEW WALL

NOTE: 2x6 & 2x4 Wood stud, 16" oc unless otherwise noted.

Number	Revision Table	Date	Description

FIRST FLOOR

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME KITTERY, ME
9 WALKER STREET KITTERY, ME
amy@myduttonhome.com
207.337-2020

DATE:
1/30/2026

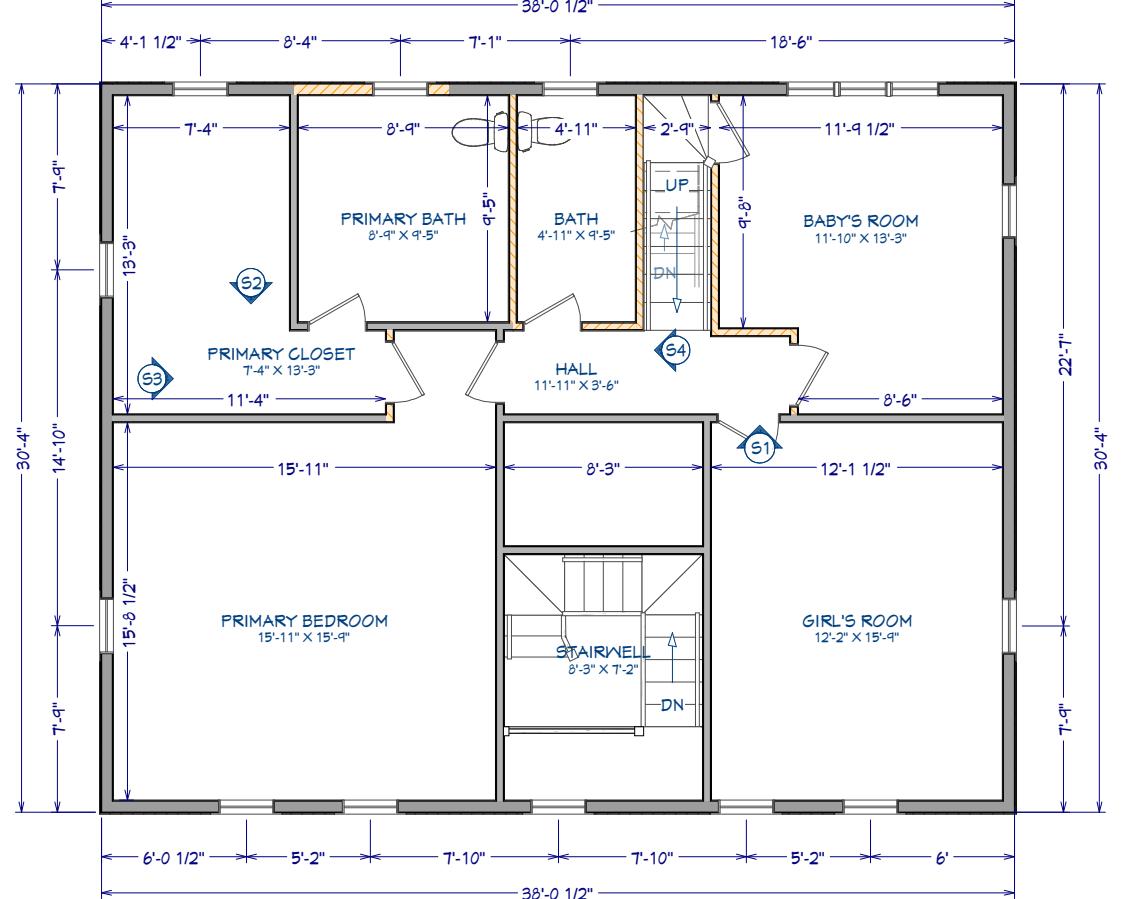
SCALE:
24" x 36"

SEE SCALE
ON DRAWINGS

SHEET:

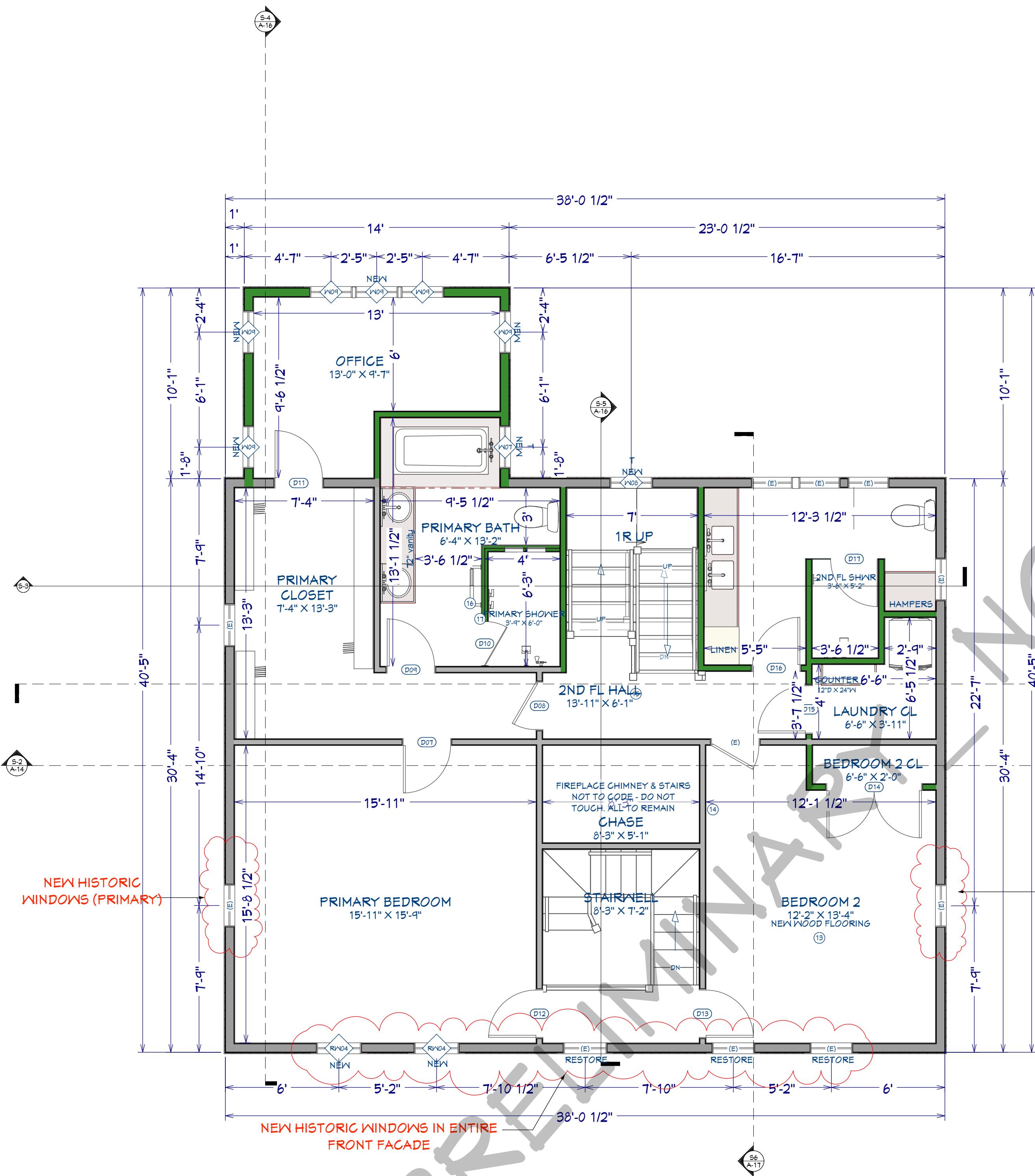
A-3

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EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE SCHEDULE	
①	6' CORNER BOARD, TYP.
②	ALL 2ND FLR WINDOWS HUNG AT 86"
③	BRICK Walkway
④	FIREPLACE
⑤	HALF WALL
⑥	NEW ROOF PLANE
⑦	RENOVATED ROOF
⑧	ROOF DECK
⑨	SHED/ STORAGE AREA
⑩	48" WOLF RANGE W/ HOOD
⑪	STAIRS TO GRADE
⑫	HALF WALL
⑬	NEW WOOD FLOORING IN GIRL'S ROOM
⑭	OPTIONAL CONSIDERATION OF COVERING UP FIREPLACE.
⑮	REFINISH ALL FLOORING - PATCH WHERE NECESSARY. ANY NEW FLOORING WILL BE WIDE PINE.
⑯	TOWEL WARMER

WALL LEGEND

- = EXTERIOR WALL - 2x6 wood stud
- = INTERIOR WALL - 2x4 wood stud, unless noted
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL
- = NEW WALL

NOTE: 2x6 & 2x4 Wood stud, 16" oc unless otherwise noted.

Number	Revision Table	Date	Description

SECOND FLOOR

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME KITTERY, ME
9 WALKER STREET KITTERY, ME
amy@myduttonhome.com
207.331-2020

DATE:
1/30/2026

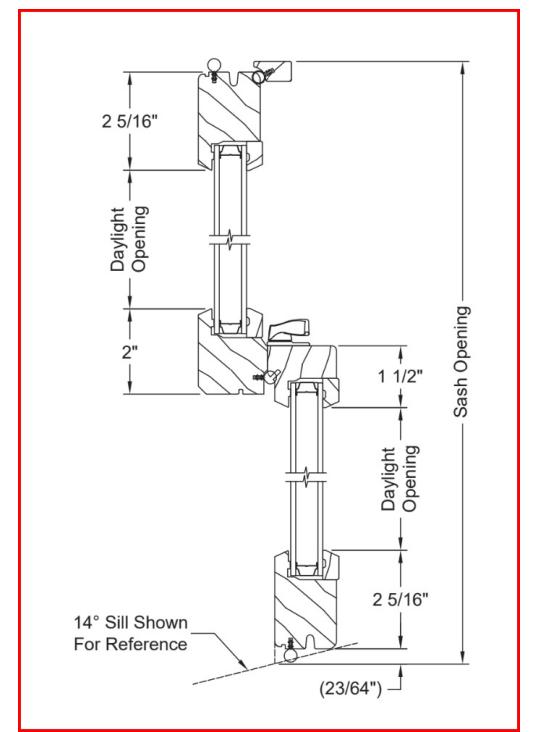
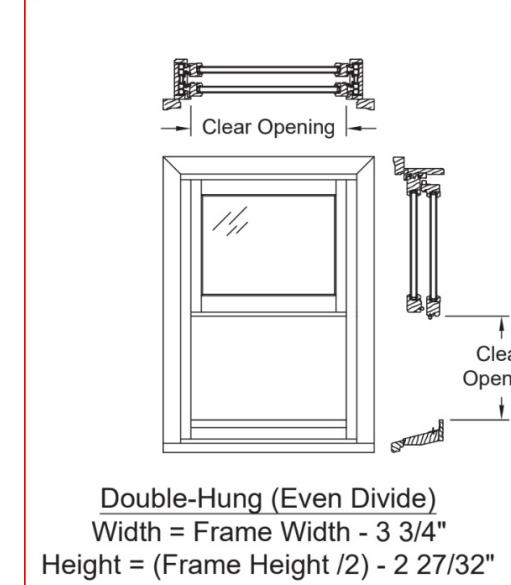
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SCALED FOR:
24" x 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-4

WINDOWS SPEC DETAILS



APPROVED FRONT VIEW

SCALE: 1/4" = 1'-0"



JELD-WEN®		QuickLive®		
Charlie Turner	58 Old Rochester Rd.	QUOTE #	JW260100LVW - Version 0	
SOLD TO	HAVEN HILL	SHIP TO	:	
PO#	111 Gates Street	PROJECT NAME:	111 GATES STREET	
Ship Via	Portsmouth NH	REFERENCE	HAVEN HILL	
U-Factor Weighted Average:	0.29	SHGC Weighted Average:	0.18	
Volume:	3.24	Weight:	46.46	
LINE	LOCATION	BOOK CODE	NET UNIT PRICE	
SIZE INFO	DESCRIPTION	QTY	EXTENDED PRICE	
Line 1	Sash Opening: 28 1/2 X 55	Siteline Wood Double Hung, Auralast Pine, Sash Replacement Kit, Sash Opening: 28 1/2 X 55, Primed Exterior, Primed Interior, 10 Deg Sill, White Liner, Matte Black Hardware, Recessed Sash Lock, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perrn Wood Trdl, Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm.	1	\$1,003.50
	Viewed from Exterior. Scale: 1/2"=1"	"Custom-Width*", "Custom-Height", IGThick=0.726(1/8 / 1/8), U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N-885-05921-00001 PEV 025.4 0.539/PDV 8.143 (12/04/25)CW		\$1,003.50
	Total:	\$1,003.50		
	Tariff Surcharge:	\$7.63		
	Net Total:	\$1,011.13		
	Total Units:	1		

▼Auralast® Protect yourself when you choose JELD-WEN Auralast pine products backed by a limited lifetime warranty against wood rot and termite damage.

cust-57876 Page 1 of 1 (Prices are subject to change.) JW260100LVW (Ver:0) 01/29/2026 6:46 PM Drawings are for visual reference only and may not be to exact scale. Last Modified: 01/29/2026 Quote Date: 01/28/2026

ELEVATIONS

PROPOSED FRONT VIEW

SCALE: 1/4" = 1'-0"



ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

Number	Revision Date	Description

ELEVATIONS

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME KITTERY, ME
amy@myduttonhome.com
207.331-2020

DATE:
1/30/2026

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SCALED FOR:
24" X 36"

SCALE:

