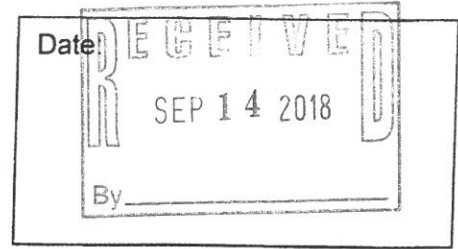


*For Public Hearing

Application for Certificate of Approval

Historic District Commission

(For projects over \$25,000; Work Sessions are strongly recommended)

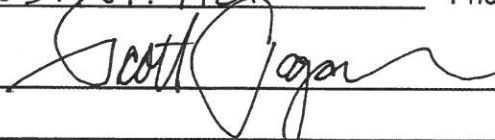


Owner: LOGAN PROPERTIES, LLC Applicant (if different): BRANDON HOUBEN

Address: 105 HOUD RD (Street) Address: 7 WALLINGFORD SQ UNIT 2099 (Street)

ELIOT, ME 03903 (City, State, Zip) KITTERY, ME 03904 (City, State, Zip)

Phone: 603.781.7121 Phone: 207.994.3104

Signature: 

Location of Structure: Map 118 Lot 26 Street Address: 403 DEER ST 7-13

Building Permit #: 33302

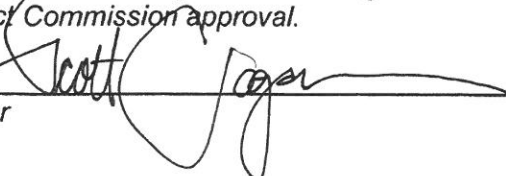
To permit the following: CONVERT EXISTING RESTAURANT TO AN INN USE.
REMOVE ALL RESTAURANT RELATED ALTERATIONS & PRESERVE / RESTORE
ORIGINAL STRUCTURE. PROVIDE DORMER ADDITIONS AS REQUIRED TO
OCCUPY THE ATTIC LEVEL.

Action Taken by H.D. C. at Public Hearing	
Date of Approval:	
As Per Plan:	
Stipulations:	
Signature of Principal Planner:	

Administrative Use Only:	
Date of Meeting:	<u>10-3-18</u>
Payment:	<u>106</u>
Payment Type:	<u>OK #</u>
Index/Permit #:	

If approved, please acknowledge below:

I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.


Owner

HISTORIC DISTRICT COMMISSION - WORK/SESSION PUBLIC HEARING - NOVEMBER 2018

409 THE HILL IS AN EXISTING 2½-STORY RESTAURANT AND BAR. THE PROPERTY IS LOCATED ALONG GARDEN WAY NEAR HIGH STREET IN DOWNTOWN PORTSMOUTH.

THE DESIGN INTENT OF THE PROPOSED ALTERATIONS INTEND TO:

- CONVERT HISTORIC NUTTER-RHYMES HOUSE FROM RESTAURANT TO AN INN USE
- REMOVE ALL RESTAURANT RELATED ALTERATIONS AND PRESERVE AND RESTORE ORIGINAL STRUCTURE
- PROVIDE DORMER ADDITIONS THAT ARE REQUIRED TO OCCUPY THE ATTIC LEVEL AND MAKE PROJECT FEASIBLE (OTHERWISE WILL LIKELY REMAIN RESTAURANT)
- REPLACE WINDOWS AND EXTERIOR DOORS
- PATCH AND REPAIR SIDING AND TRIM AS REQUIRED



BUILDING LOCATION



THE INN ON THE HILL
409 THE HILL
PORTSMOUTH, NH 03801

COVER

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

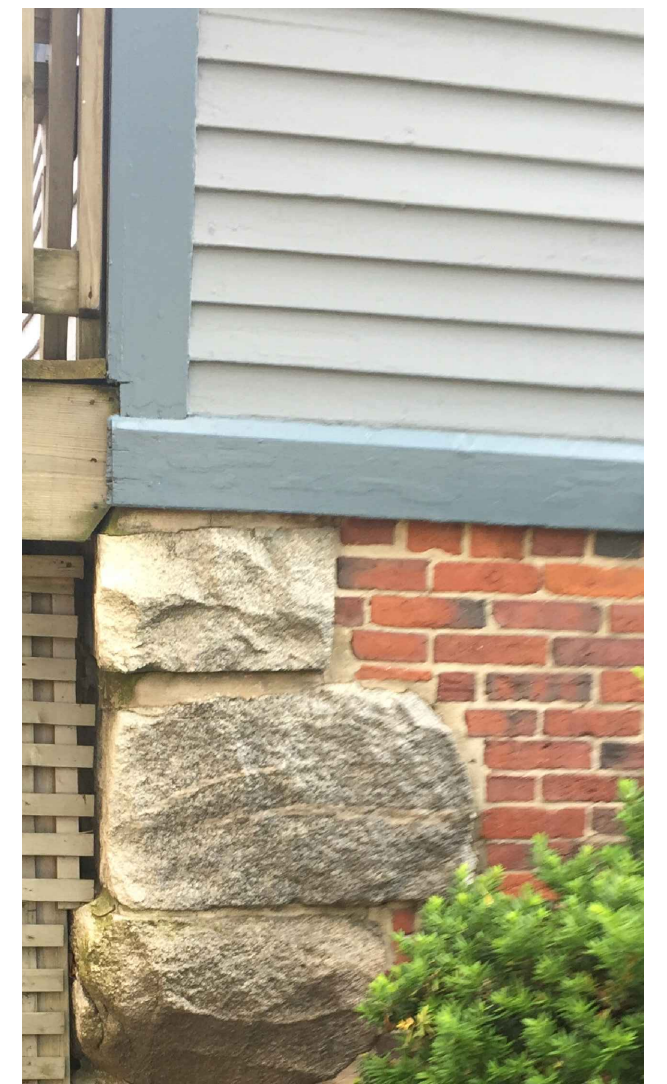
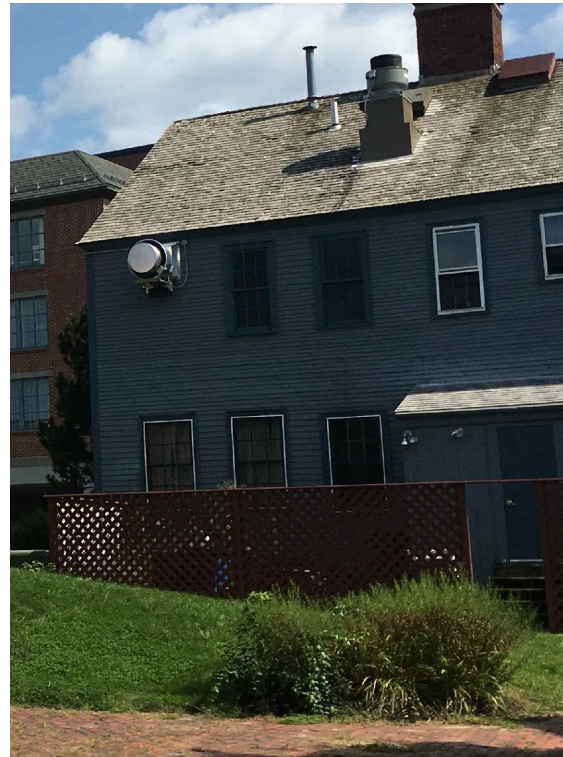
**WINTER
HOLBEN**
architecture + design

25OCT2018
WINTER HOLBEN:BH
SCALE: NTS

PROJECT NO: 18084

DRAWING NO.

