



City of Portsmouth  
Planning Department &  
Historic District Commission  
1 Junkins Avenue  
Portsmouth, NH 03801

April 22, 2020

FIRST REQUEST FOR A ONE YEAR EXTENSION

OF the HDC Certificate of Appropriateness granted July 16, 2019  
FOR 152 Court Street, Portsmouth, NH

Delays attributed to the appeal of 160 Court Street have also delayed the start of this project.

Due to the approaching expiration of the previously granted Certificate of Appropriateness, the 152 Court Street project respectfully requests the first one-year extension.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carla', with a long, sweeping horizontal line extending to the right.

Carla Goodknight, AIA  
Principal  
CJ Architects

Representing owners:  
ED PAC, LLC





VIEW FROM COURT STREET



AERIAL VIEW

This application for HDC administrative approval is a follow up to the previous HDC approval on July 13, 2018 for the multi-family project located at 160 Court Street. This property is not a part of the Portsmouth Housing Authority and is privately owned.

A property line adjustment was approved by the Planning Board on August 21, 2018 and the demolition of the "brown building" additions to the historic Gideon Beck house were also approved by the HDC and Planning board. This lot line adjustment and subsequent demolition will again expose the original rear facade of the Gideon Beck house.

152 COURT STREET  
PORTSMOUTH, NEW HAMPSHIRE

## PROJECT LOCATION

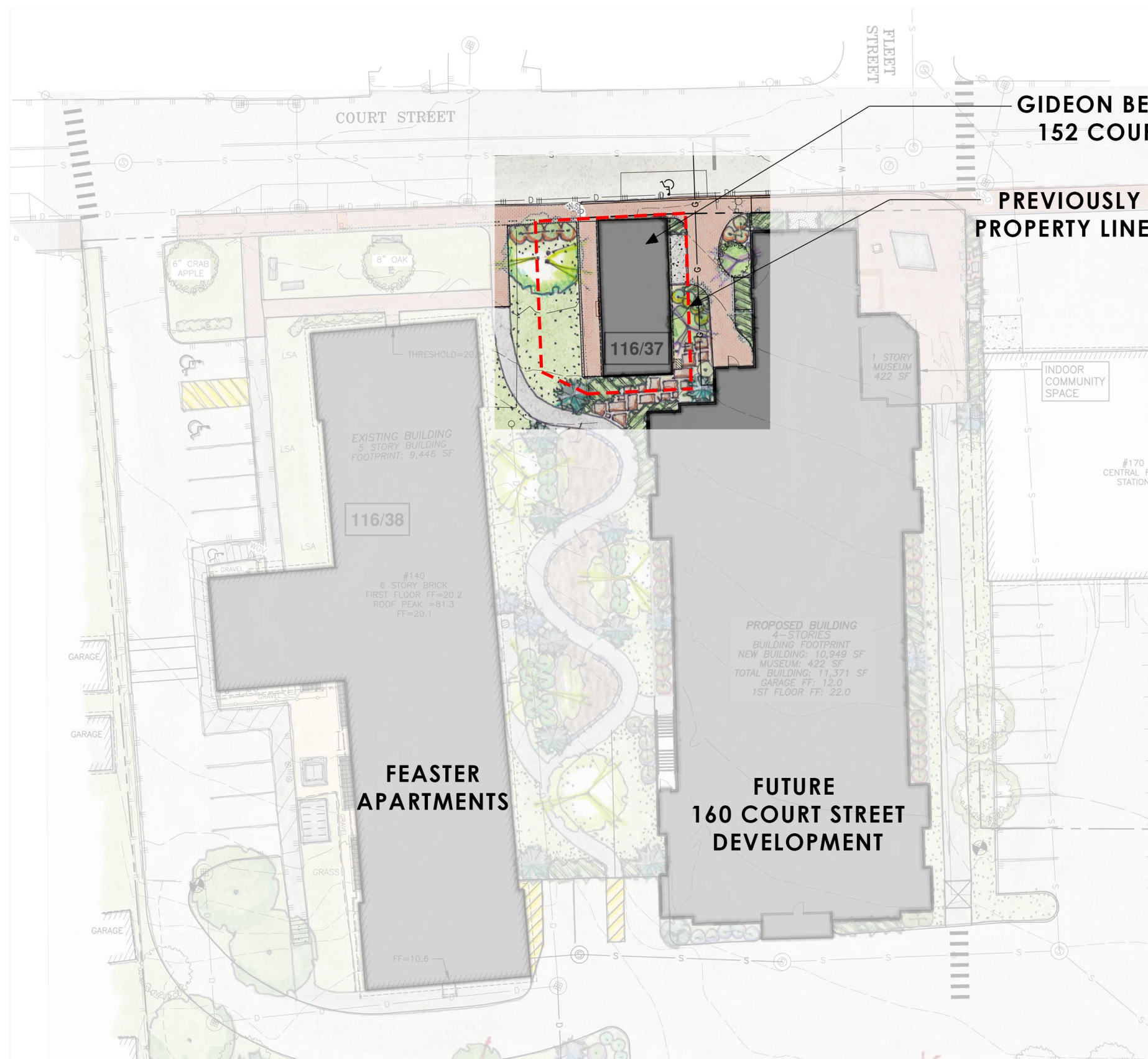
HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: JULY 10, 2019