SEE SCALE
ON DRAWINGS

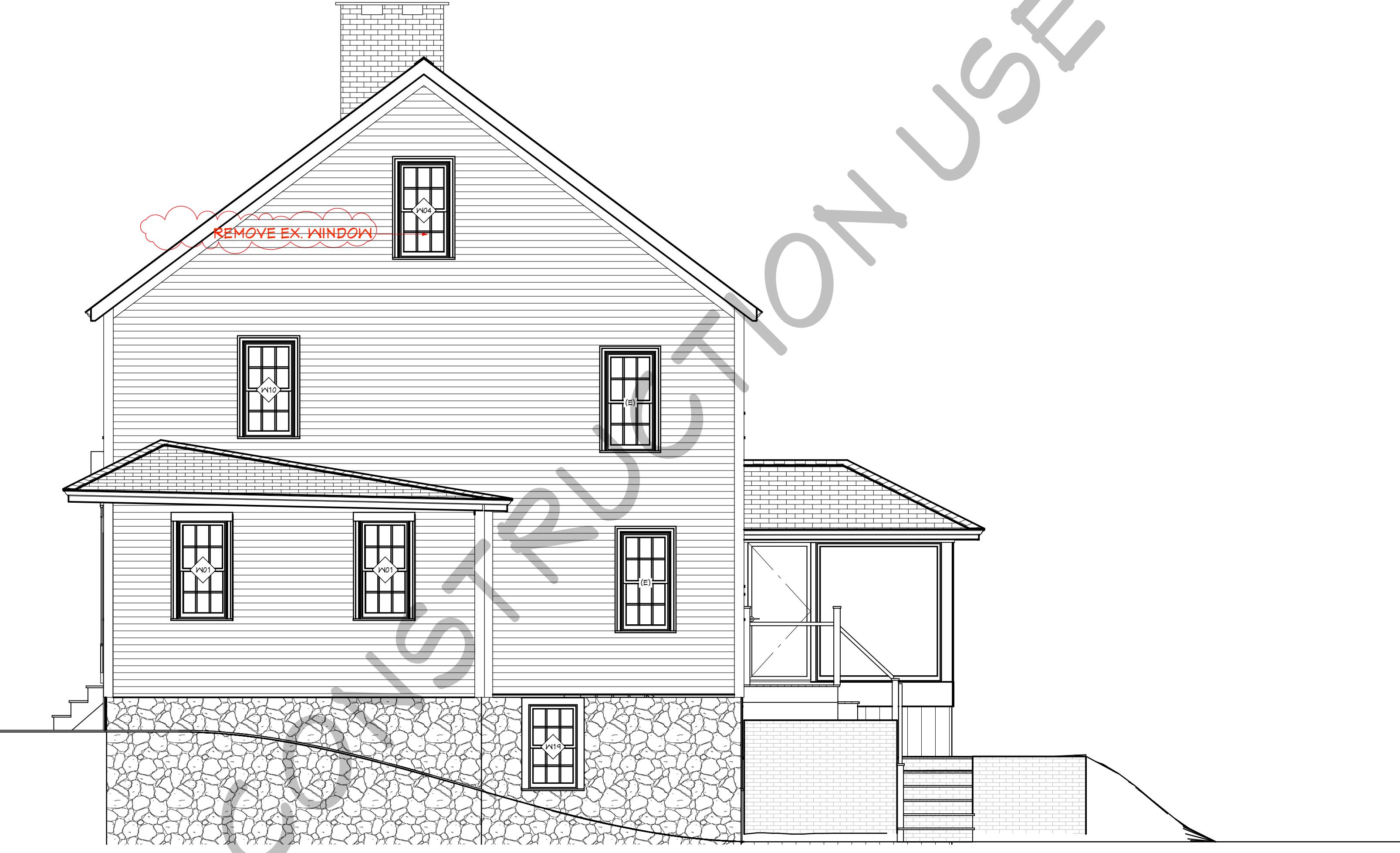
SHEET:

A-10

EXAMPLES OF TWO WINDOWS IN THE GABLE END
ALL LOCATED WITHIN THE HISTORIC DISTRICT OF PORTSMOUTH, NH



ELEVATIONS
SCALE: 1/4" = 1'-0"



APPROVED EAST ELEVATION | SIDE VIEW

SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION | SIDE VIEW

SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

Number	Revision Table	Description

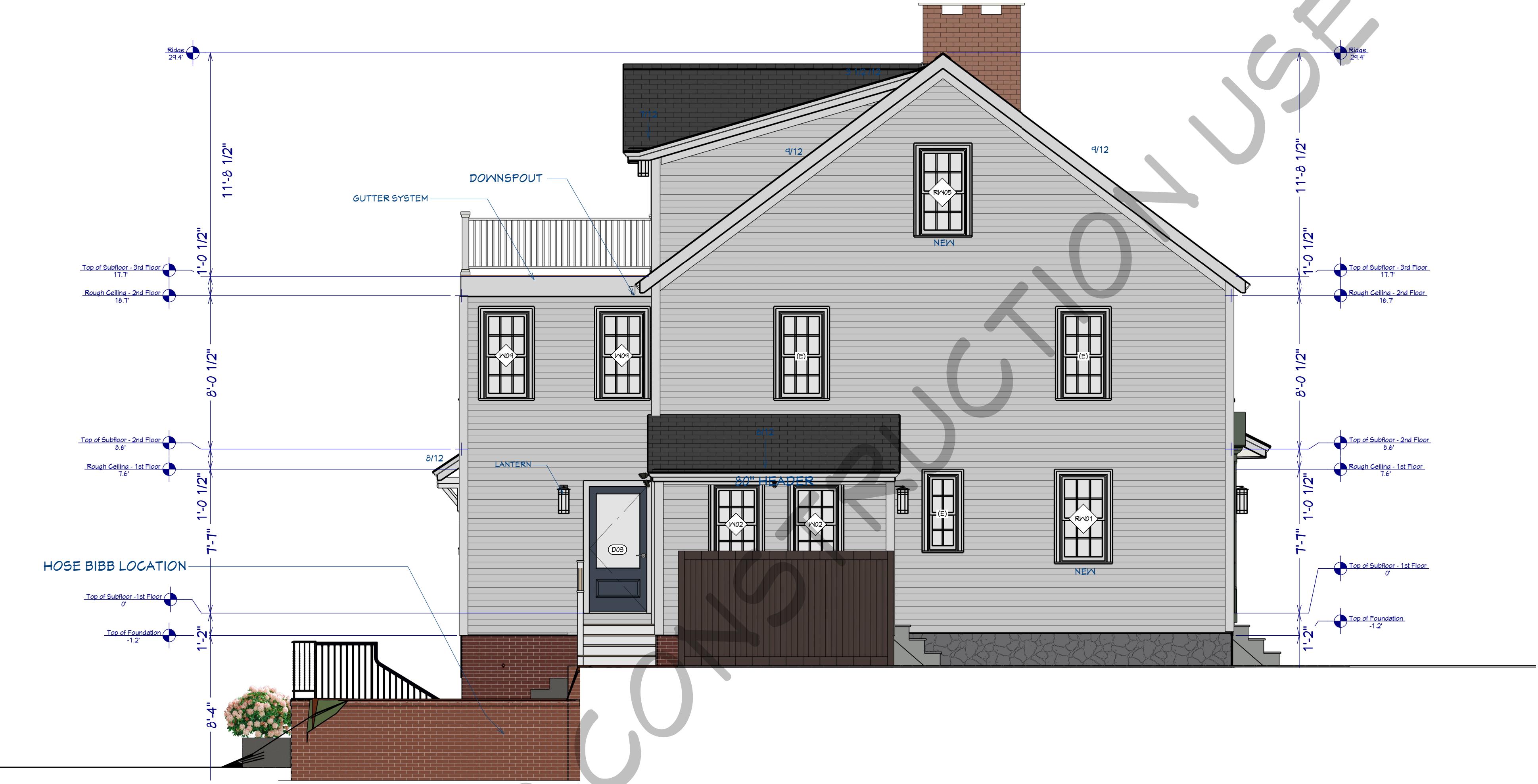
ELEVATIONS

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME | KITTERY, ME
9 WALKER STREET | KITTERY, ME
amy@myduttonhome.com
207.337-2020

DATE:
1/30/2026
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SCALED FOR:
24" x 36"
SCALE:
SEE SCALE ON DRAWINGS
SHEET:

A-12



APPROVED WEST ELEVATION | SIDE VIEW

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION | SIDE VIEW

SCALE: 1/4" = 1'-0"

Number	Revision Table	Description

ELEVATIONS

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME | KITTERY, ME
9 WALKER STREET | KITTERY, ME
amy@myduttonhome.com
207.337-2020

DATE:
1/30/2026

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SCALED FOR:
24" x 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

A-13

Historic District Commission

Staff Report

Wednesday, February 04, 2026

Project Address: 304 Maplewood Avenue

Permit Requested: Work Session/Public Hearing

Application: Work Session/ Public Hearing #1



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4-L2 (CD4-L2)
- Land Use: Commercial
- Land Area: 14,025 SF +/-
- Estimated Age of Structure: c.1940
- Building Style: Modern
- Number of Stories: 1
- Historical Significance: Non-Contributing/ Intrusive
- Public View of Proposed Work: Maplewood Avenue
- Neighborhood Association: North End

B. Proposed Work: Construct rear 1-story addition

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct rear 1-story addition



2 3D VIEW - ADDITION

**HISTORIC
SURVEY
RATING
NC/I**

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

304 MAPLEWOOD AVENUE OFFICE ADDITION

HISTORIC DISTRICT COMMISSION PUBLIC HEARING, FEBRUARY 2026

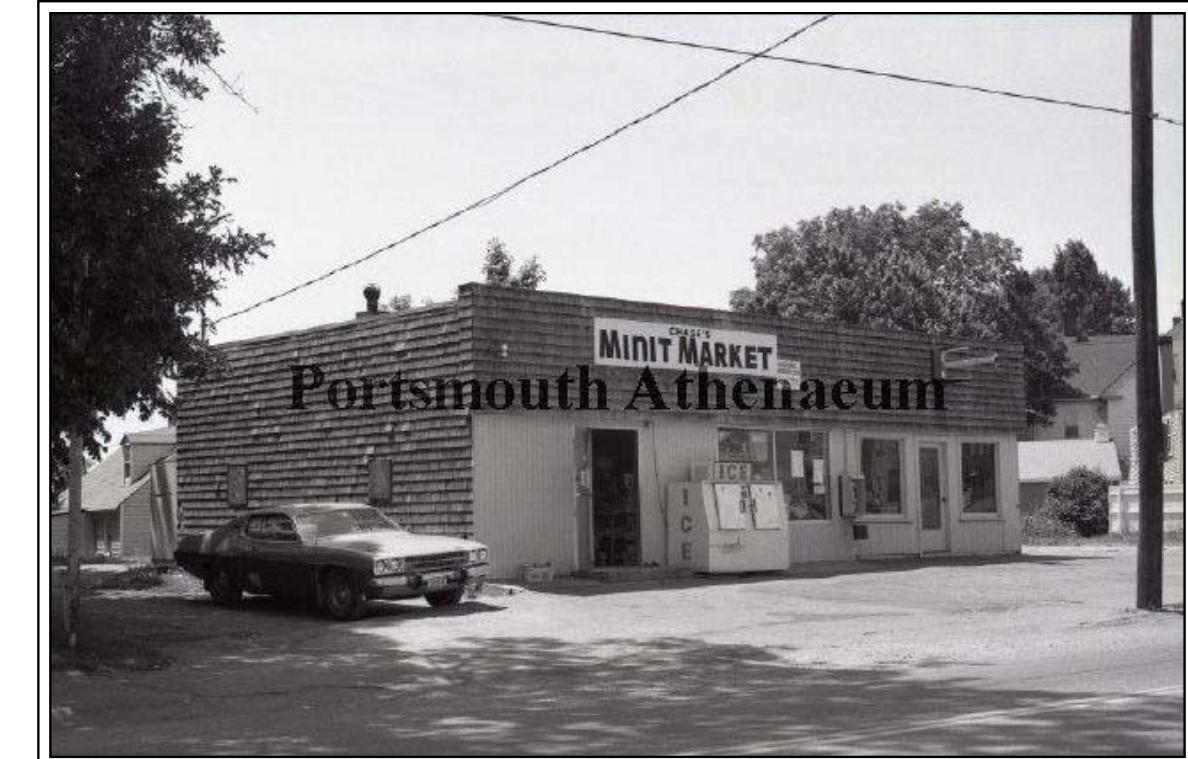
BUILDING HISTORY:

- BUILT IN 1940, ORIGINALLY A MODERN STYLE COMMERCIAL BUILDING OCCUPIED BY CHASE'S MINIT MARKET
- THE STRUCTURE IS A ONE STORY, RECTANGULAR BUILDING WITH REAR ELL
- WHEN RENOVATED, THE ROOF CHANGED FROM A FLAT ROOF TO A GABLE/HIP ROOF
- STRUCTURE IS NOW AN OFFICE BUILDING
- REMOVE REAR SHED ADDITION

GENERAL PROJECT DESCRIPTION:

- EXISTING BUILDING TO REMAIN
- EXISTING REAR SHED DORMER ADDITION TO BE REMOVED
- 1,000 SF OFFICE ADDITION ON REAR OF BUILDING

SHEET LIST - HDC	
Sheet Number	Sheet Name
A0	COVER
C1	EXISTING CONDITIONS PLAN
A1	SITE PLAN
A2	EXISTING IMAGES
A3	PROPOSED PLANS
A4	PROPOSED ELEVATIONS
A5	PROPOSED ELEVATIONS
A6	WINDOW SCHEDULE/MATERIALS