1



THE INN ON THE HILL
 409 THE HILL
 PORTSMOUTH, NH 03801

EXISTING PHOTOS

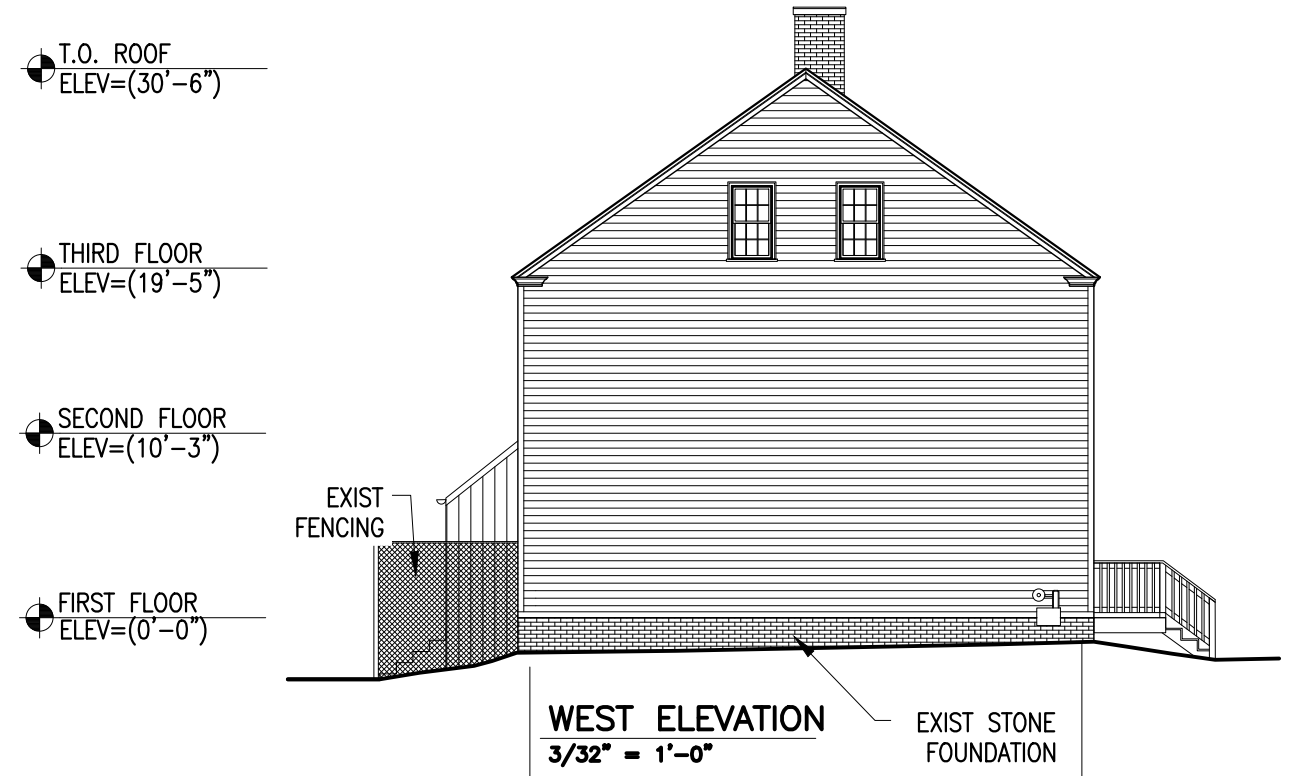
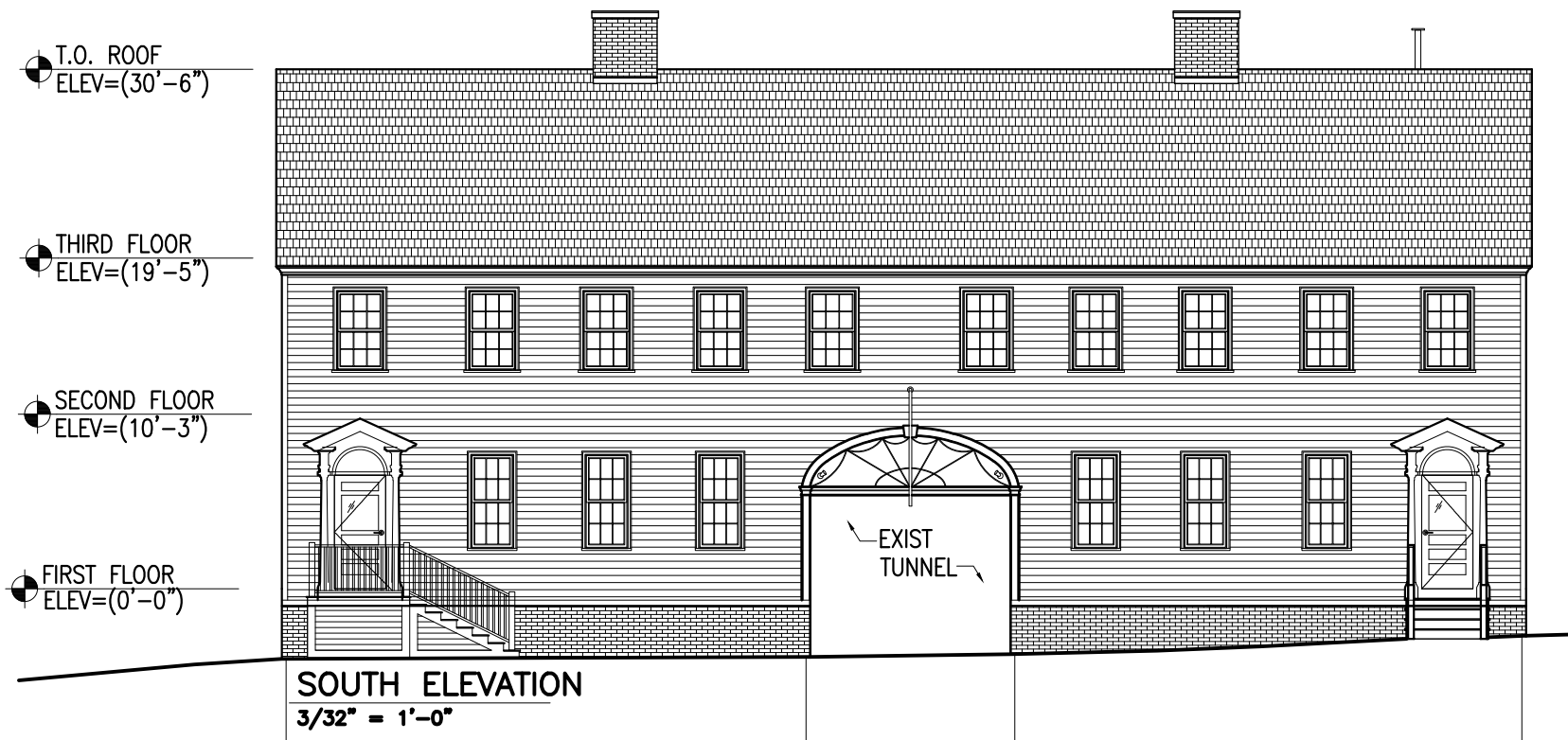
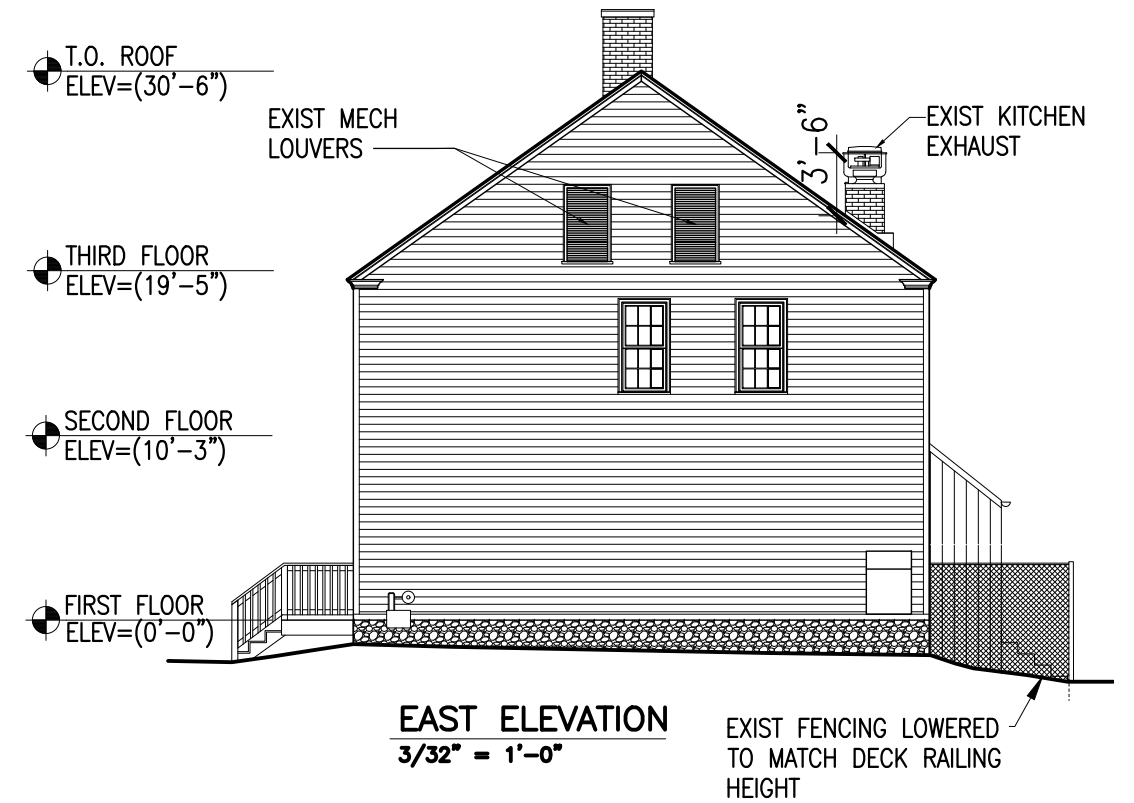
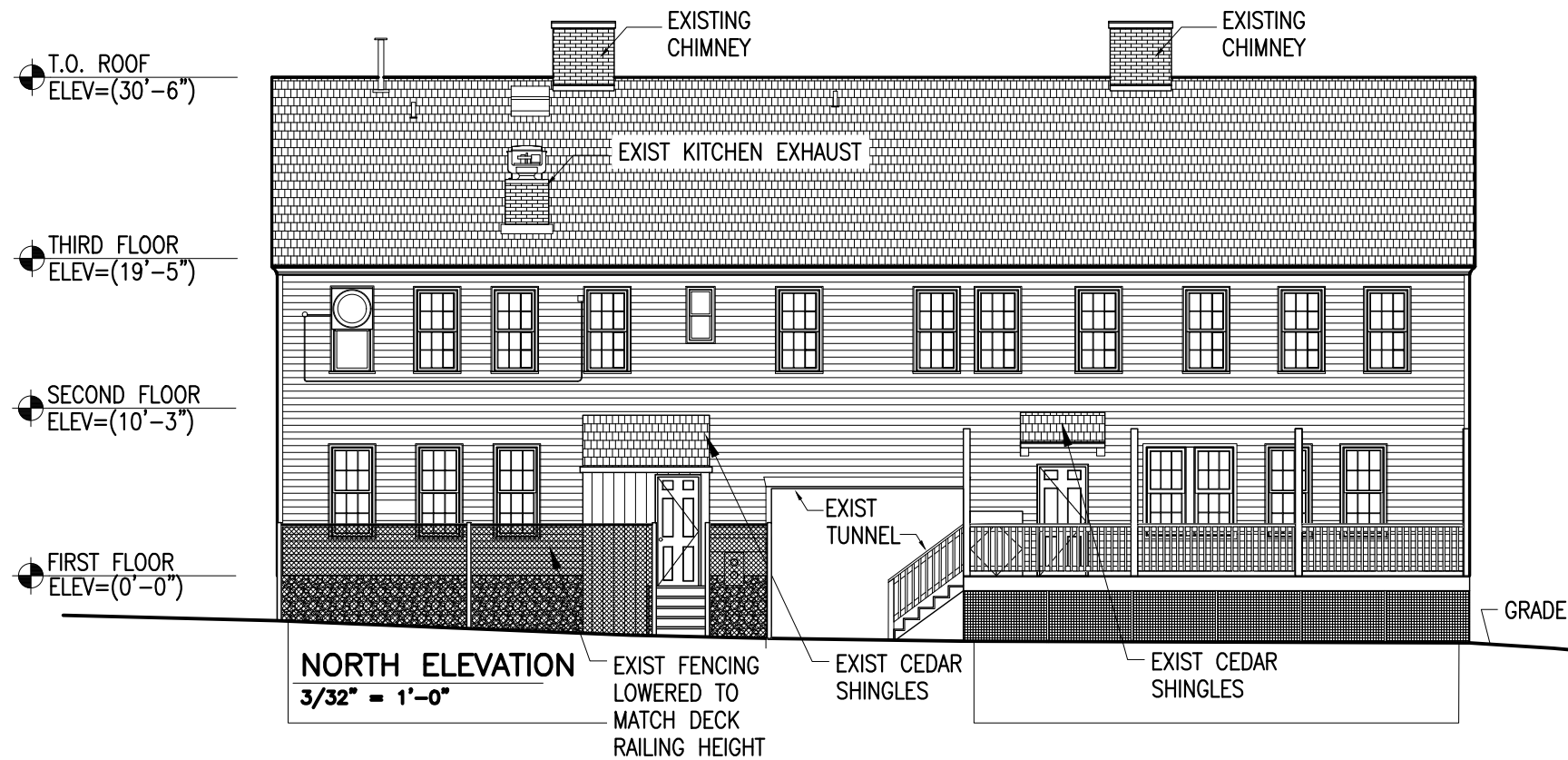
7 WALLINGFORD SQUARE
 UNIT 2099
 KITTERY, ME 03904
 207.994.3104

**WINTER
 HOLBEN**
 architecture + design

25OCT2018
 WINTER HOLBEN:BH
 SCALE: NTS
 PROJECT NO: 18084

DRAWING NO.

2



THE INN ON THE HILL
409 THE HILL
PORTSMOUTH, NH 03801

EXISTING ELEVATIONS

Historic District Commission, Work Session/ Public Hearing, November 2018

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

25OCT2018
WINTER HOLBEN: BH
SCALE: 3/32"=1'-0"
PROJECT NO: 18084

DRAWING NO.
3

REMOVE EXTERIOR LIGHTS & CONDUIT

REMOVE EXTERIOR LIGHTS, CONDUIT & SIGNAGE

NEW SOLID RAISED PANEL DOORS AT FRONT

EXISTING LIGHT FIXTURES TO REMAIN

KEEP EXISTING SIGN LOCATION, NEW SIGN



THE INN ON THE HILL
409 THE HILL
PORTSMOUTH, NH 03801

SOUTH ELEVATION- REMOVALS

Historic District Commission, Work Session/Public Hearing, November 2018

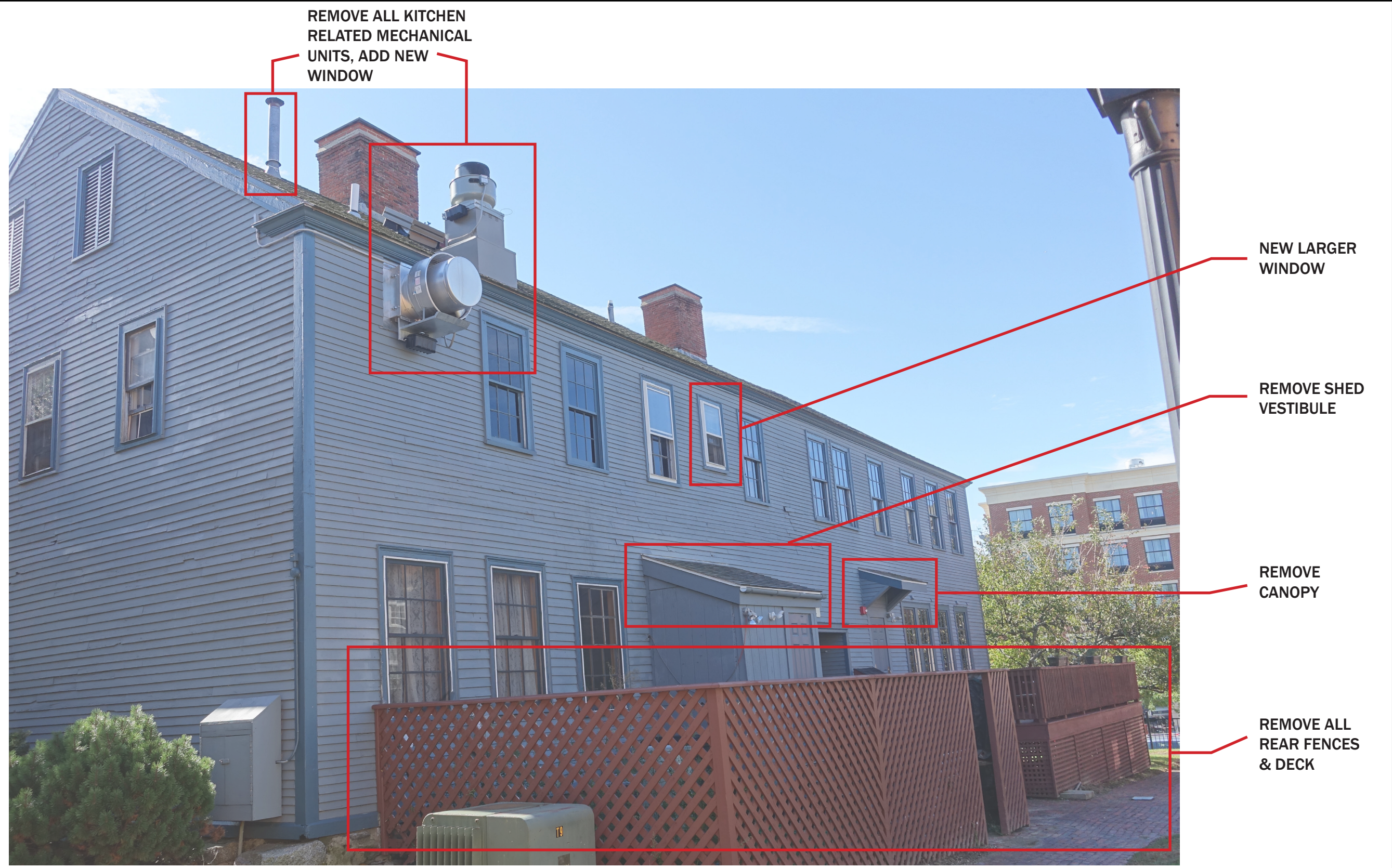
7 WALLINGFORD SQUARE
UNIT 2099
KITTEERY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

WINTER HOLBEN:MO
SCALE: NTS
PROJECT NO: 18084

DRAWING NO.