233 VAUGHAN ST, SUITE 101  
PORTSMOUTH, NH 03801  
(603) 431-2808  
[www.cjarchitects.net](http://www.cjarchitects.net)

1.0





VIEW LOOKING EAST ON COURT STREET

152 COURT STREET  
PORTSMOUTH, NEW HAMPSHIRE

## SITE PLAN

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: JULY 10, 2019



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2.0





COURT STREET VIEW WEST FROM PLEASANT STREET



VIEW EAST DOWN COURT STREET



VIEW NORTH ACROSS PARKING LOT TO COURT STREET



VIEW SOUTH ACROSS COURT STREET

152 COURT STREET  
PORTSMOUTH, NEW HAMPSHIRE

STREET VIEWS

HDC APPLICATION FOR WORK SESSION/PUBLIC HEARING: JULY 10, 2019



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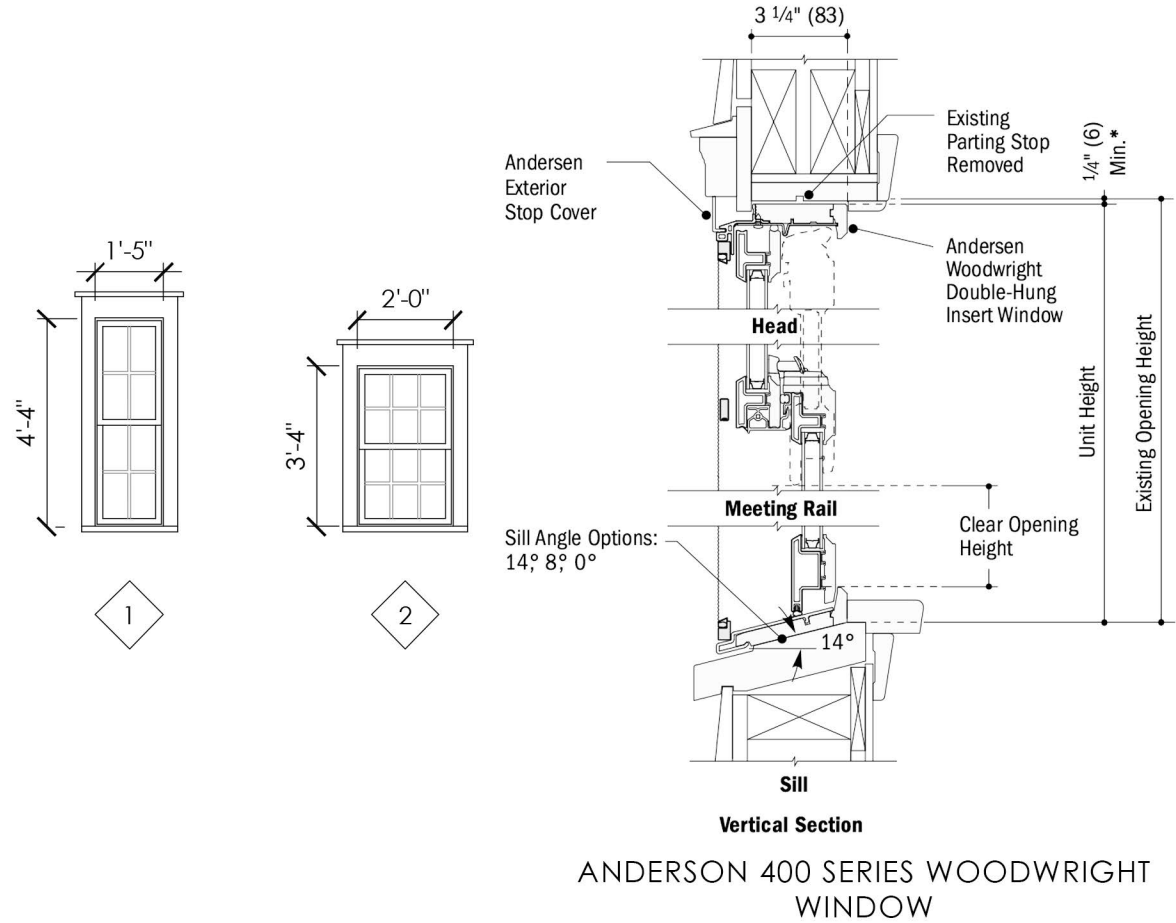
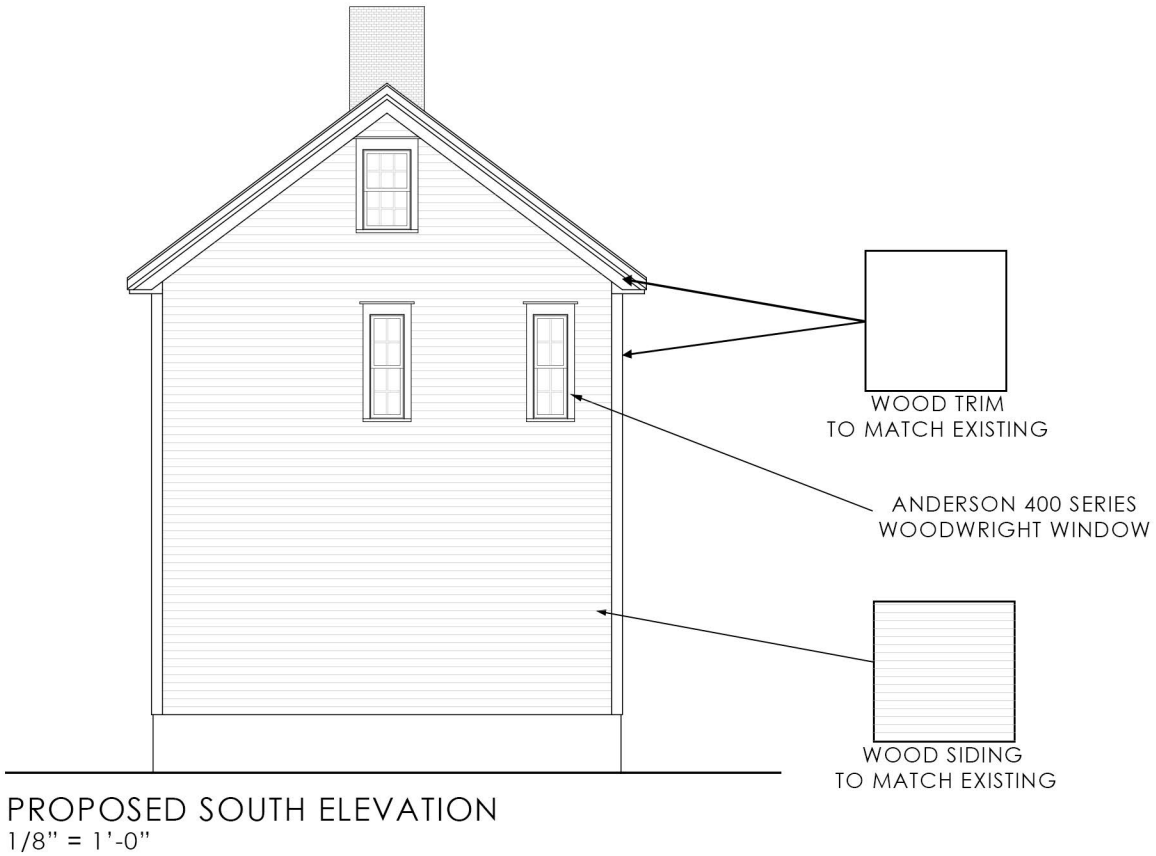
3.0



Much of the original back wall of the Gideon Beck house has been demolished during the brown building construction.

The previously approved rendering and site plan on page 2.0 shows the rear elevation will be screened by the new multi-family construction on the adjacent property.

The proposed new windows on the rear elevation are designed to replicate the size and grill patterns on the existing elevations. The new window locations shown are in response to existing interior partitions.



EXISTING EAST ELEVATION TO REMAIN -NO CHANGES PROPOSED



EXISTING NORTH ELEVATION TO REMAIN - NO CHANGES PROPOSED



EXISTING WEST ELEVATION TO REMAIN - NO CHANGES PROPOSED

152 COURT STREET  
PORTSMOUTH, NEW HAMPSHIRE

EXISTING AND PROPOSED ELEVATIONS  
HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: JULY 10, 2019



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4.0