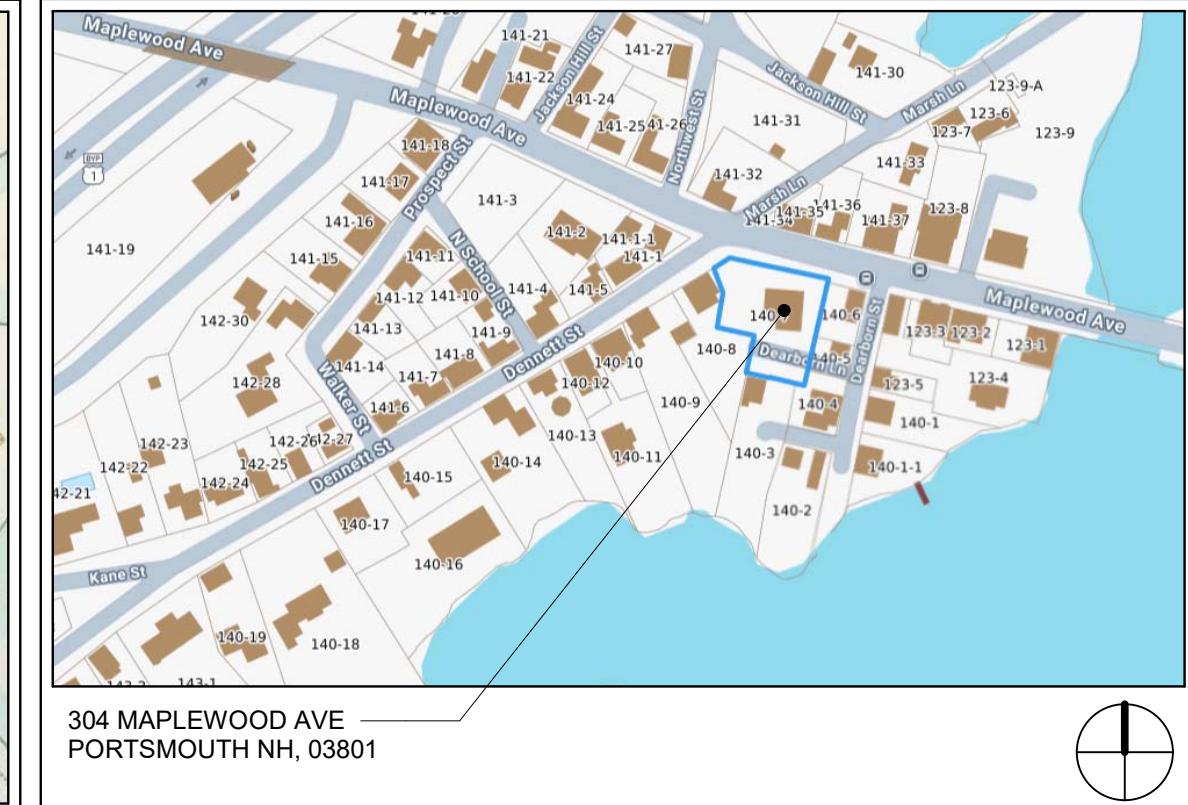
VIEW OF CHASE'S MINIT MARKET, 304 MAPLEWOOD AVE. IMAGE DATE: AUGUST 6, 1982
PHOTOGRAPHER: WOODARD DORR OPENO, COURTESY OF PORTSMOUTH ATHENAEUM



EXISTING PERSPECTIVE FROM MAPLEWOOD AVE LOOKING AT 304 MAPLEWOOD



ZONING PLAN FROM THE SANDBORN FIRE INSURANCE MAPS IN 1956, PROVIDED BY THE PORTSMOUTH ATHENAEUM.



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OFFICE ADDITION
304 MAPLEWOOD AVE
PORTSMOUTH, NH 03801

COVER
HISTORIC DISTRICT COMMISSION- PUBLIC HEARING,
FEBRUARY 2026

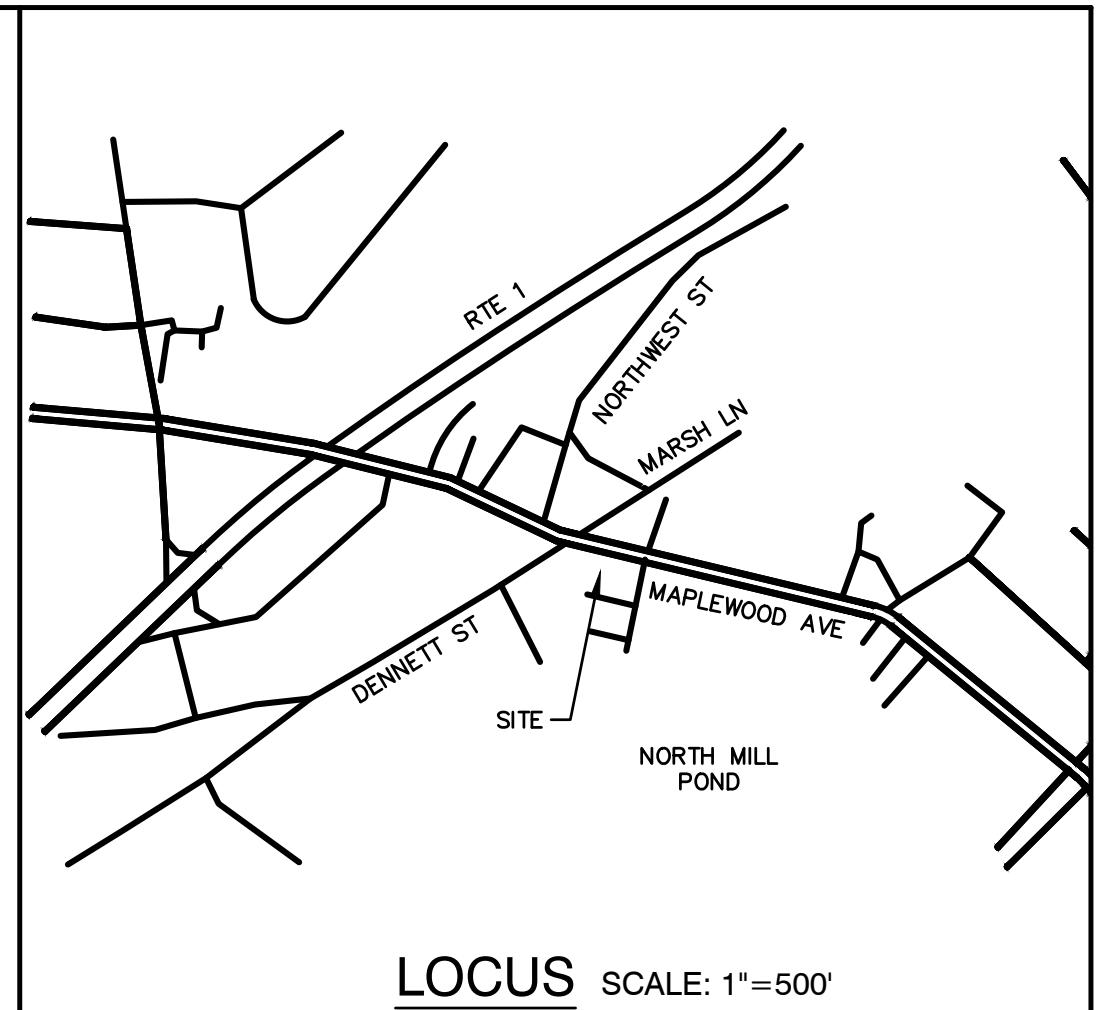
4 Market Street
Portsmouth, New Hampshire
603.430.0274
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AO
NOT TO SCALE

01/16/2026
PA: MM / MG
Project Number: 25081

PROJECT PARCEL TOWN OF PORTSMOUTH TAX MAP 140, LOT 7
APPLICANT/OWNER 304 MAPLEWOOD LLC 304 MAPLEWOOD AVE PORTSMOUTH, NH 03801 BK 4849, PG 2483
TOTAL LOT AREA 14,396 SQ. FT. 0.33 ACRES

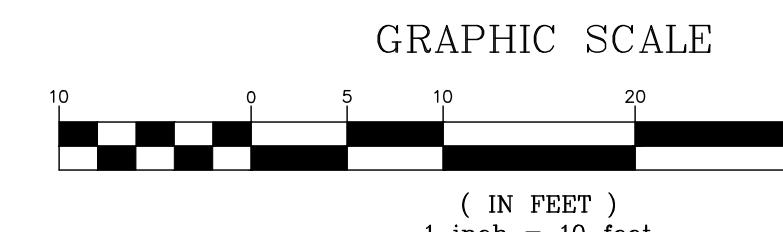


NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SITE FEATURES OF TAX MAP 140 LOT 7.
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE, AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. S301SC0259F, WITH EFFECTIVE DATE OF JANUARY, 29, 2021.
- BASIS OF BEARING: HORIZONTAL - NH STATE PLANE. VERTICAL - NAVD88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF PORTSMOUTH. TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF PORTSMOUTH ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS OWNED. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED, OR DESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- NO WETLANDS WERE OBSERVED ON THE SUBJECT PREMISES.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.

PLAN REFERENCES:

- "LOT LINE RELOCATION PLAN FOR JOHN J. & CATHERINE PAUSON AND HAROLD C. & ASTRID LOUISE PASSER, 12-28 DENNETT STREET, PORTSMOUTH, NH." DATED NOVEMBER 30, 1983. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. R.C.R.D. 12123.
- "PLAN OF LAND PREPARED FOR MICHAEL BRANDZEL & HELEN LONG, TAX MAP 140 LOT 3, 39 DEARBORN STREET, PORTSMOUTH, NH." DATED OCTOBER 1, 2012. PREPARED BY BOUDREAU LAND SURVEYING. R.C.R.D. 37444.
- "NO-BUILT EASEMENT PLAN, LAND OF SHAWN & MICHIOY BARDONG, TAX MAP 140 LOT 3, 39 DEARBORN STREET, PORTSMOUTH, NH." DATED JUNE 27, 2023. PREPARED BY BOUDREAU LAND SURVEYING. R.C.R.D. 44486.
- "SITE PLAN, MEDICAL MARKET, 304 MAPLEWOOD AVE, PORTSMOUTH, NH." DATED OCTOBER 28, 1988. PREPARED BY INTERFACE DESIGNS, NOT RECORDED. ON FILE AT THE CITY OF PORTSMOUTH PLANNING DEPARTMENT. THIS PLAN NOTES THAT IT IS BASED UPON A PLAN BUT MOLTON ENGINEERING, WHICH WAS NOT FOUND BY THIS OFFICE.
- "PLAN OF LOT, NO. 304 MAPLEWOOD AVE., PORTSMOUTH, N.H." DATED JUNE 1960. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. NOT RECORDED. ON FILE AT THE CITY OF PORTSMOUTH PLANNING DEPARTMENT.



Design: XXX Draft: KDR Date: 01/14/26
Checked: JAC Scale: AS SHOWN Project No.: 23169
Drawing Name: 23169-PLAN.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN
PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE).
ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE
AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

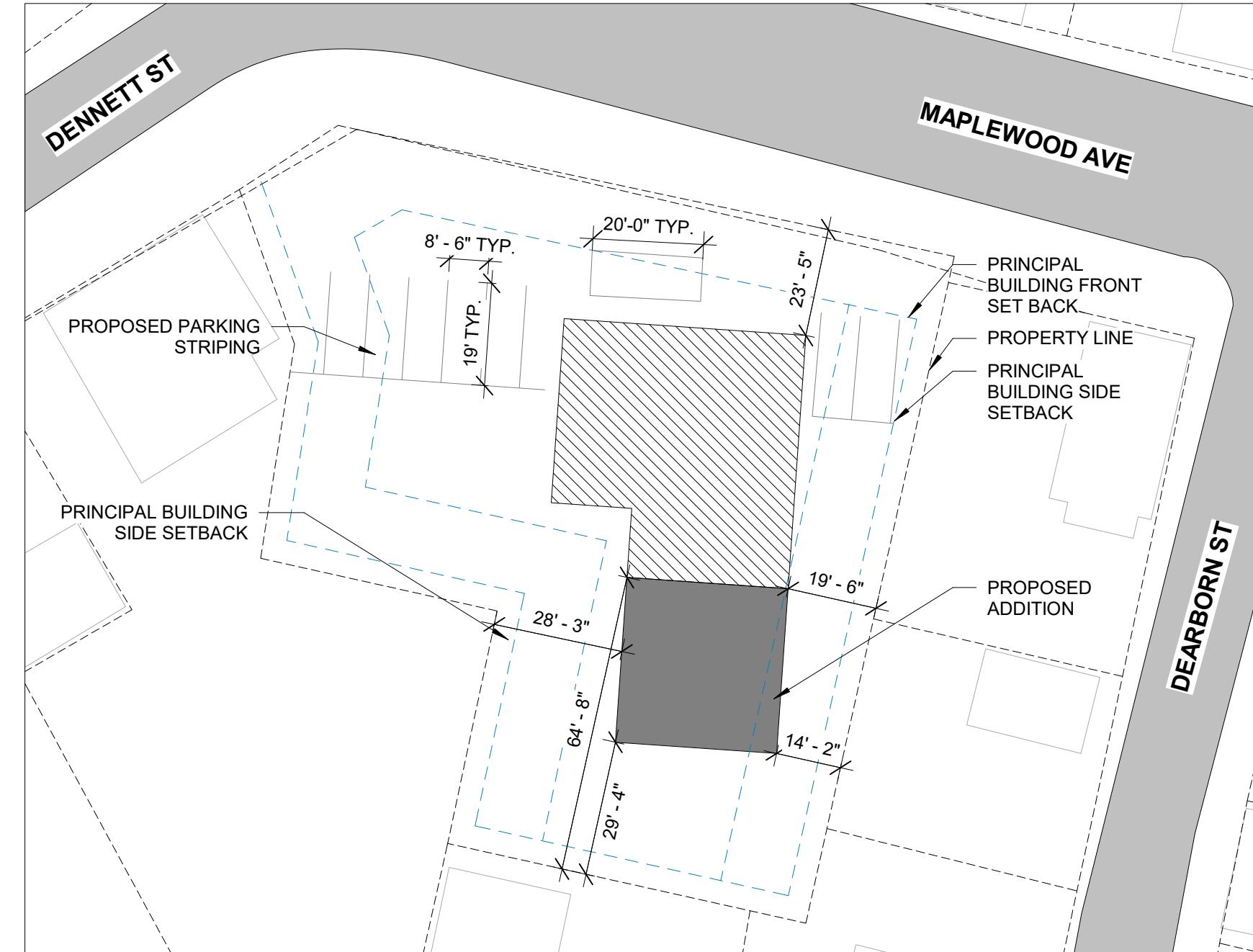
0	1/14/26	ISSUED FOR REVIEW
REV.	DATE	REVISION
		BY