4



THE INN ON THE HILL
409 THE HILL
PORTSMOUTH, NH 03801

NORTH ELEVATION- REMOVALS

Historic District Commission, Work Session/Public Hearing, November 2018

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

WINTER HOLBEN:MO
SCALE: NTS
PROJECT NO: 18084

DRAWING NO.
5

REMOVE EXISTING
LIGHTING & CONDUIT

REMOVE EXISTING
SIGNAGE

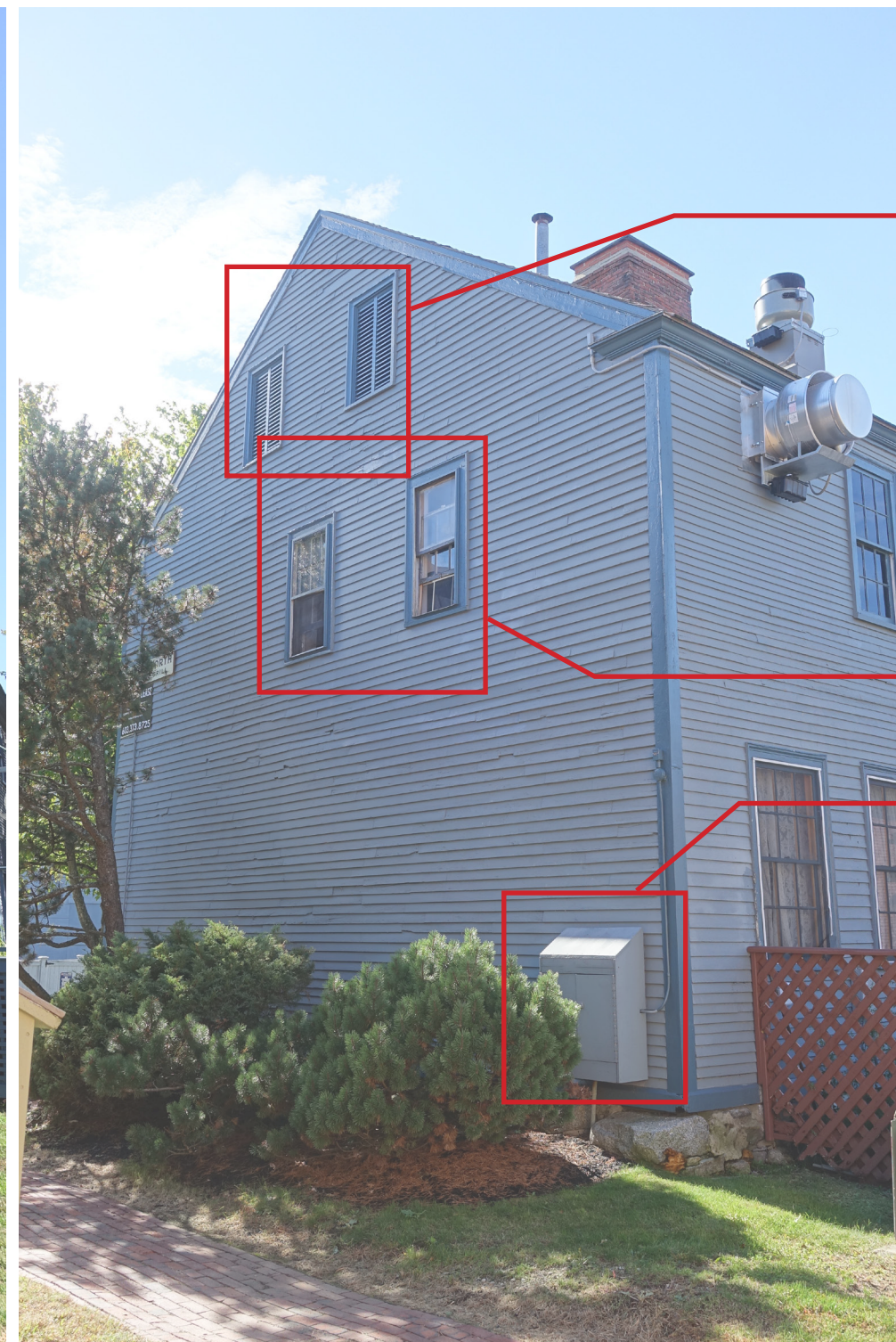


WEST ELEVATION

REMOVE LOUVERS &
REPLACE WITH NEW
WINDOWS

REMOVE WINDOWS,
PATCH & FILL WITH
CLAPBOARD SIDING

REMOVE SURFACE
MOUNTED UTILITIES



EAST ELEVATION

THE INN ON THE HILL
409 THE HILL
PORTSMOUTH, NH 03801

WEST AND EAST ELEVATIONS- REMOVALS

Historic District Commission, Work Session/Public Hearing, November 2018

7 WALLINGFORD SQUARE
UNIT 2099
KITTEERY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

WINTER HOLBEN:MO
SCALE: NTS

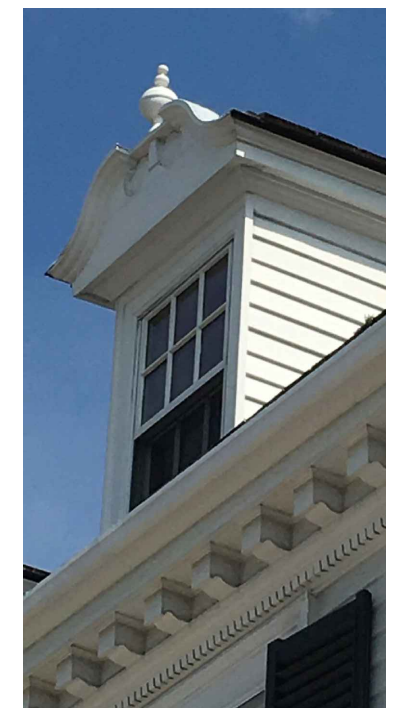
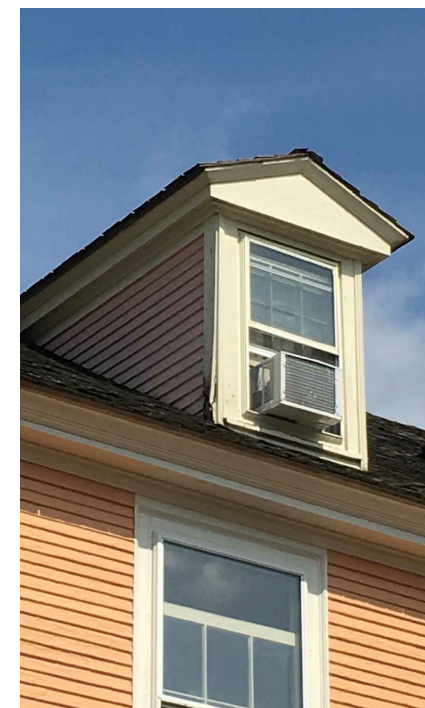
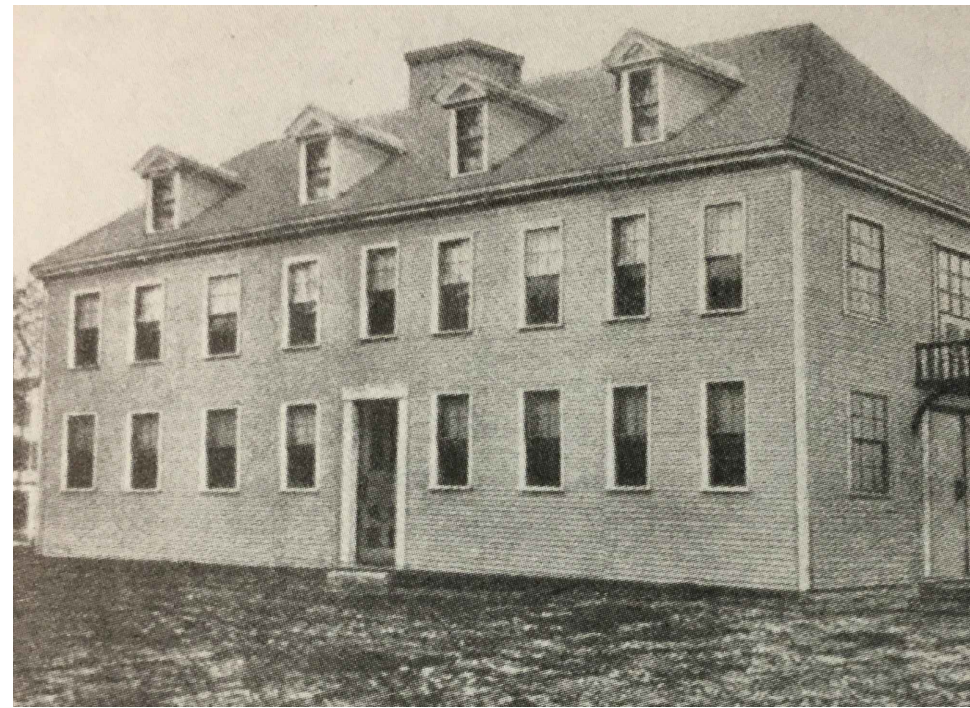
PROJECT NO: 18084

DRAWING NO.