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services 603-772-4746
85 Portsmouth Ave. PO Box 219
Stratham, NH 03885
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: EXISTING CONDITIONS PLAN
Project: 304 MAPLEWOOD AVE, PORTSMOUTH, NH
Owner of Record: 304 MAPLEWOOD LLC
304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801

DRAWING No. C1
SHEET 1 OF 2
JBE PROJECT NO. 23169

ZONING SUMMARY	
ZONE	CHARACTER DISTRICT (CD4-L2)
MINIMUM LOT AREA	3,000 SF
MAXIMUM FRONT YARD SETBACK	15'
SIDE YARD SETBACK	5' MIN; 20' MAX
MINIMUM REAR YARD SETBACK	5' FROM REAR LOT LINE; 10' FROM CENTER LINE OF ALLEY
MAXIMUM BUILDING HEIGHT	60' (2-5 STORIES)
MAXIMUM BUILDING COVERAGE	60% OF LOT
MAXIMUM BUILDING FOOTPRINT	2,500 S.F.
MINIMUM OPEN SPACE	25% OF LOT



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

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OFFICE ADDITION
304 MAPLEWOOD AVE
PORTSMOUTH, NH 03801

SITE PLAN
HISTORIC DISTRICT COMMISSION- PUBLIC HEARING,
FEBRUARY 2026

4 Market Street
Portsmouth, New Hampshire
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A1

01/16/2026
PA: MM / MG
Project Number: 25081
AS INDICATED



PERSPECTIVE FROM MAPLEWOOD AVE



PERSPECTIVE OF BACK OF BUILDING, REAR SHED ADDITION TO BE REMOVED



VIEW OF EXISTING UTILITIES AND SERVICES ON WEST SIDE OF BUILDING



PERSPECTIVE OF BACK SIDE OF BUILDING



PERSPECTIVE OF EAST SIDE OF BUILDING



PERSPECTIVE FROM BACK OF BUILDING, SHOWING THE YARD

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OFFICE ADDITION
304 MAPLEWOOD AVE
PORTSMOUTH, NH 03801

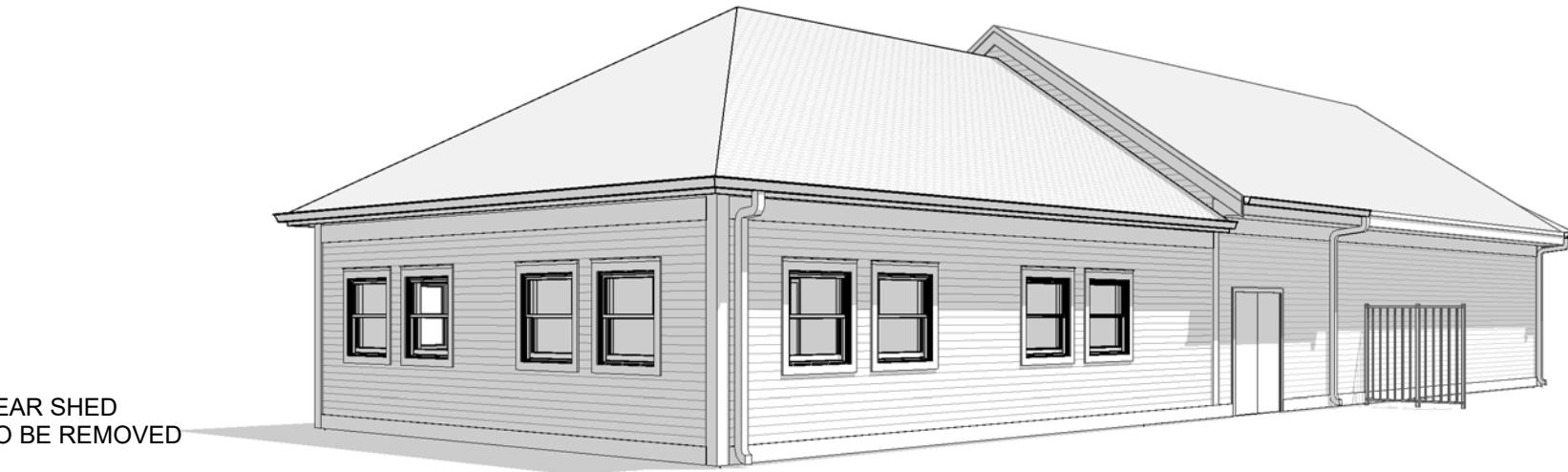
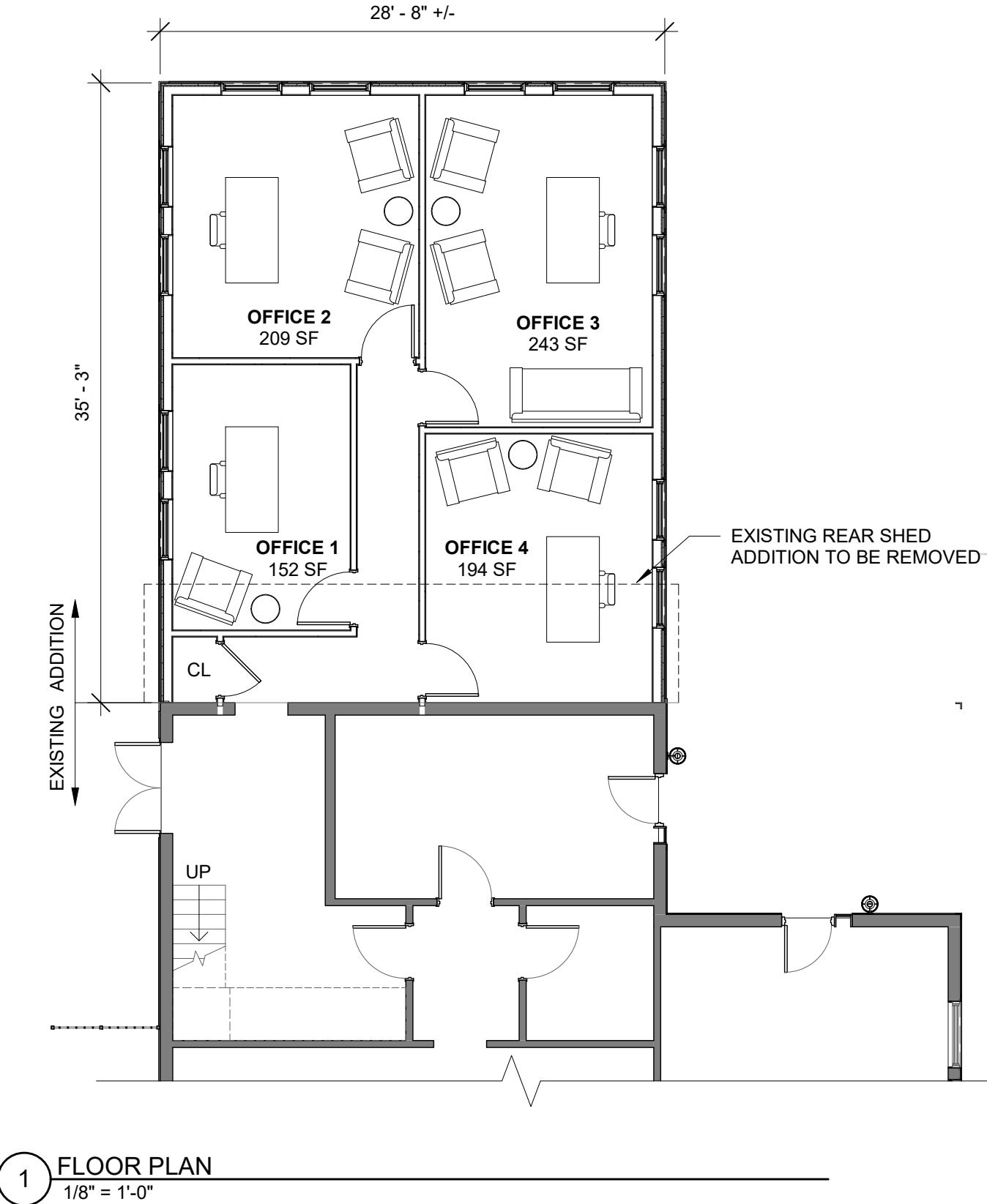
EXISTING IMAGES
HISTORIC DISTRICT COMMISSION- PUBLIC HEARING,
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A2

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2 3D VIEW - ADDITION

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OFFICE ADDITION
304 MAPLEWOOD AVE
PORTSMOUTH, NH 03801

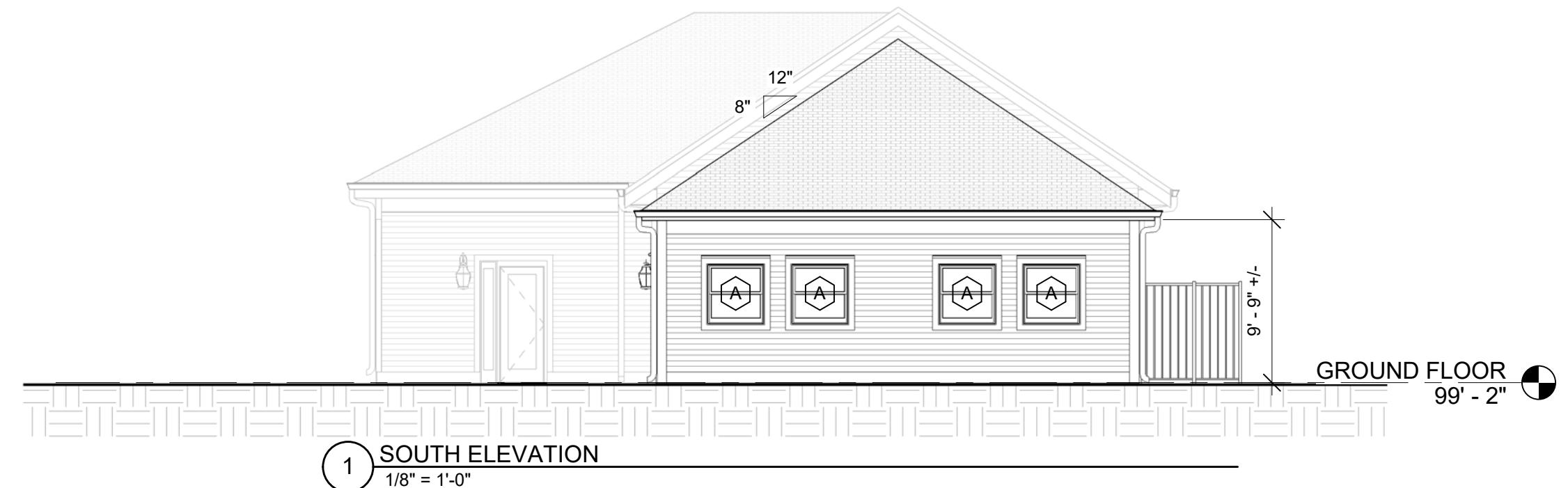
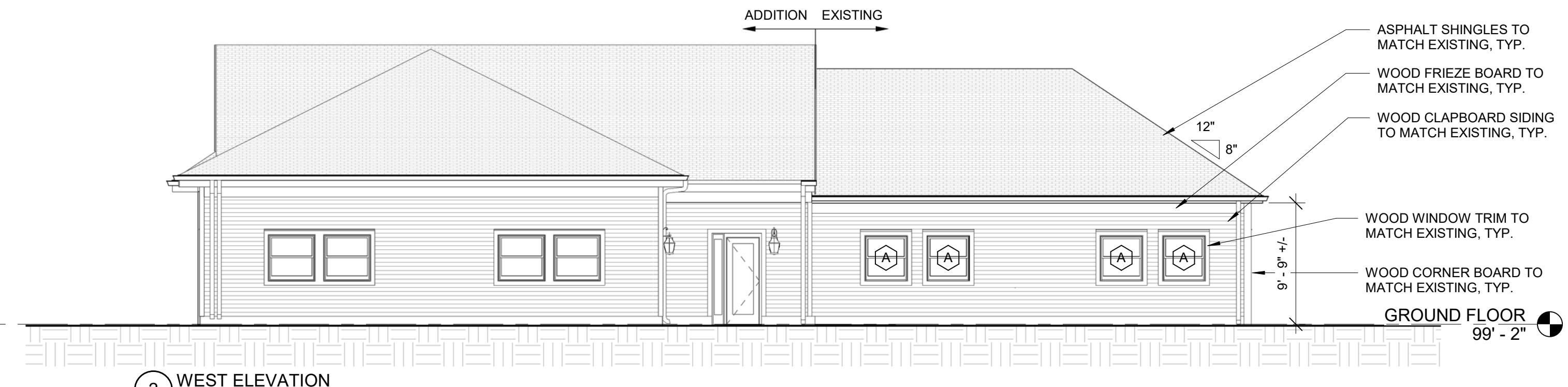
PROPOSED PLANS
HISTORIC DISTRICT COMMISSION- PUBLIC HEARING,
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AS INDICATED