6



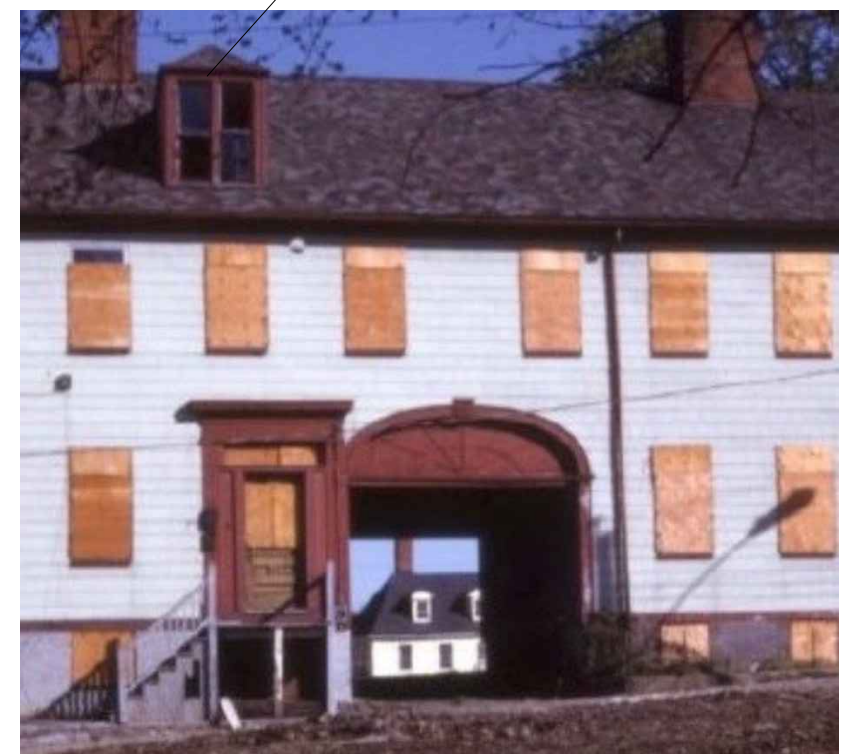
8 TO 8 REDUCED WIDTH/HEIGHT



DORMER INSTALLED ON NUTTER-RHYMES HOUSE CIRCA 1960'S



HART-RICE HOUSE DORMER INSTALLED 15-20 YEARS AGO



THE INN ON THE HILL
409 THE HILL
PORTSMOUTH, NH 03801

PRECEDENT IMAGES

Historic District Commission, Work Session/ Public Hearing, November 2018

7 WALLINGFORD SQUARE
UNIT 2099
KITTEERY, ME 03904
207.994.3104

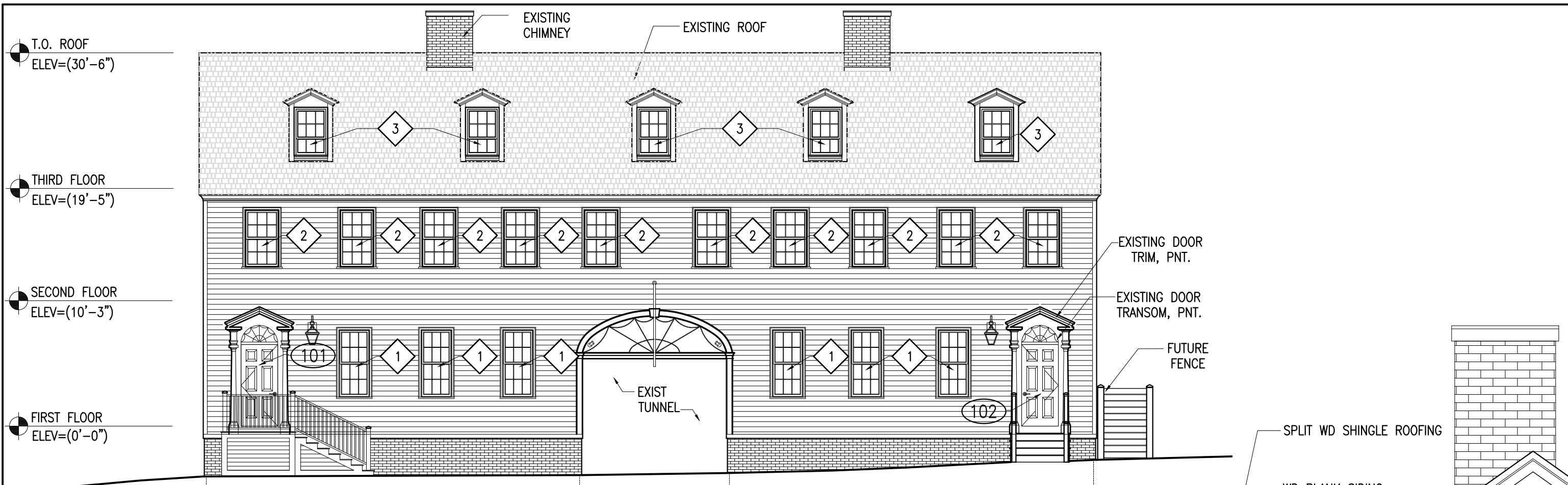
**WINTER
HOLBEN**
architecture + design

25OCT2018
WINTER HOLBEN:BH
SCALE: NTS

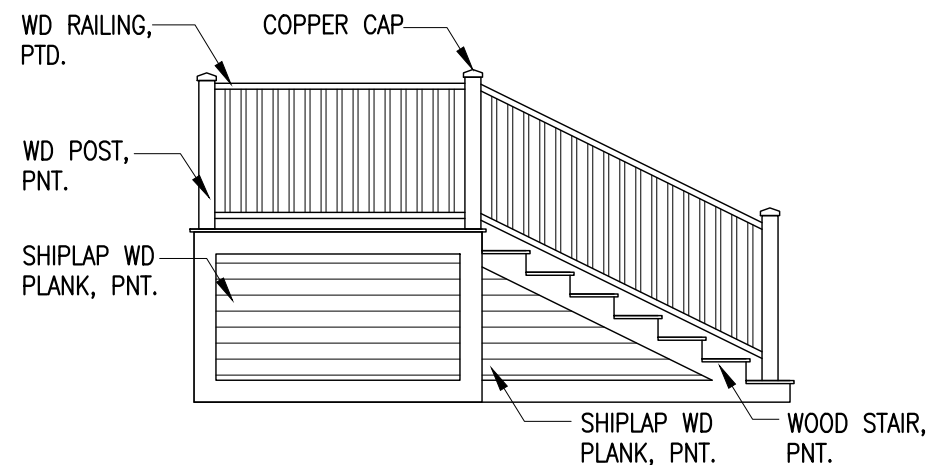
PROJECT NO: 18084

DRAWING NO.

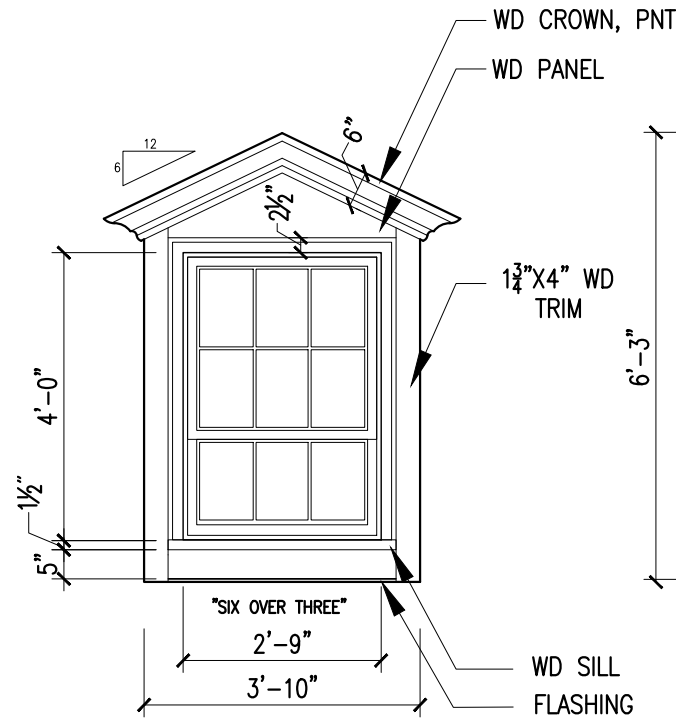
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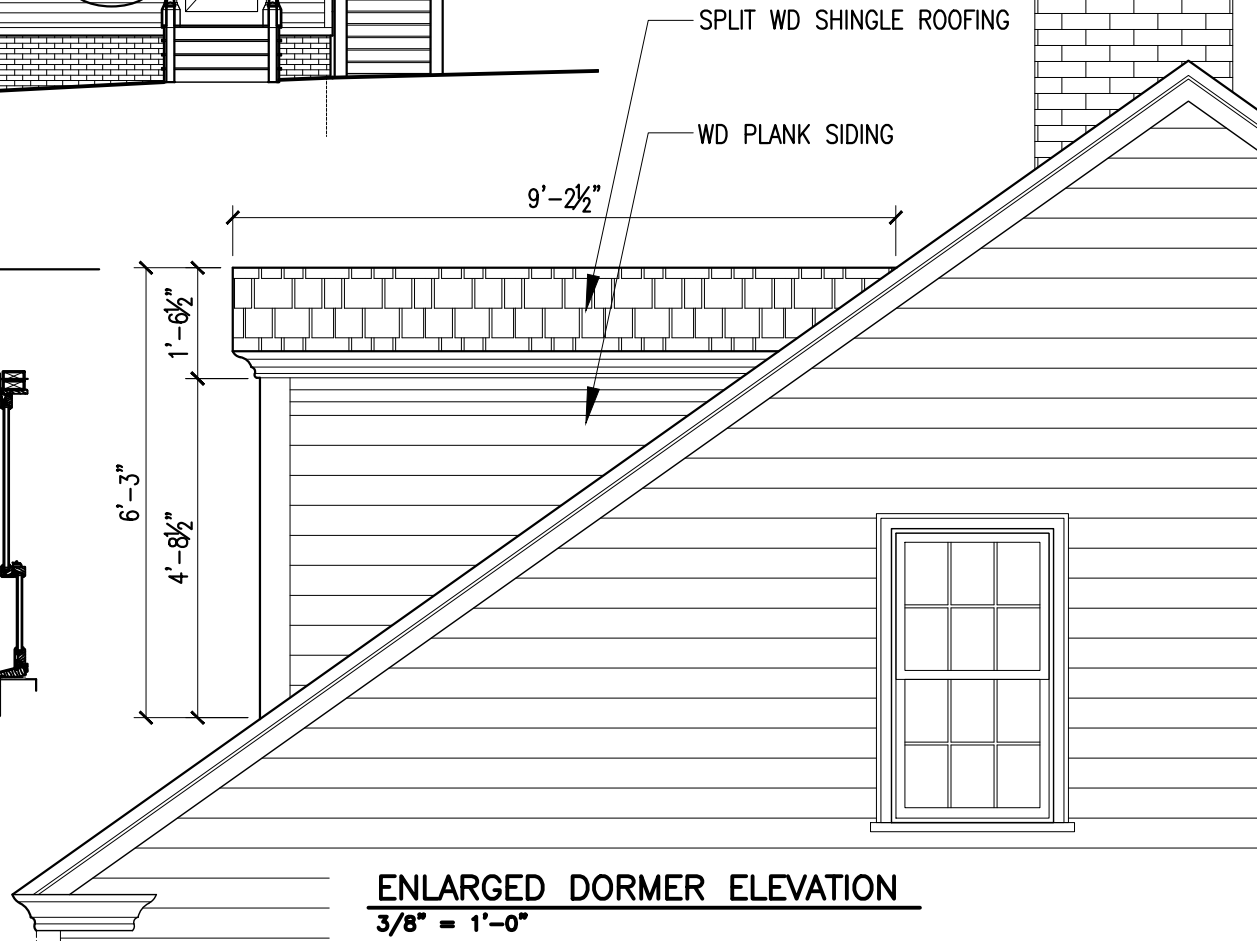
SOUTH ELEVATION – OPTION 1
 1/8" = 1'-0"



ENLARGED STAIR ELEVATION TYP.
 1/4" = 1'-0"



DORMER DETAIL
 3/8" = 1'-0"



ENLARGED DORMER ELEVATION
 3/8" = 1'-0"

THE INN ON THE HILL
 409 THE HILL
 PORTSMOUTH, NH 03801

SOUTH ELEVATION - OPTION 1

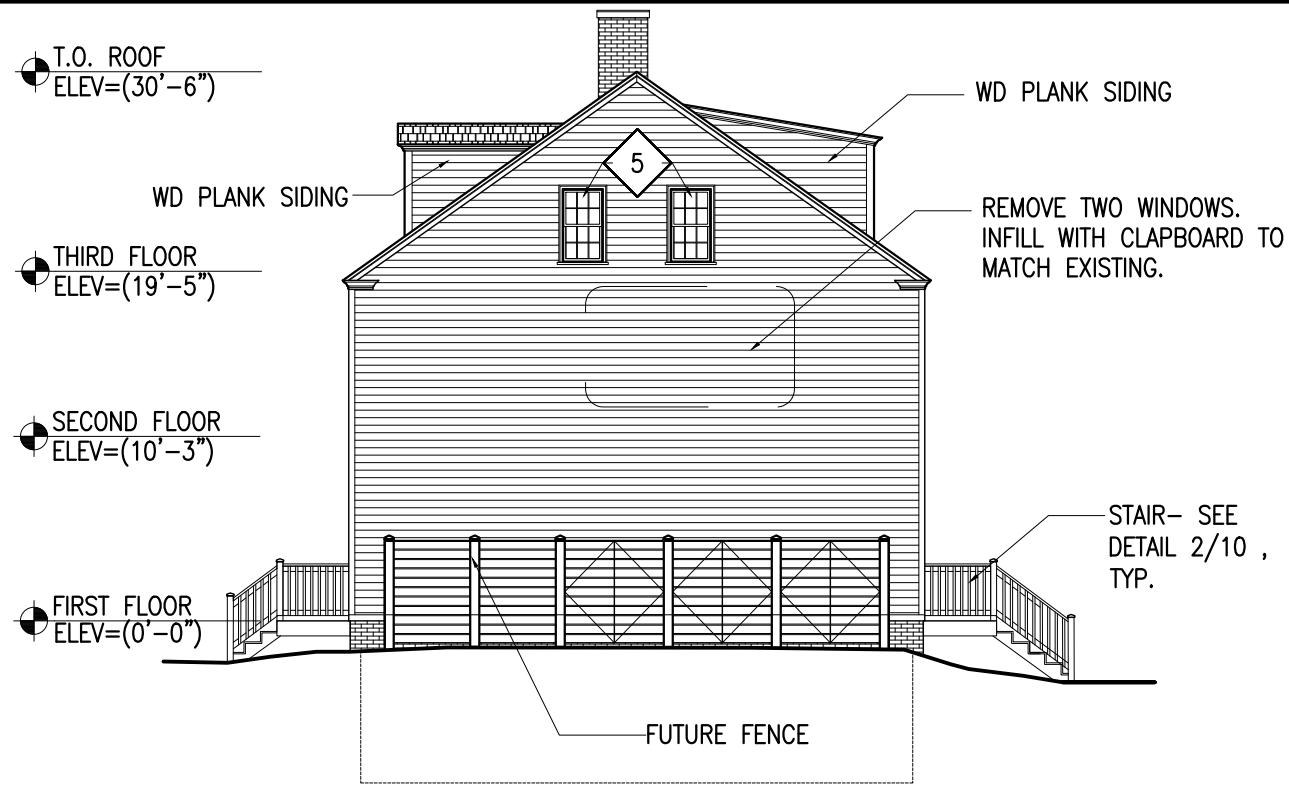
Historic District Commission, Work Session/ Public Hearing, November 2018

7 WALLINGFORD SQUARE
 UNIT 2099
 KITTERY, ME 03904
 207.994.3104

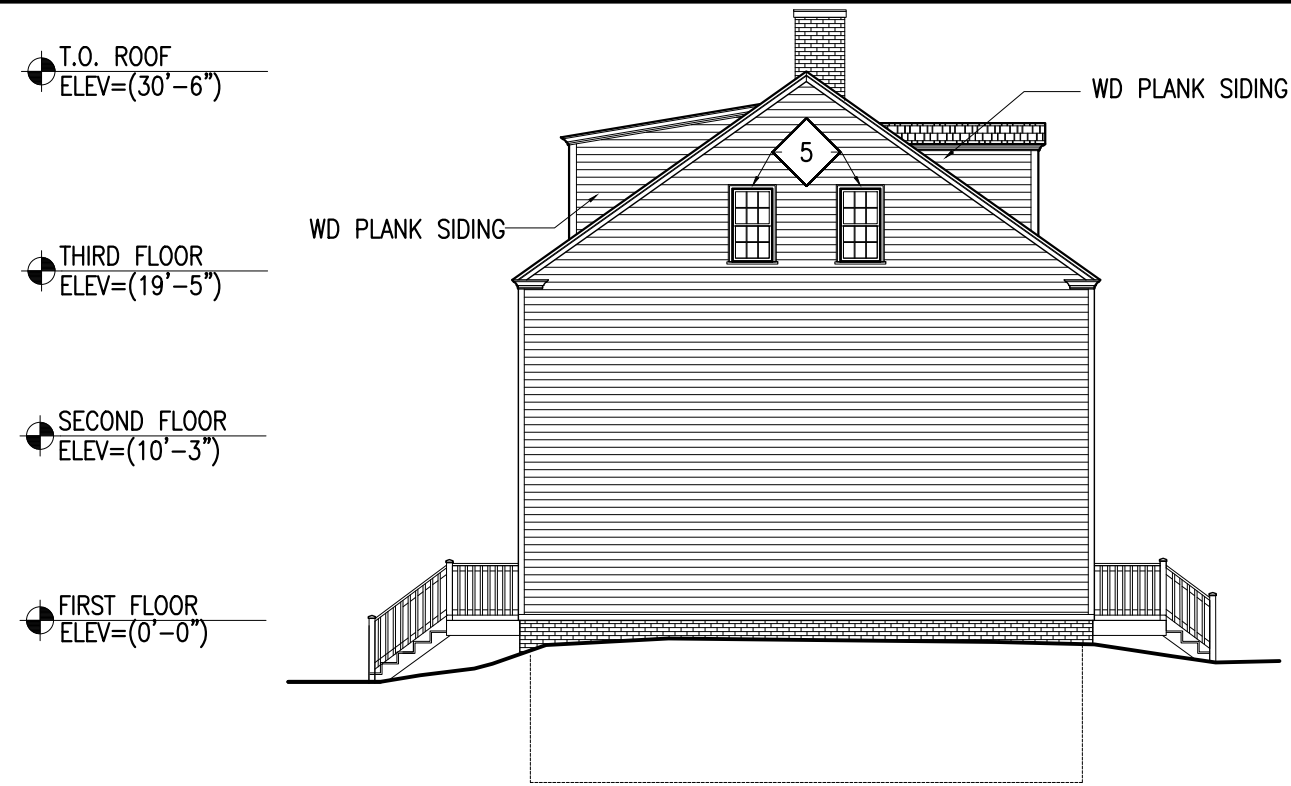
**WINTER
 HOLBEN**
 architecture + design