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OFFICE ADDITION
304 MAPLEWOOD AVE
PORTSMOUTH, NH 03801

PROPOSED ELEVATIONS
HISTORIC DISTRICT COMMISSION- PUBLIC HEARING,
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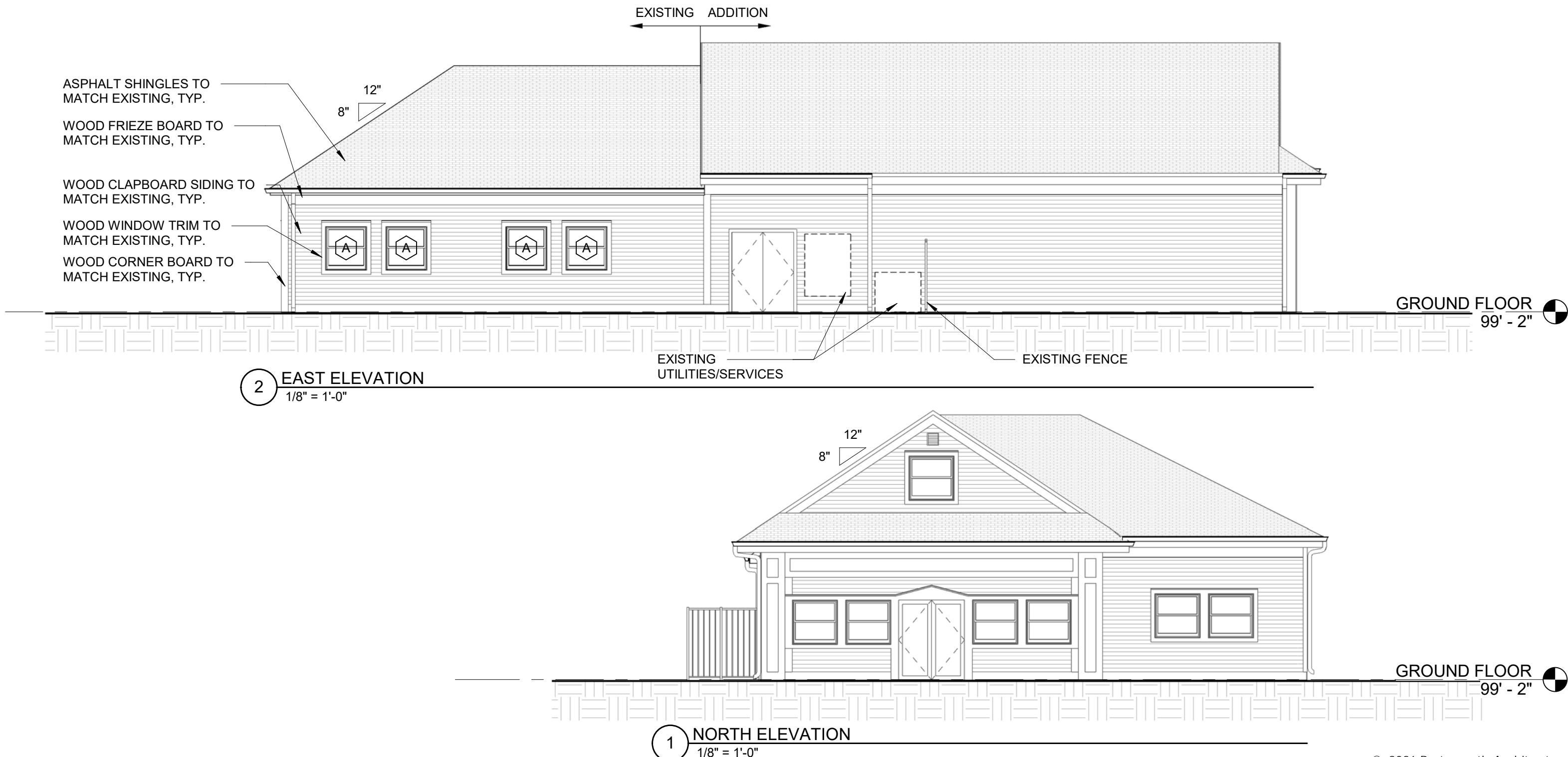
A4

01/16/2026

PA: MM / MG

Project Number: 25081

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



OFFICE ADDITION
304 MAPLEWOOD AVE
PORTSMOUTH, NH 03801

PROPOSED ELEVATIONS
HISTORIC DISTRICT COMMISSION- PUBLIC HEARING,
FEBRUARY 2026

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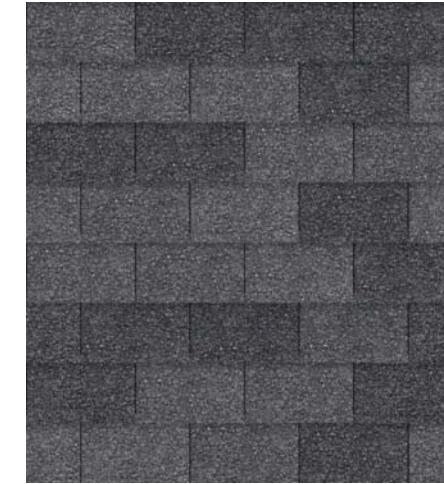


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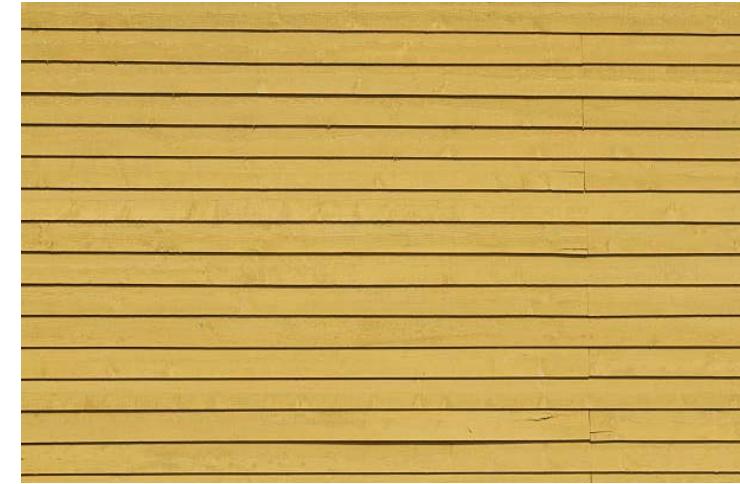
01/16/2026
PA: MM / MG
Project Number: 25081
Scale: 1/8" = 1'-0"

WINDOW SCHEDULE

Type Mark	Manufacturer	Material / Cladding	Width	Height
A	Marvin Windows and Doors	Fiberglass	3' - 5 1/2"	3' - 7 3/4"



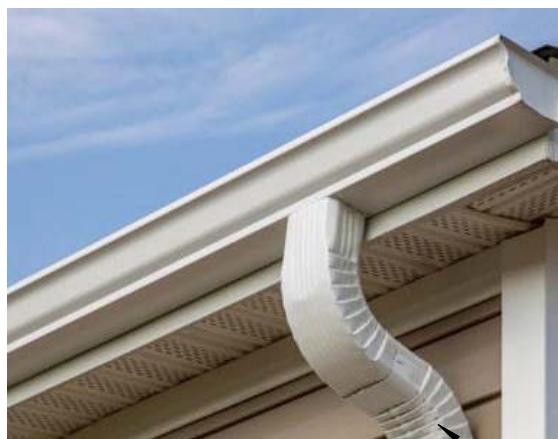
ASPHALT SHINGLES



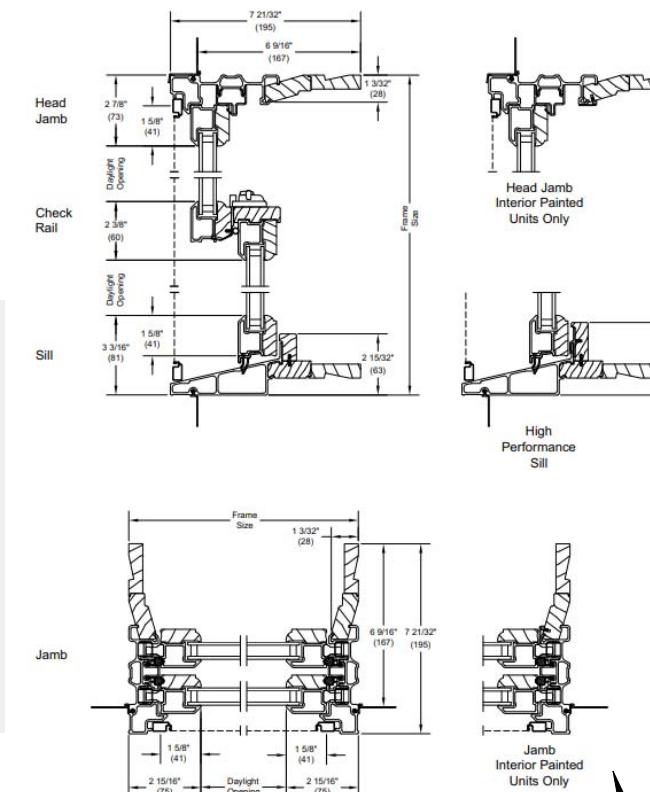
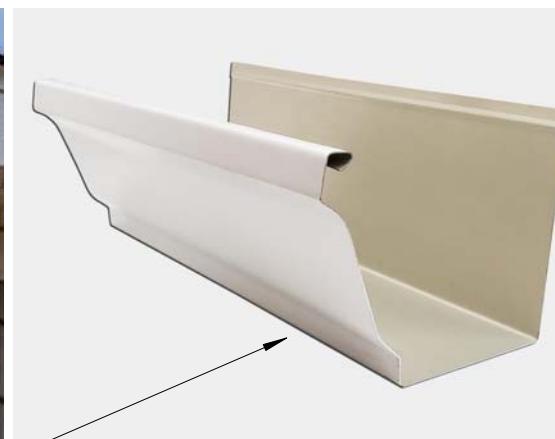
CLAPBOARD SIDING
4" EXPOSURE TO MATCH EXISTING

WINDOW TYPES

TYPE A:
FIBERGLASS CLAD
WOOD DOUBLE
HUNG WINDOW



**K-STYLE GUTTER AND
RECTANGULAR DOWNSPOUT TO
MATCH EXISTING**



WINDOWS
MARVIN ELEVATE DOUBLE HUNG G2



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OFFICE ADDITION
304 MAPLEWOOD AVE
PORTSMOUTH, NH 03801

WINDOW SCHEDULE/MATERIALS
HISTORIC DISTRICT COMMISSION- PUBLIC HEARING,
FEBRUARY 2026

4 Market Street
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A6

01/16/2026
PA: MM / MG
Project Number: 25081
NOT TO SCALE

Project Address: 50 Whidden Street

Permit Requested: Work Session

Application: Work Session #1

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 3,8252 SF +/-
- Estimated Age of Structure: c.1857
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: Focal
- Public View of Proposed Work: Whidden Street
- Unique Features: N/A
- Neighborhood Association: The South End

B. Proposed Work: Construct a rear multi-story addition.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct rear multi-story addition.



**HISTORIC
SURVEY
RATING**

F

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
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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