25OCT2018
 WINTER HOLBEN:BH
 SCALE: AS NOTED
 PROJECT NO: 18084

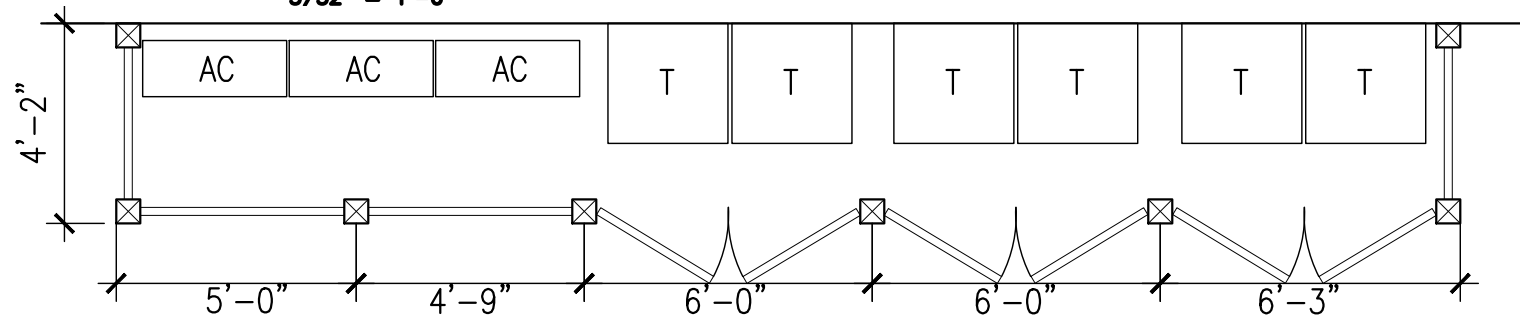
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8



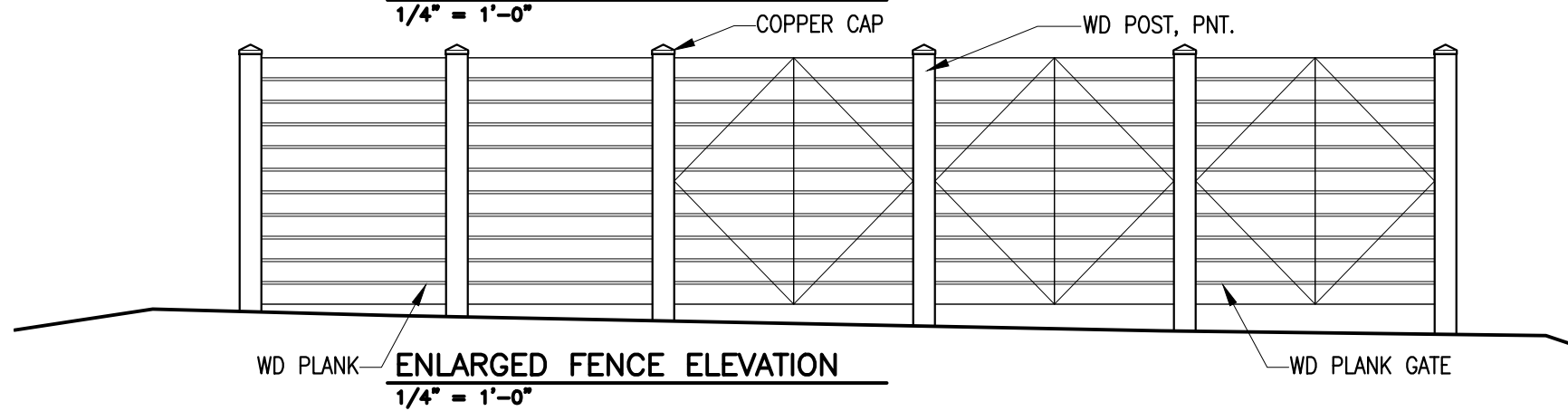
EAST ELEVATION
3/32" = 1'-0"



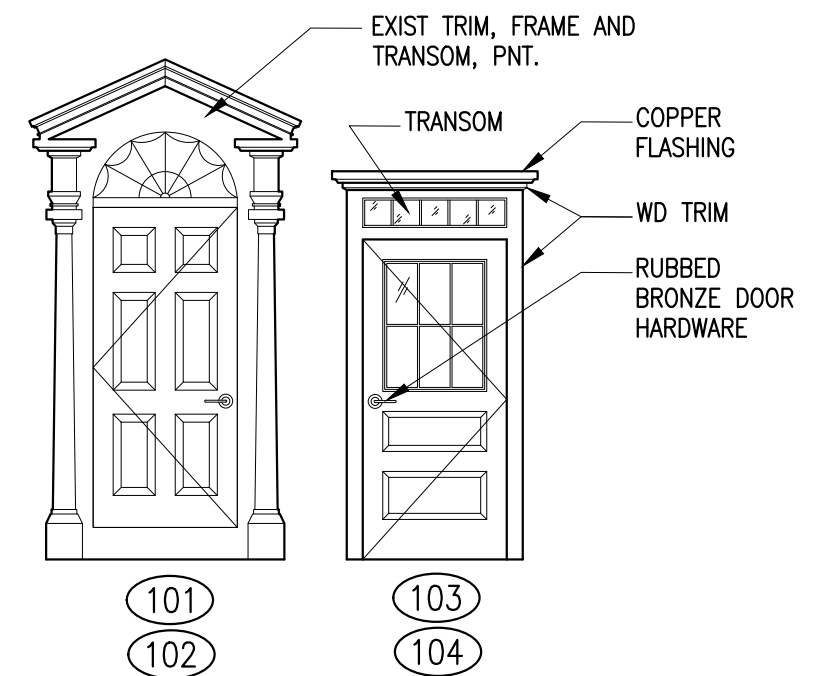
WEST ELEVATION
3/32" = 1'-0"



ENLARGED FENCE PLAN
1/4" = 1'-0"



ENLARGED FENCE ELEVATION
1/4" = 1'-0"



DOOR TYPES
1/4" = 1'-0"

THE INN ON THE HILL
409 THE HILL
PORTSMOUTH, NH 03801

EAST & WEST ELEVATIONS - PROPOSED

Historic District Commission, Work Session/ Public Hearing, November 2018

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

25OCT2018
WINTER HOLBEN:BH
SCALE: 1/8"=1'-0"
PROJECT NO: 18084

DRAWING NO.

9

T.O. ROOF
ELEV=(30'-6")

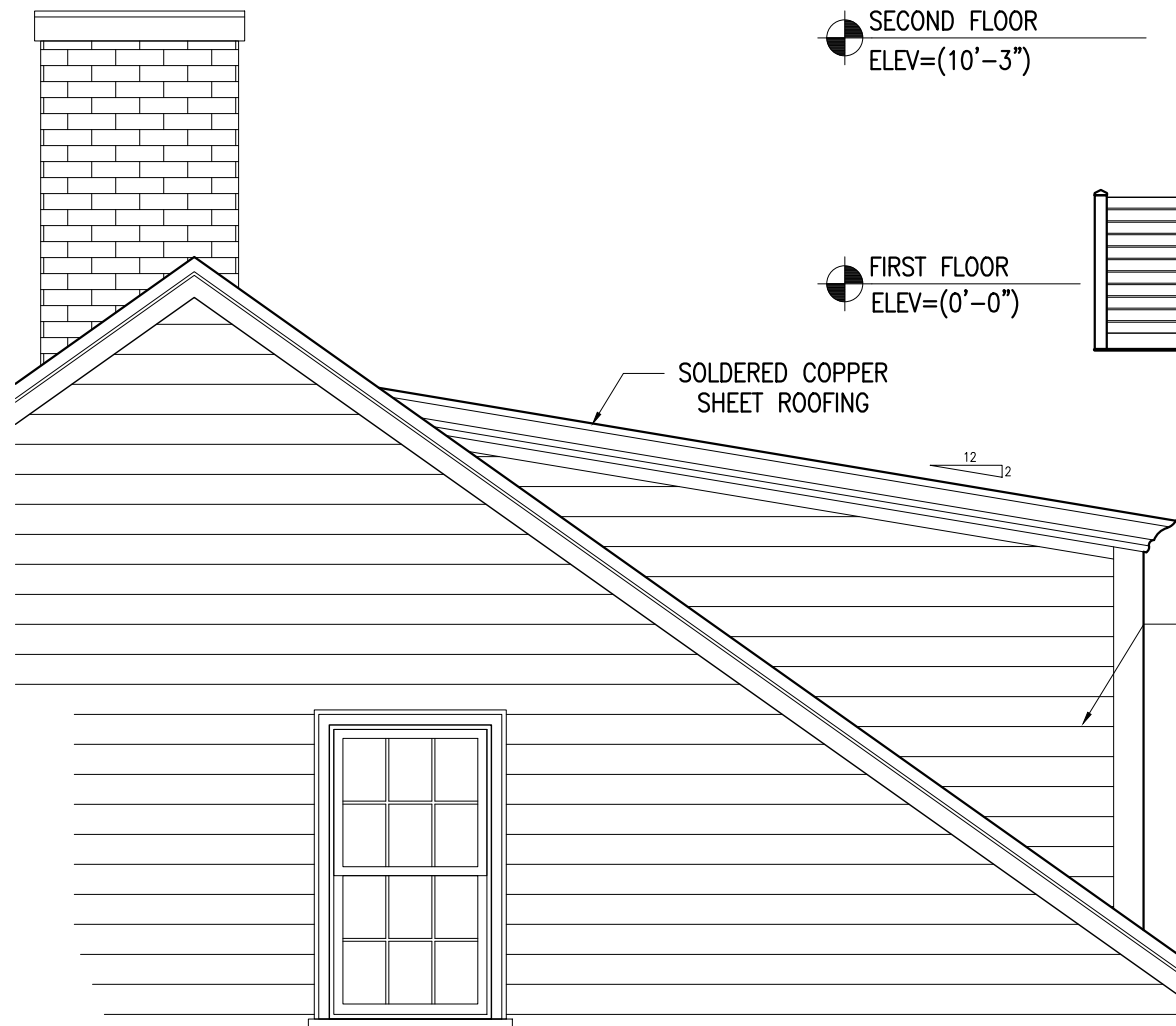
THIRD FLOOR
ELEV=(19'-5")

SECOND FLOOR
ELEV=(10'-3")

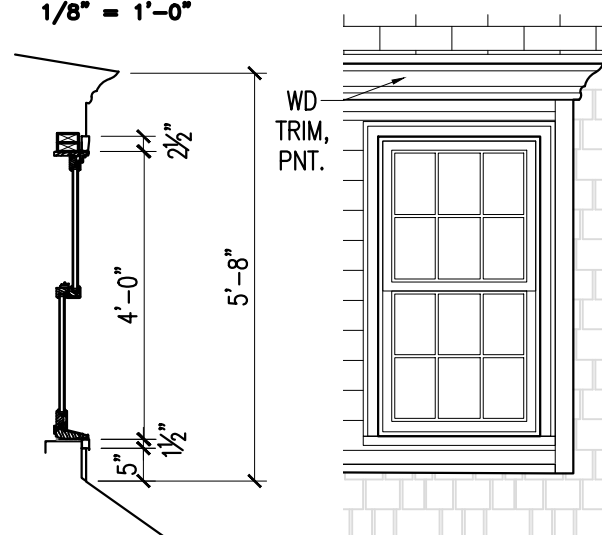
FIRST FLOOR
ELEV=(0'-0")



NORTH ELEVATION - OPTION 1
1/8" = 1'-0"



ENLARGED DORMER ELEVATION - OPTION 1
3/8" = 1'-0"



DORMER DETAIL
1/8" = 1'-0"

THE INN ON THE HILL
409 THE HILL
PORTSMOUTH, NH 03801

EAST & WEST ELEVATIONS - PROPOSED OPTION 1

Historic District Commission, Work Session/ Public Hearing, November 2018

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

25OCT2018
WINTER HOLBEN: BH
SCALE: 1/8"=1'-0"
PROJECT NO: 18084

DRAWING NO.