PROPOSED ADDITION AND RENOVATIONS

Daniell House

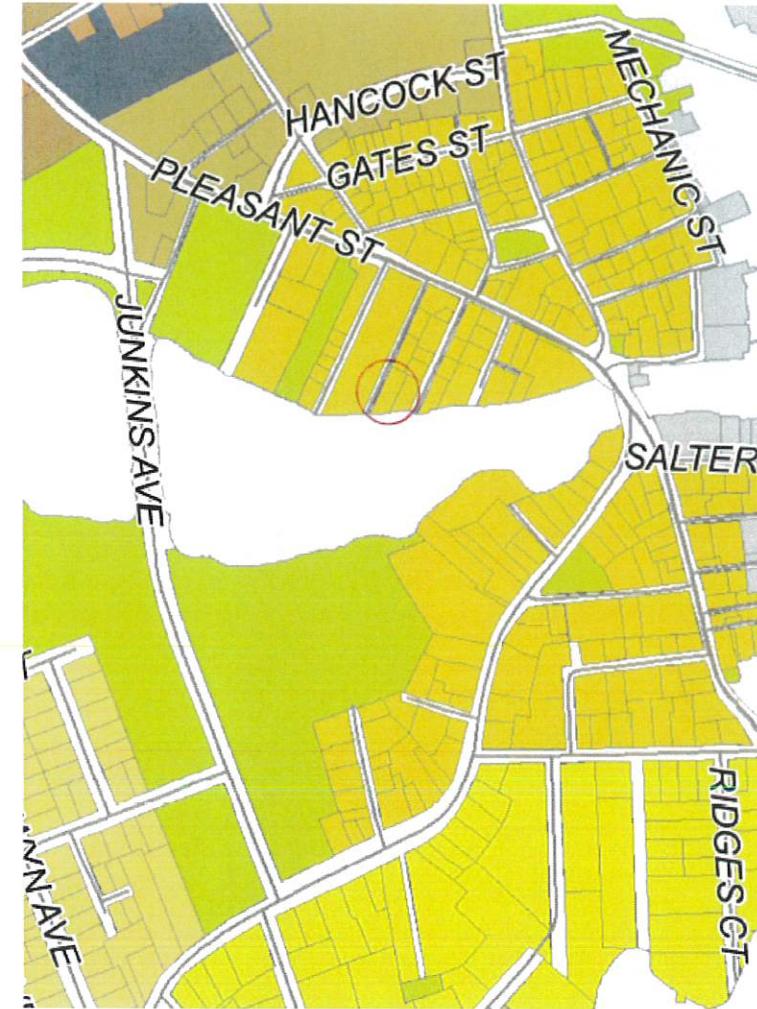
50 Whidden Street

Portsmouth, NH

Scott Simons Architect

45 Lafayette Street

Portland, ME



Zoning Map

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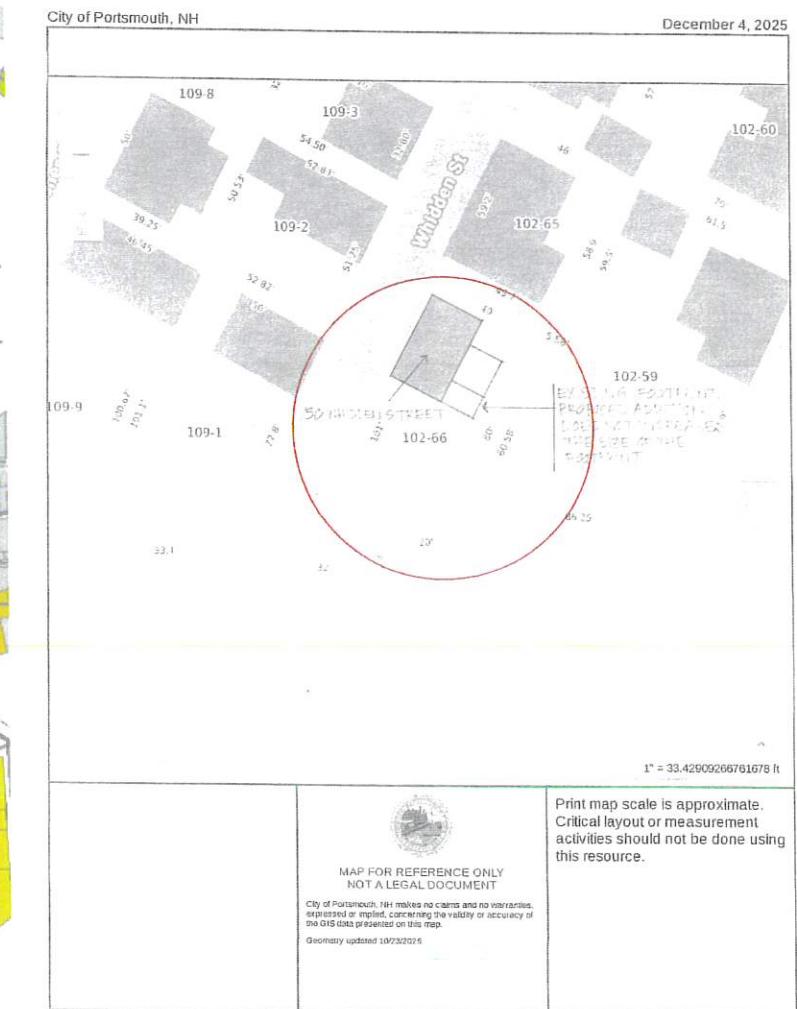
Cover Page: Zoning Map and Tax Map

Photos of Existing House (2 pages)

Existing Condition Floor Plans and Elevations (6 pages)

Concept Sketches: Floor Plans and Elevations (4 pages)

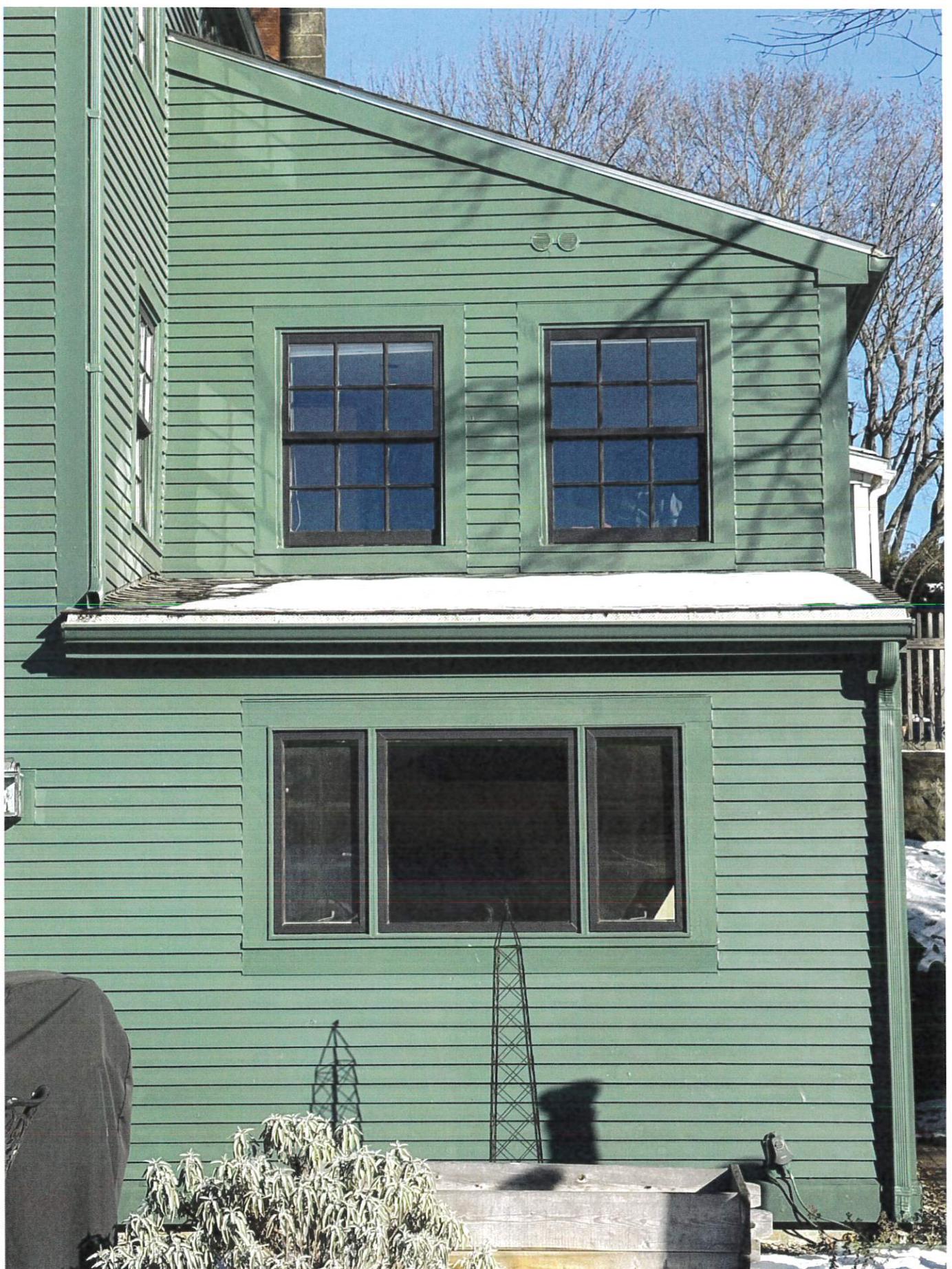
Detailed Drawings: Floor Plan and Elevations (4 pages)



Tax Map



South Elevation



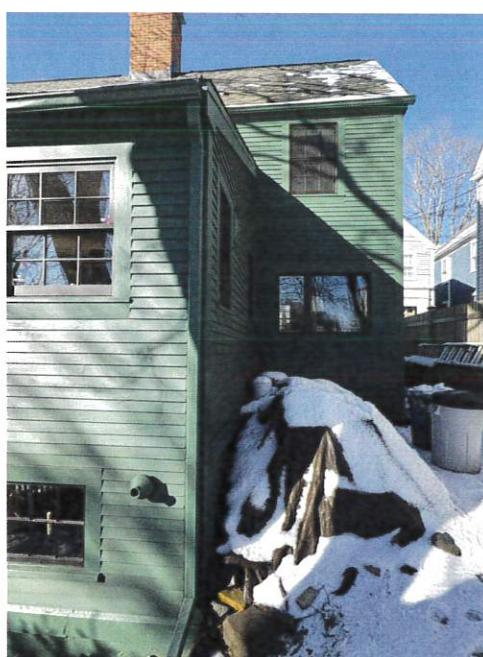
South Elevation: close-up of existing one-story addition

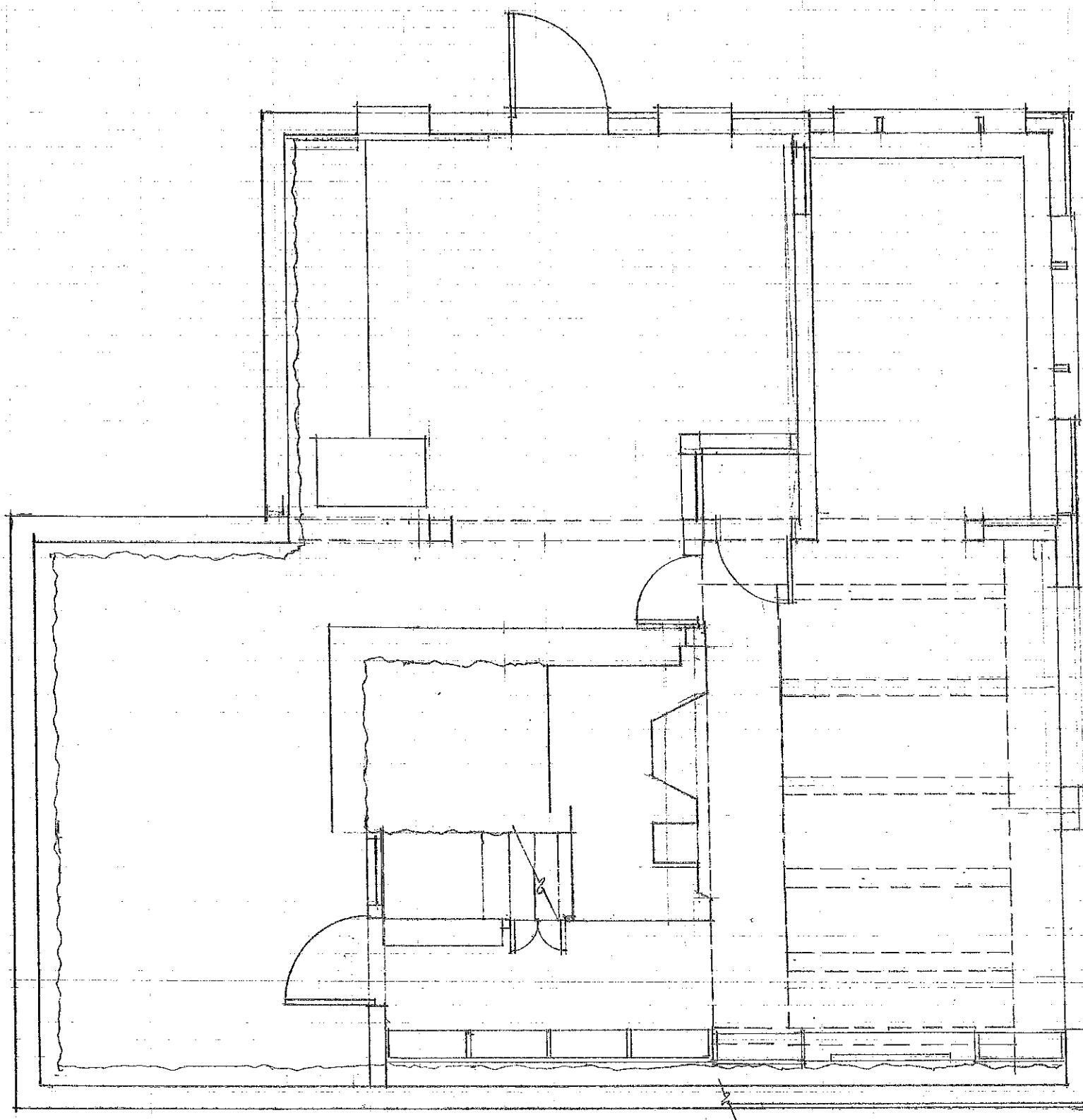


East Elevation



East Elevation: close-up of existing one-story addition



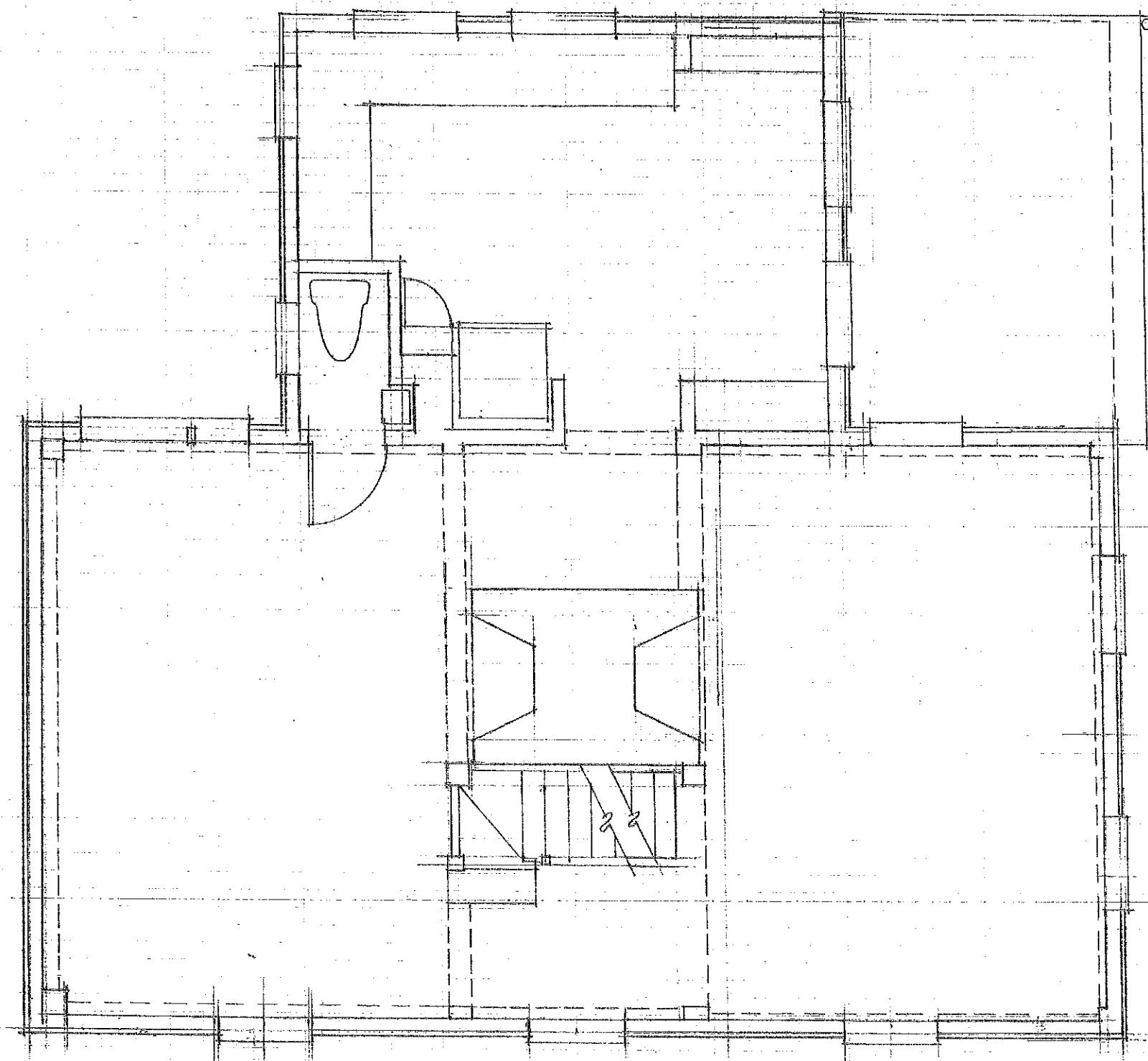


ADDITION & RENOVATIONS TO 50 WHIDDEN STREET, PORTSMOUTH, N.H.
GROUND FLOOR PLAN: EXISTING CONDITIONS

XP100

SCOTT SIMONS ARCHITECT, FAIA
45 LAFAYETTE STREET, PORTLAND, ME 04101

SCALE: 1/4" = 10'

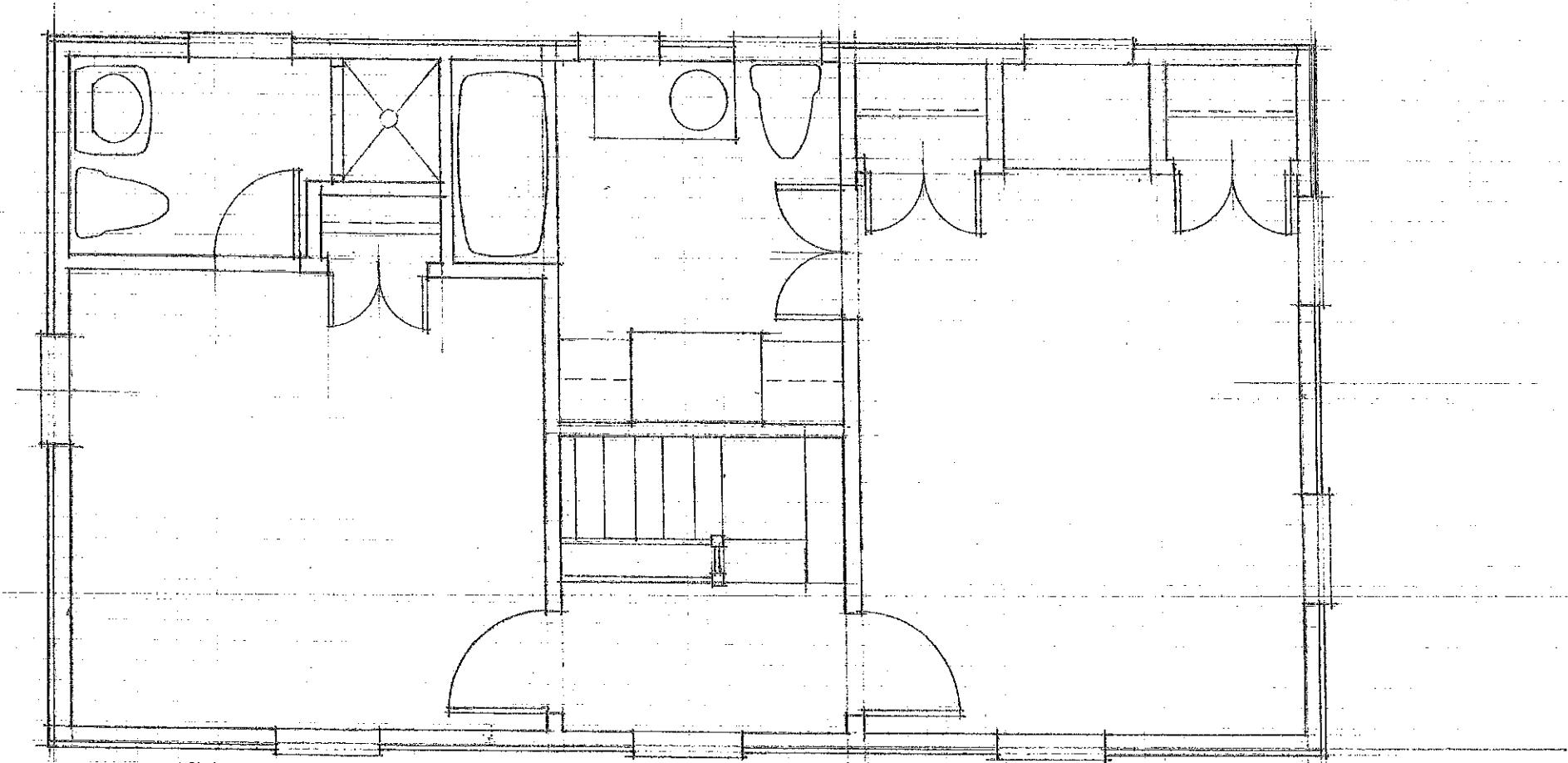


ADDITION & RENOVATIONS TO 50 WHIDDEN STREET, PORTSMOUTH, NH
FIRST FLOOR PLAN: EXISTING CONDITIONS

EX101

SCOTT SIMONS ARCHITECT, FAIA
45 LAFAYETTE STREET, PORTLAND, ME 04101

SCALE: 1/4" = 10'



ADDITIONS & RENOVATIONS TO 50 WHIDDEN STREET, PORTSMOUTH, NH
SECOND FLOOR PLAN: EXISTING CONDITIONS

XP102

SCOTT SIMONS ARCHITECT, FAIA
45 LAFAYETTE STREET, PORTLAND, ME 04101

SCALE: 1/4"=10'



ADDITIONS & RENOVATIONS TO 50 WHIDDEN STREET, PORTSMOUTH, N.H.

FRONT ELEVATION: EXISTING CONDITIONS (WEST ELEVATION)

XE101

SCOTT SIMONS ARCHITECT, FAIA

45 LAFAYETTE STREET, PORTLAND, ME 04101

SCALE: 1/4"=10'



ADDITIONS & RENOVATIONS

50 WHIDDEN STREET, PORTSMOUTH, N.H.

(SOUTH ELEVATION)

REAR ELEVATION / EXISTING CONDITIONS

XE102

SCOTT SIMONS ARCHITECT, FAIA

45 LAFAYETTE STREET, PORTLAND, ME 04101

SCALE 1/4" = 10'



ADDITIONS & RENOVATIONS

50 WHIDDEN STREET, PORTSMOUTH, NH.

(EAST ELEVATION)

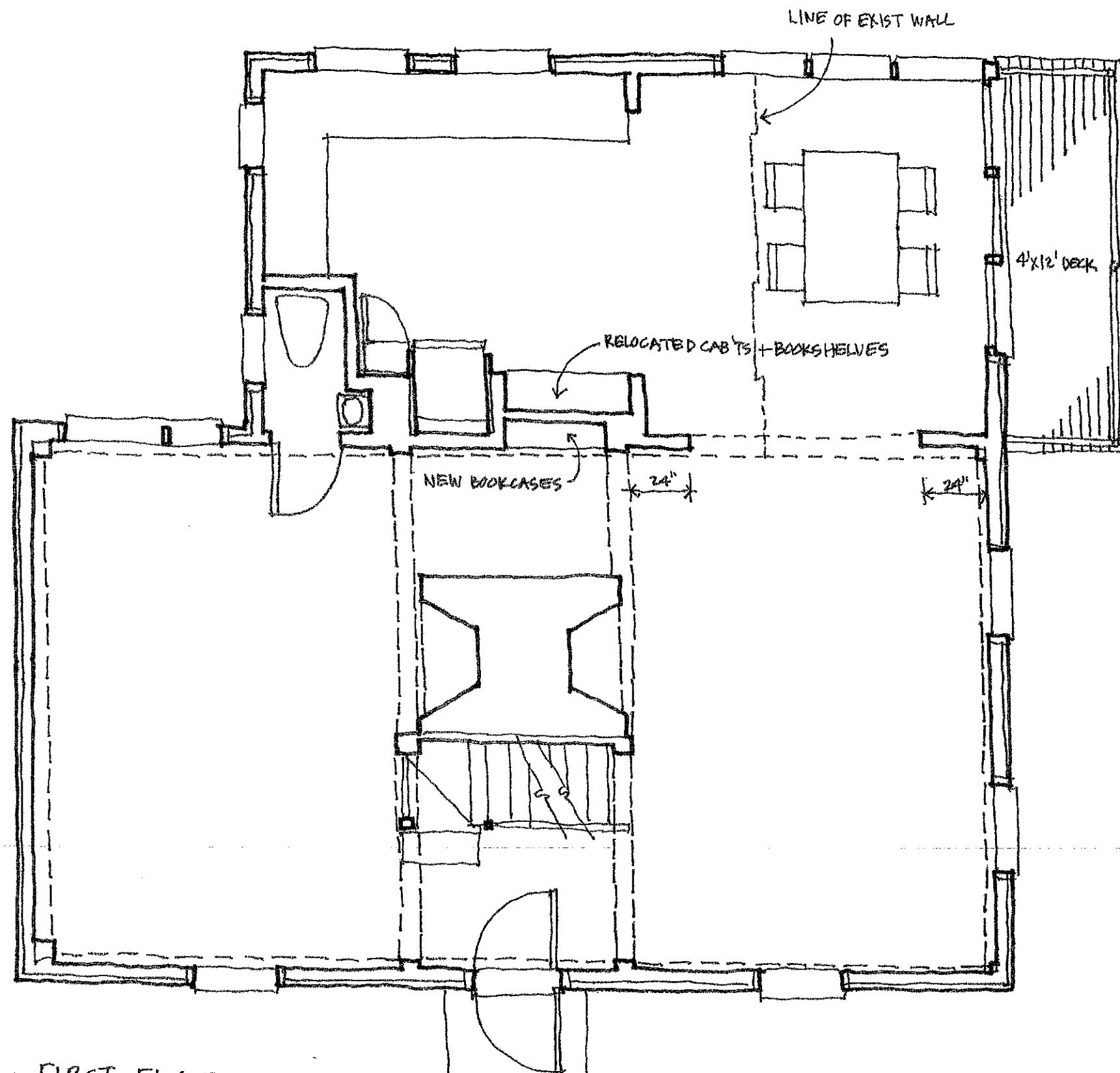
SIDE ELEVATION: EXISTING CONDITIONS

XE103

SCOTT SIMONS ARCHITECT, FAIA

45 LAFAYETTE STREET, PORTLAND, ME 04101

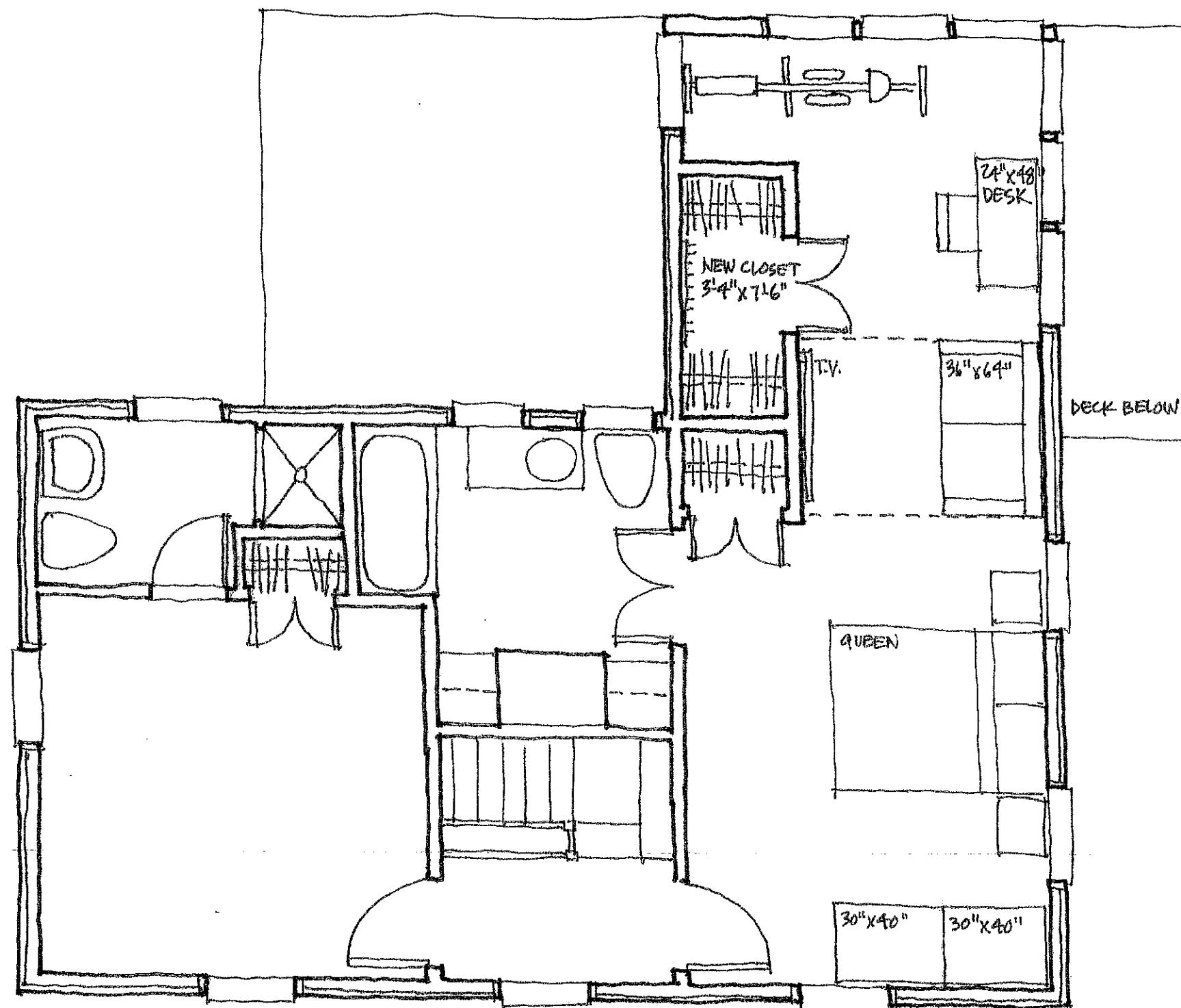
SCALE: 1/4"=10"