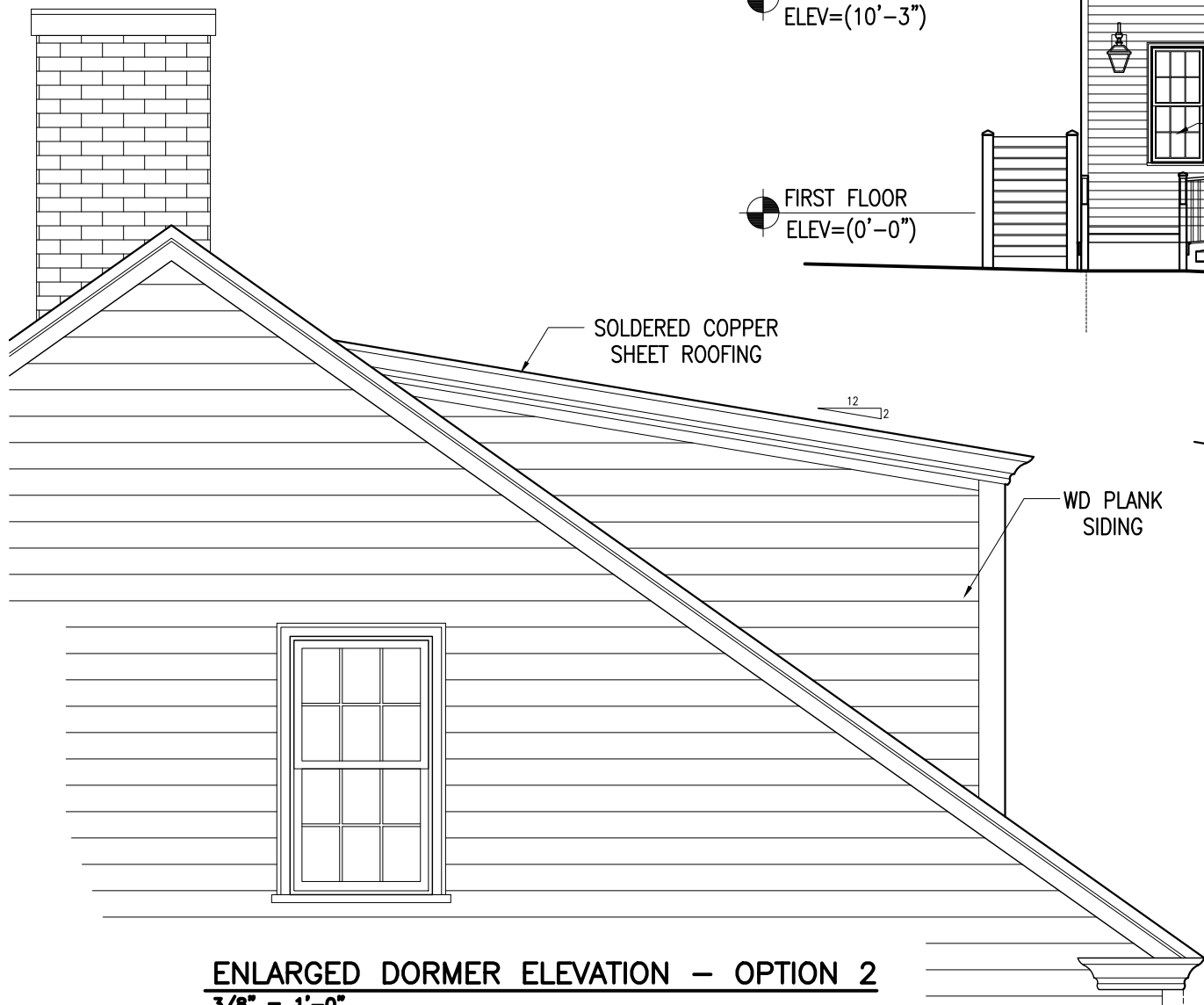
10

T.O. ROOF
ELEV=(30'-6")

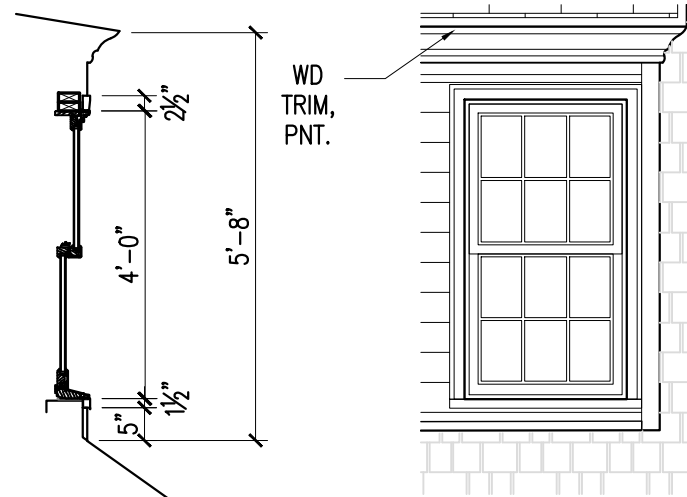
THIRD FLOOR
ELEV=(19'-5")

SECOND FLOOR
ELEV=(10'-3")

FIRST FLOOR
ELEV=(0'-0")



NORTH ELEVATION - OPTION 2
1/8" = 1'-0"



ENLARGED DORMER ELEVATION - OPTION 2
3/8" = 1'-0"

DORMER DETAIL
3/8" = 1'-0"

THE INN ON THE HILL
409 THE HILL
PORTSMOUTH, NH 03801

EAST & WEST ELEVATIONS - PROPOSED OPTION 2

Historic District Commission, Work Session / Public Hearing, November 2018

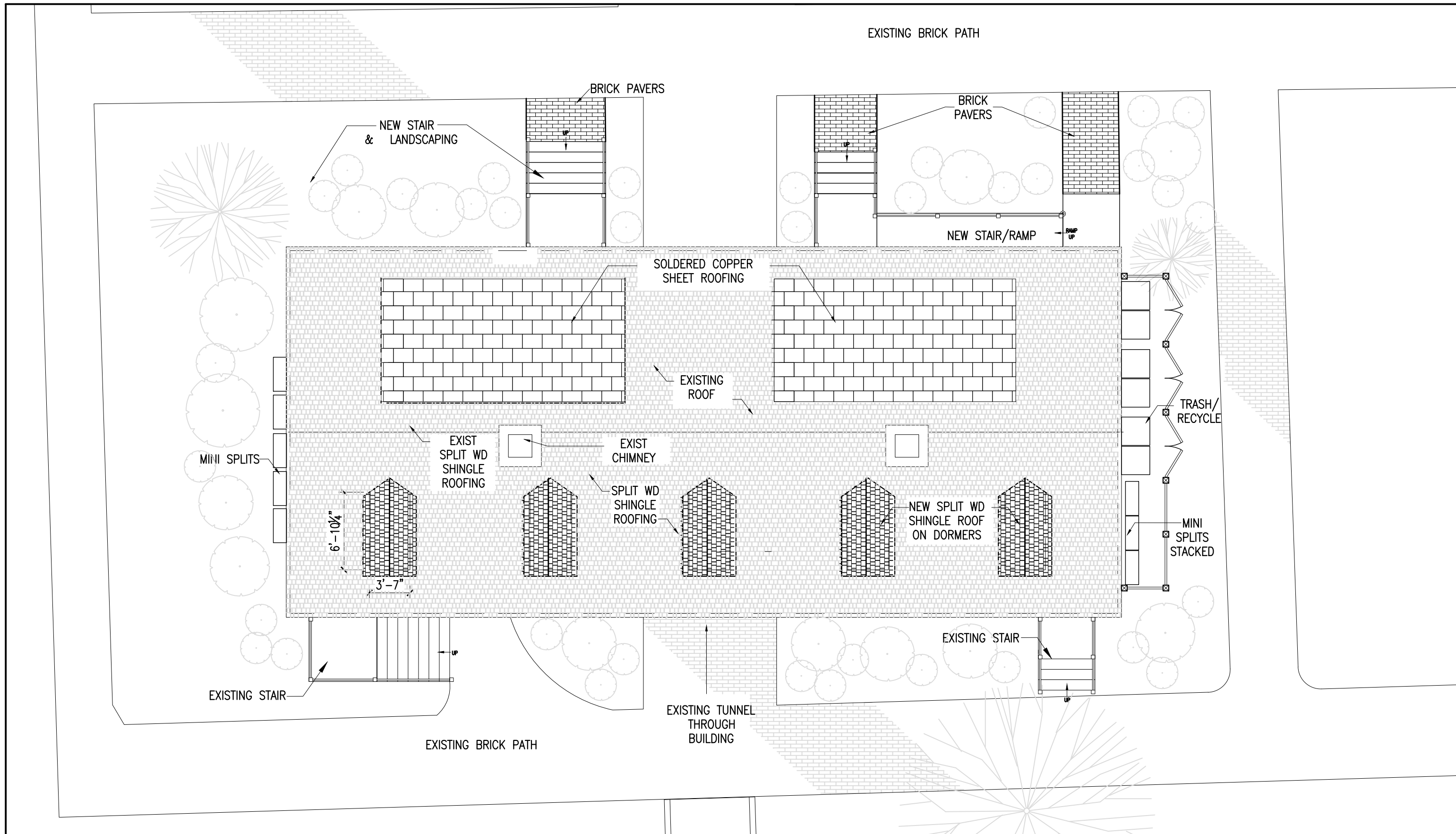
7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

25OCT2018
WINTER HOLBEN: BH
SCALE: 1/8"-1'-0"
PROJECT NO: 18084

DRAWING NO.

11



THE INN ON THE HILL
 409 THE HILL
 PORTSMOUTH, NH 03801

ROOF/SITE PLAN- OPTION 1

Historic District Commission, Work Session/ Public Hearing, November 2018

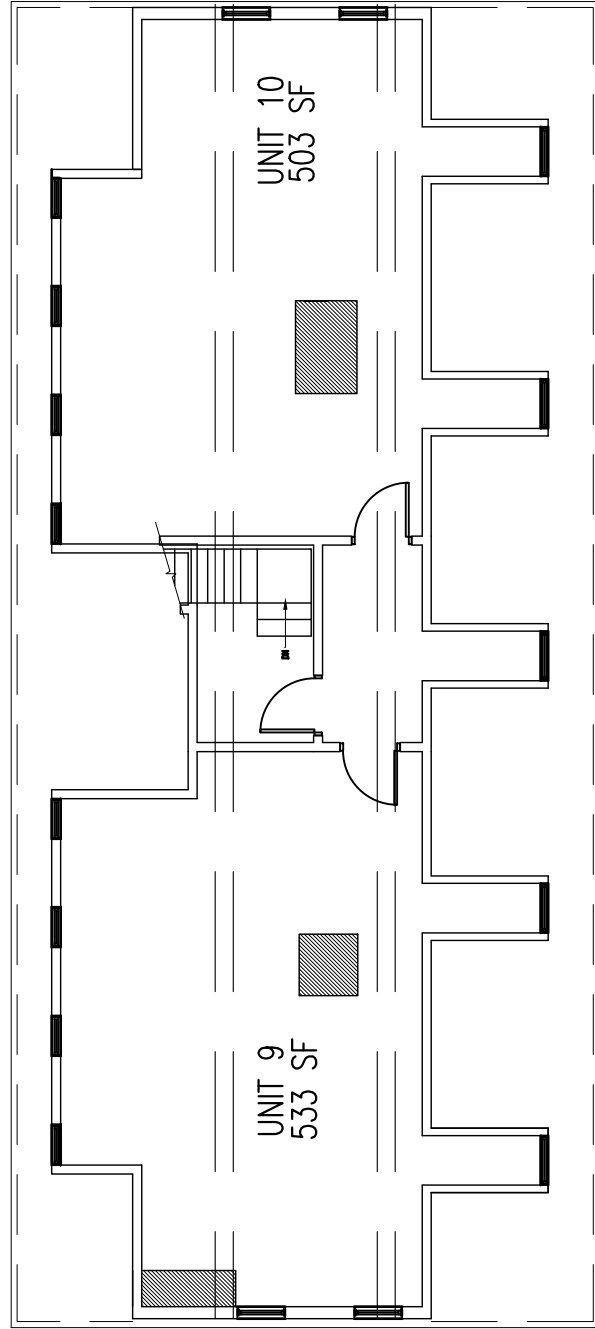
7 WALLINGFORD SQUARE
 UNIT 2099
 KITTERY, ME 03904
 207.994.3104

**WINTER
 HOLBEN**
 architecture + design

25OCT2018
 WINTER HOLBEN:BH
 SCALE: 1/8"=1'-0"
 PROJECT NO: 18084

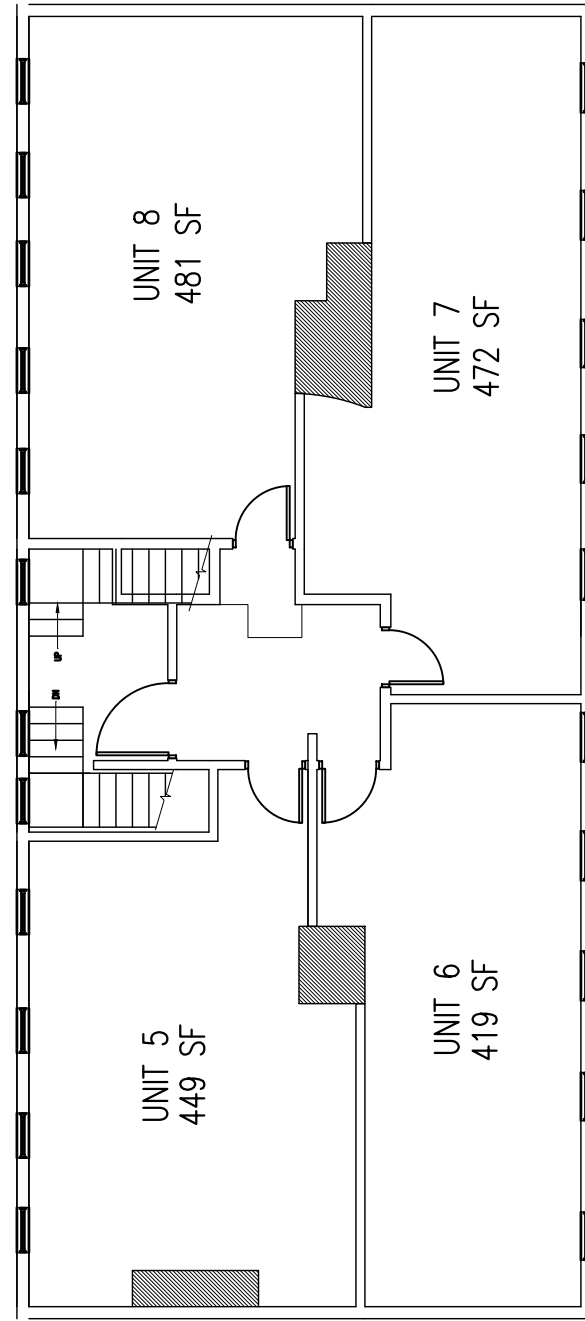
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12



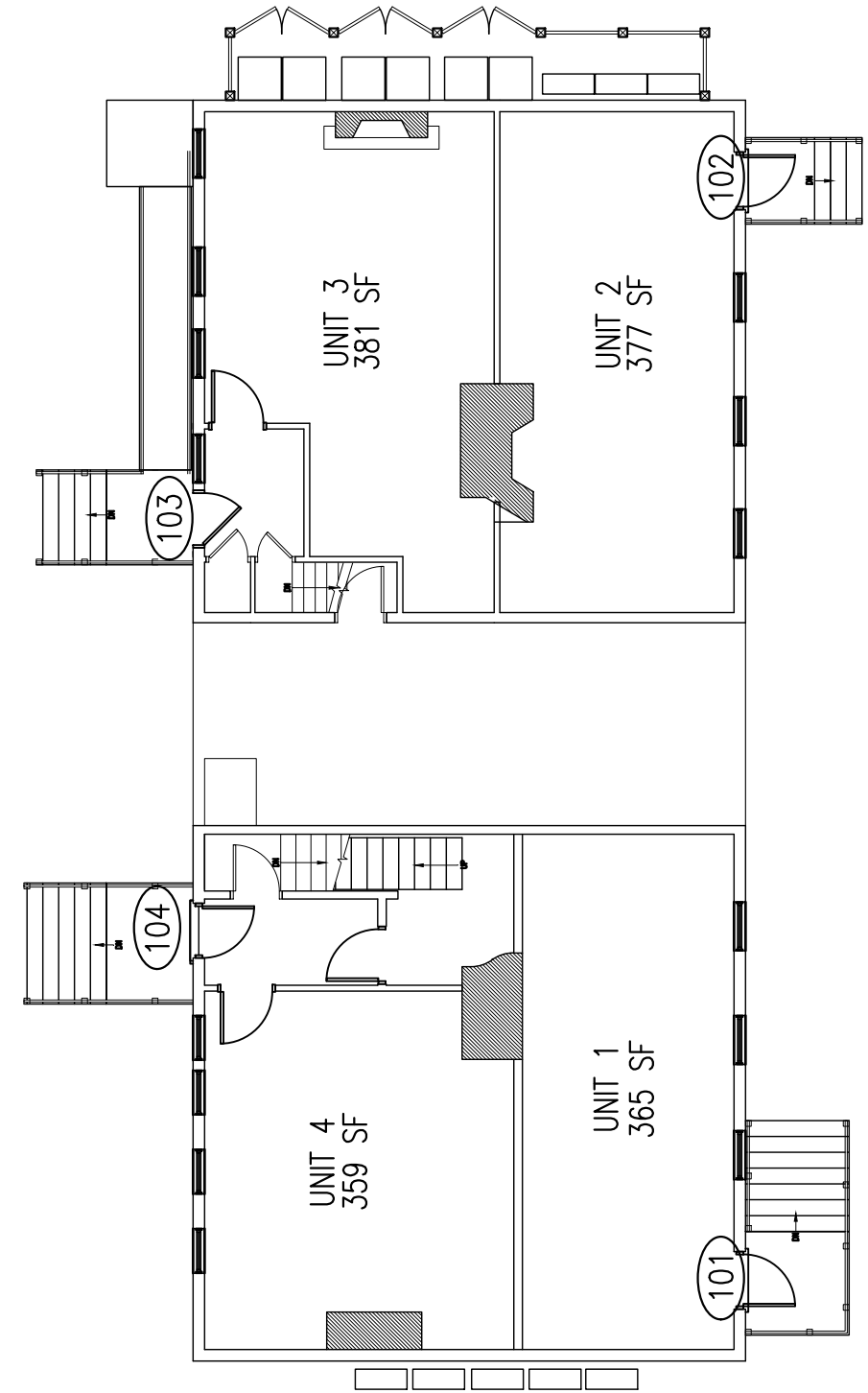
THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

THE INN ON THE HILL
409 THE HILL
PORTSMOUTH, NH 03801

FLOOR PLANS

Historic District Commission, Work Session/ Public Hearing, November 2018

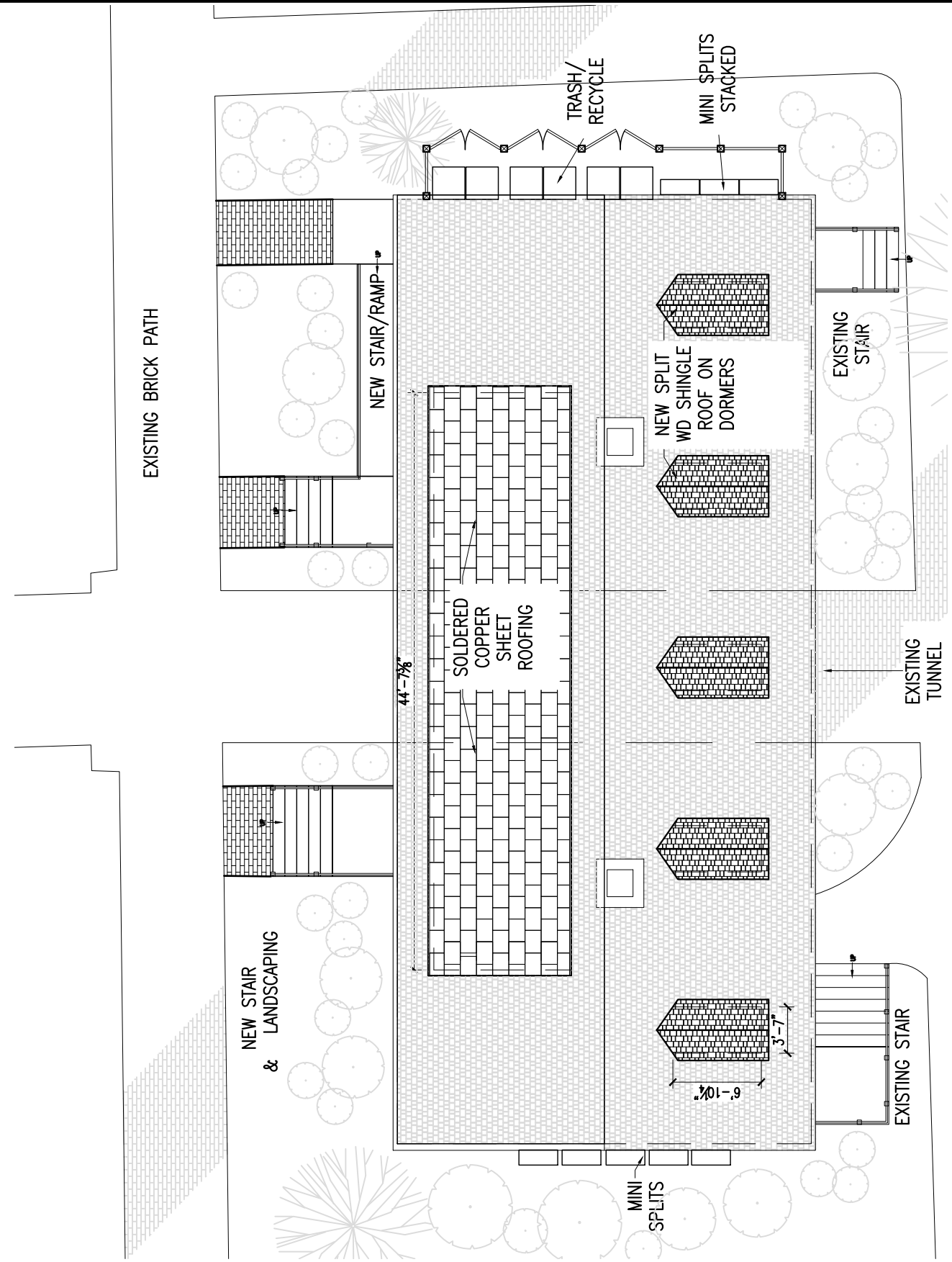
7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

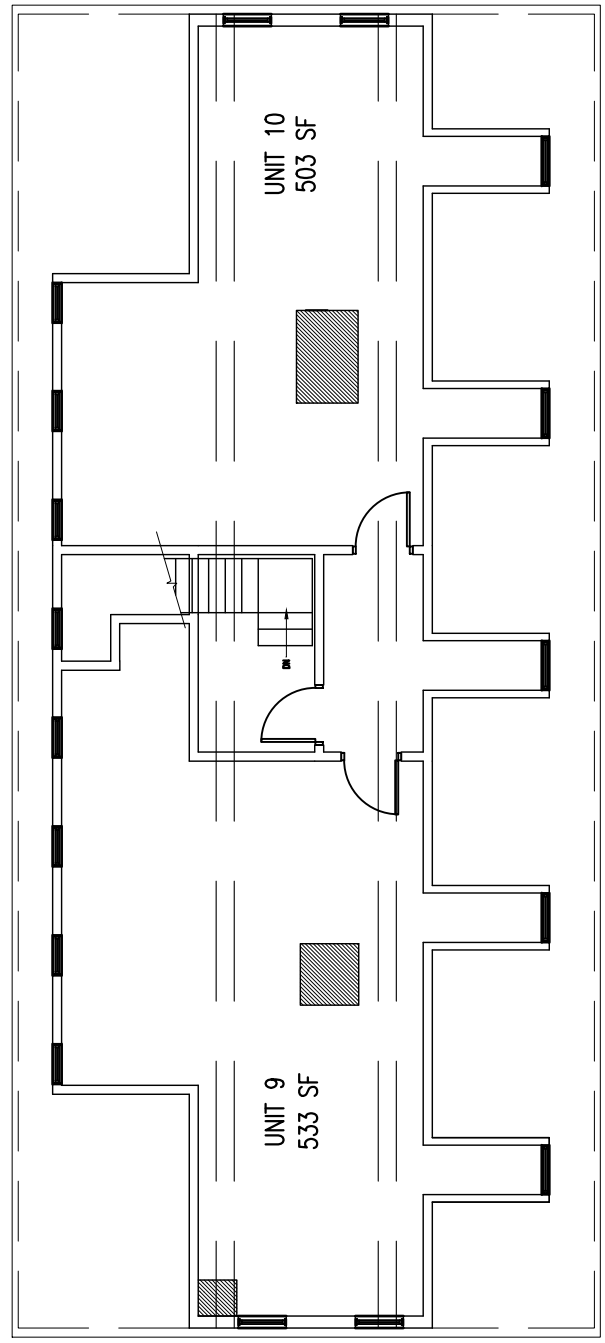
25OCT2018
WINTER HOLBEN:BH
SCALE: 3/32"-1'-0"
PROJECT NO: 18084

DRAWING NO.