FIRST FLOOR

2A
REV
OPTION #2A REVISED: 12'x12' ADDITION
01.12.2026 SSA

CONCEPT SKETCHES
(4) FOUR SHEETS



SECOND FLOOR

OPTION #2A REVISED: 12'x12' ADDITION

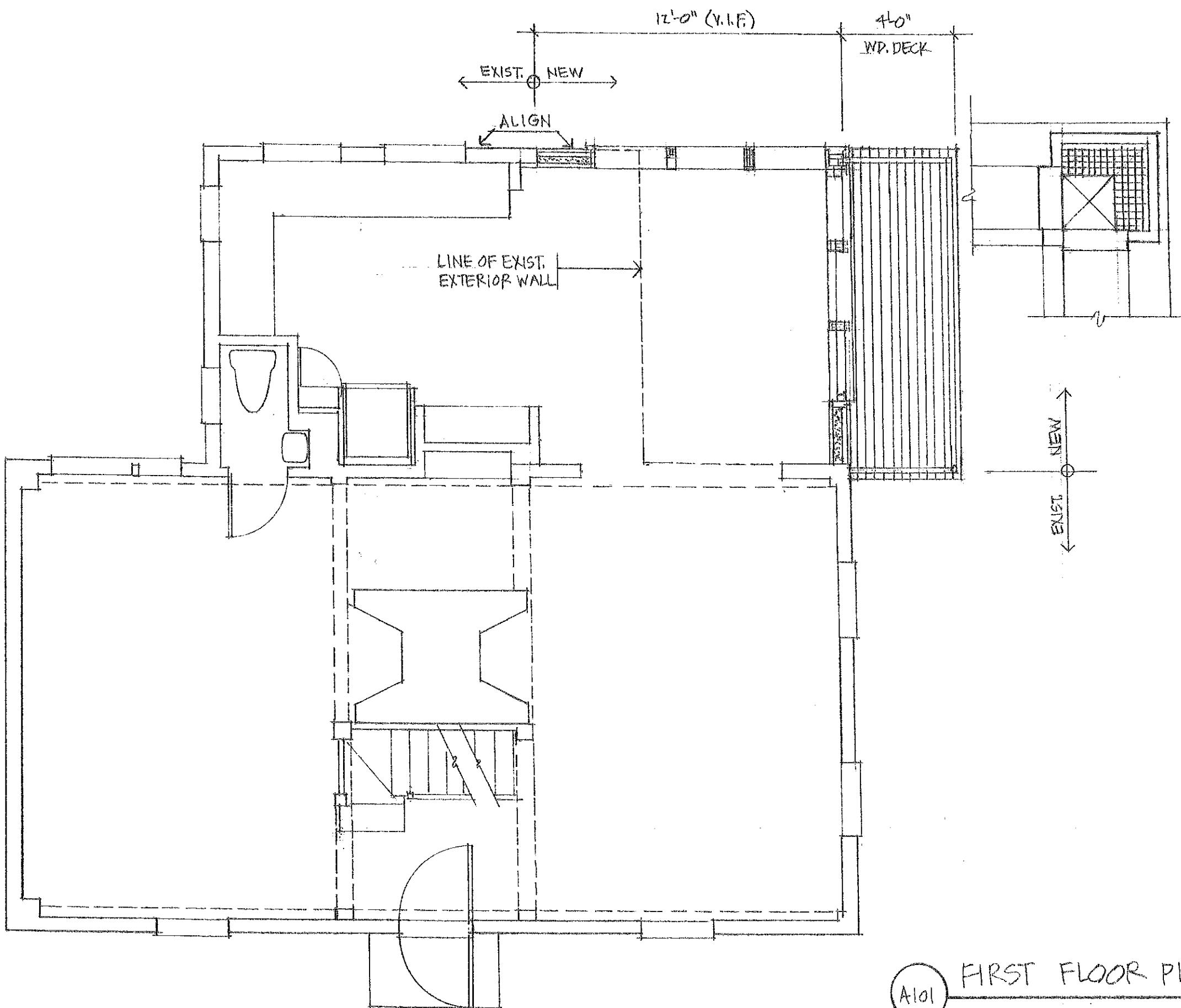
01.12.2026

SSA



SOUTH ELEVATION
OPTION #2A REvised
2A
01.12.2026 SSA





A101

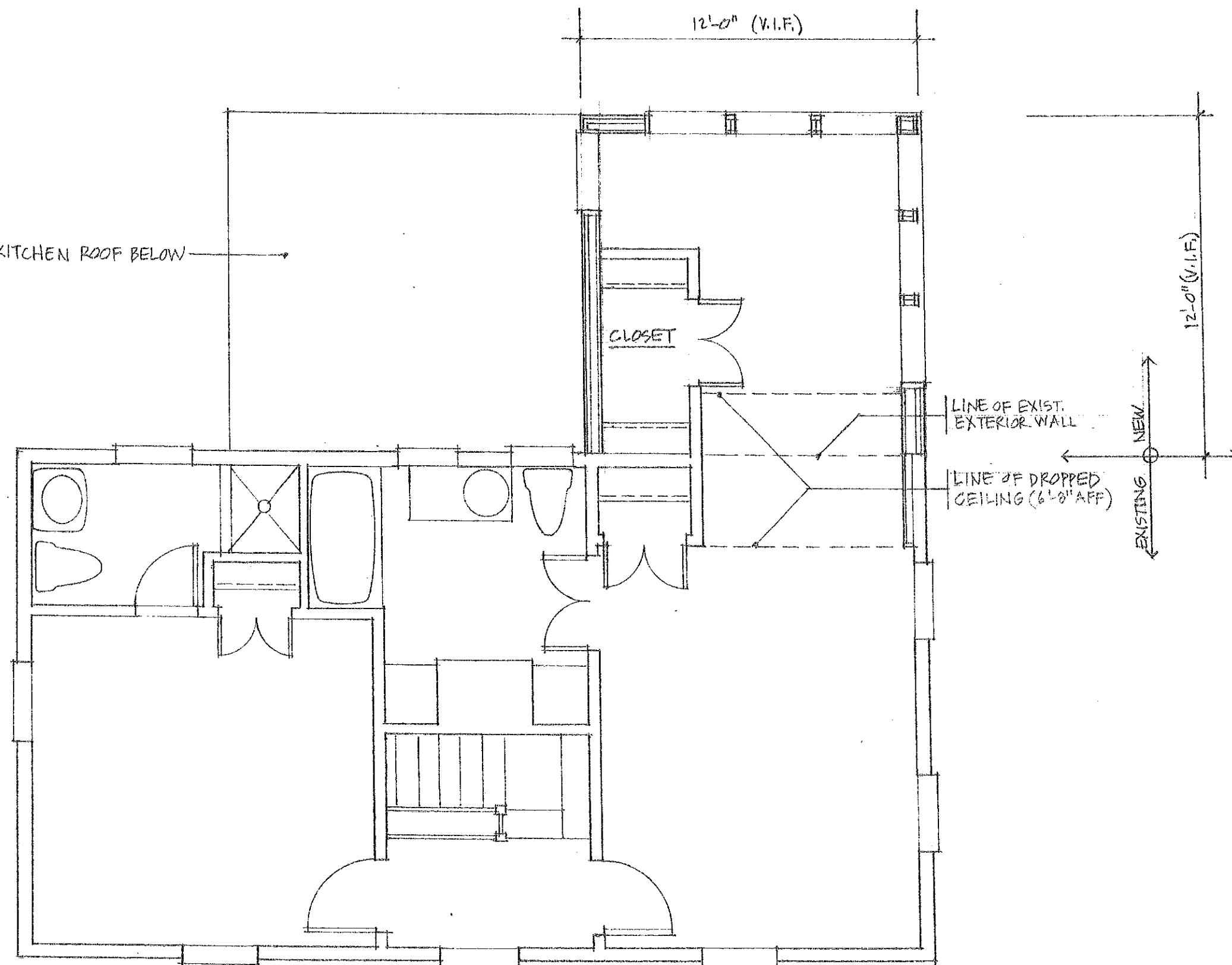
FIRST FLOOR PLAN

50 WHIDDON STREET, PORTSMOUTH, N.H.

SCALE: 1/4"=1'-0"

SCOTT SIMONS ARCHITECT PORTLAND, ME

01.18.26

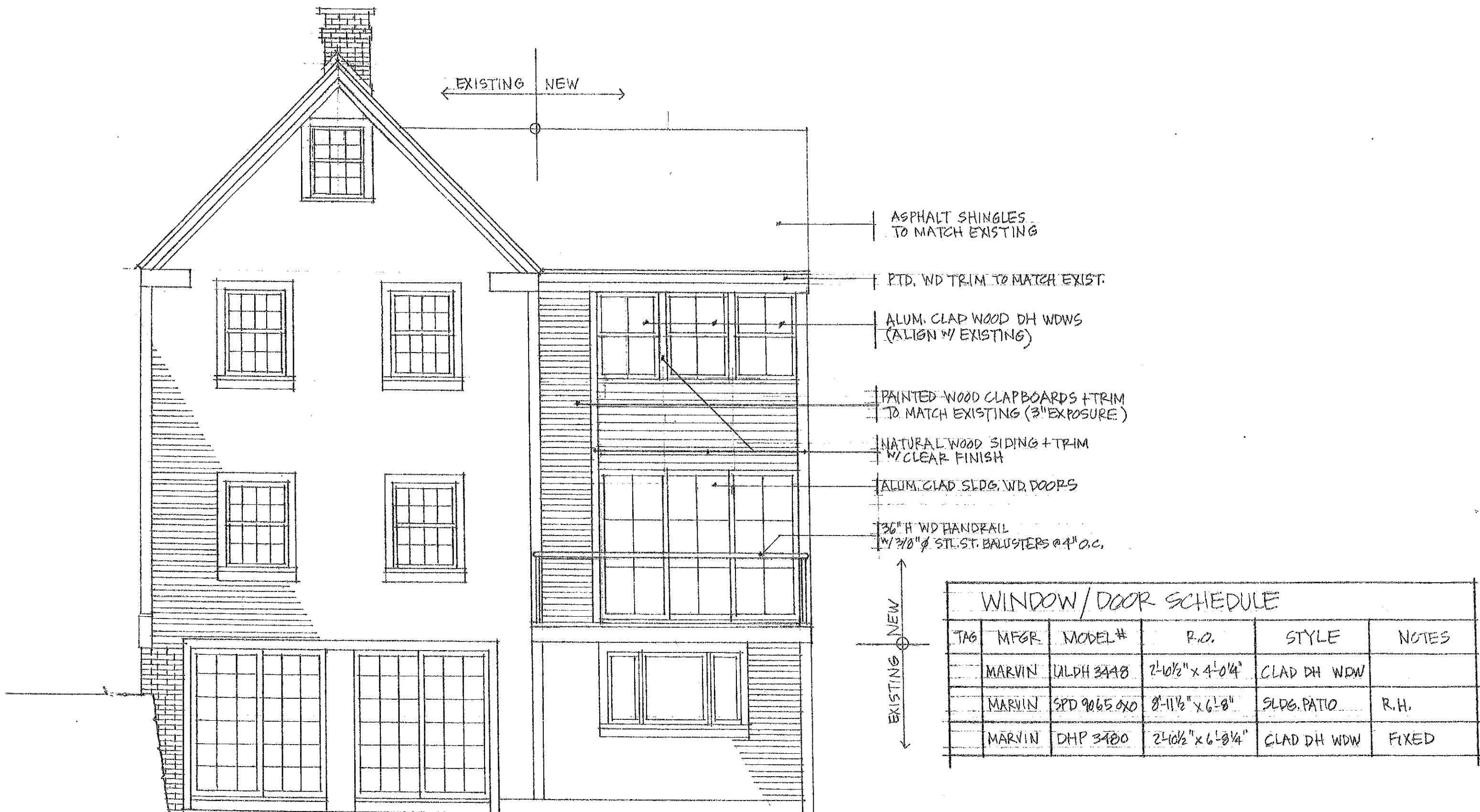


A102 SECOND FLOOR PLAN
50 WHIDDON STREET, PORTSMOUTH, N.H.

SCALE: $1/4"=10'$

SCOTT SIMONS ARCHITECT PORTLAND, ME

01.18.26



A201

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

50 WHIDDON STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT PORTLAND, ME 01.18.26



A202

EAST ELEVATION

50 WHIDDON STREET, PORTSMOUTH, N.H.

SCOTT SIMON'S ARCHITECT

PORTLAND, ME

01.18.26

SCALE: 1/4"=10"