13



ROOF PLAN— OPTION 2
 3/32" = 1'-0"



THIRD FLOOR PLAN— OPTION 2
 3/32" = 1'-0"

THE INN ON THE HILL
 409 THE HILL
 PORTSMOUTH, NH 03801

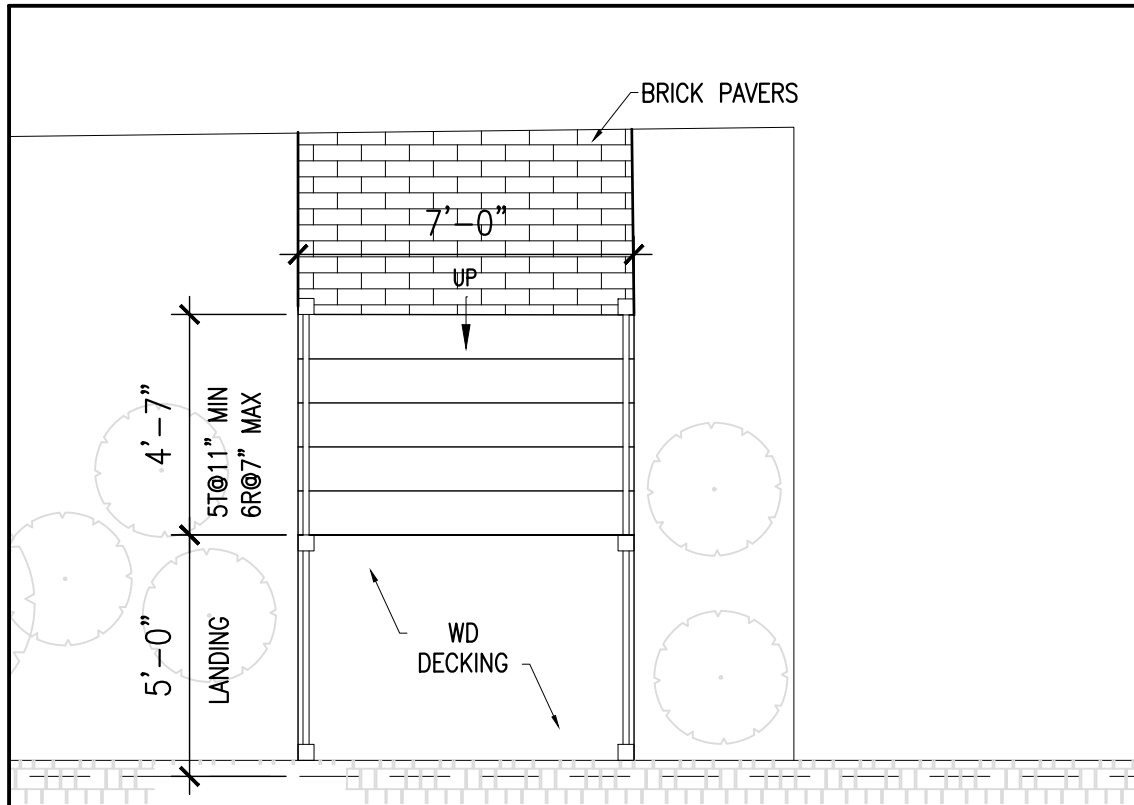
ROOF PLAN AND THIRD FLOOR PLAN- OPTION 2
 Historic District Commission, Work Session/ Public Hearing, November 2018

7 WALLINGFORD SQUARE
 UNIT 2099
 KITTERY, ME 03904
 207.994.3104

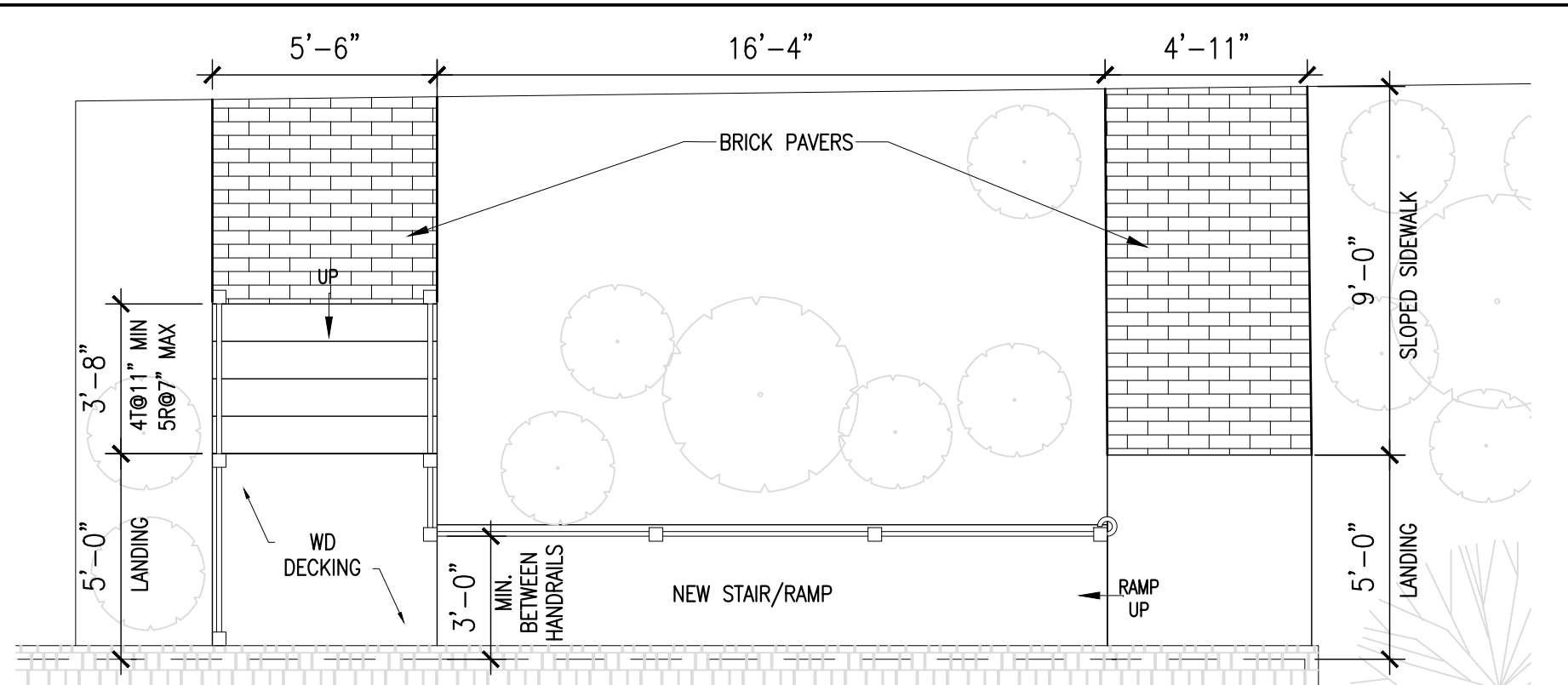
**WINTER
 HOLBEN**
 architecture + design

25OCT2018
 WINTER HOLBEN: BH
 SCALE: 3/32"=1'-0"
 PROJECT NO: 18084

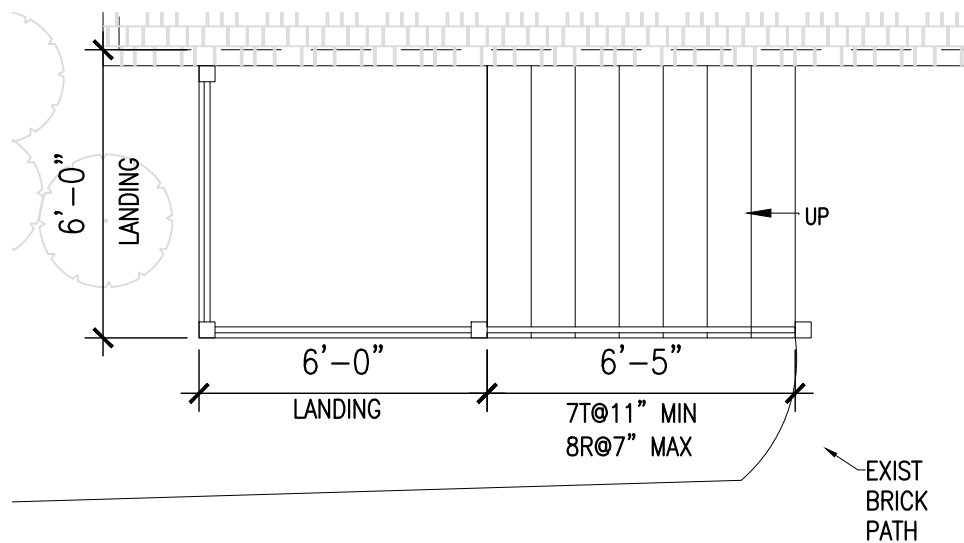
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14



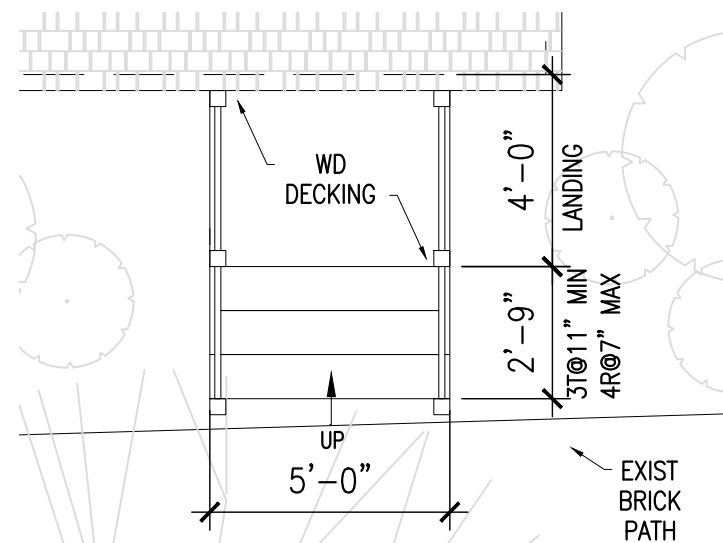
ENLARGED PLAN— BACK STAIR
1/4" = 1'-0"



ENLARGED PLAN— BACK STAIR/RAMP
1/4" = 1'-0"



ENLARGED PLAN— FRONT STAIR 1
1/4" = 1'-0"



ENLARGED PLAN— FRONT STAIR 2
1/4" = 1'-0"

Majesty Double Hung Wood Window

HARDWARE FEATURES

Recessed Sash Lock



SASH LIFT OPTIONS

Routed Top Sash standard; Bottom optional



Hook



Loop

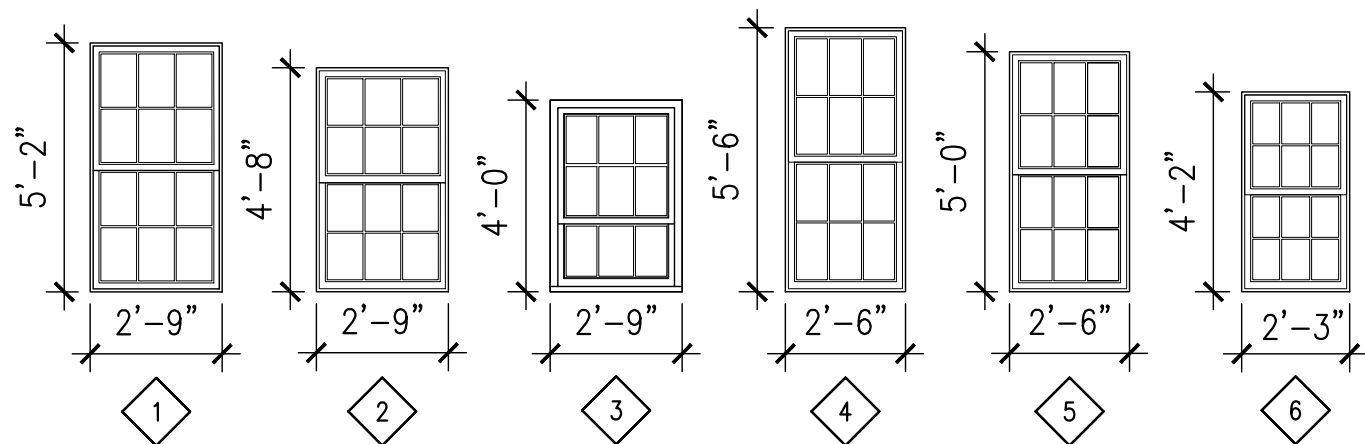


MAJESTY DOUBLE HUNG

Superb architectural details include a refined 45° glazing bead, overlapping grids, and elegant recessed hardware to provide a traditional and sleek look. Full weatherstripping around both sash prevents air infiltration and eliminates drafts. Caring for your Majesty double hung windows is a snap: both the top and bottom sash tilt in for easy cleaning.

DOUBLE HUNG WINDOWS

NOTE: ALL NEW TRIMS, MOLDINGS AND SIDING (EXCEPT SPLIT SHINGLES) TO BE PAINTED SOLID WOOD.



WINDOW TYPES

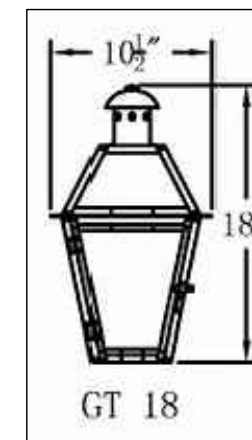
1/4" = 1'-0"



COPPER POST CAP



THE COPPER SMITH GEORGETOWN GT 18 WALL SCONCE



SOLDERED SEAM COPPER LOW SLOPE ROOF



CEDAR SHAKE SLOPED ROOF



THE INN ON THE HILL

409 THE HILL
PORTSMOUTH, NH 03801

PROPOSED MATERIALS

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

25OCT2018
WINTER HOLBEN:BH
SCALE: NO SCALE

PROJECT NO: 18084

DRAWING NO.

16