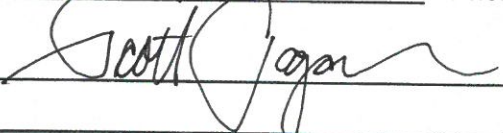


## Application for Certificate of Approval

# Historic District Commission

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

|       |                         |
|-------|-------------------------|
| Date: | RECEIVED<br>SEP 14 2018 |
| By:   |                         |

Owner: LOGAN PROPERTIES, LLC Applicant (if different): BRANDON HOLBEN  
Address: 105 HOND RD Address: 7 WALLINGFORD SQ UNIT 2099  
(Street) (Street)  
ELIOT, ME 03903 KITTERY, ME 03904  
(City, State, Zip) (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

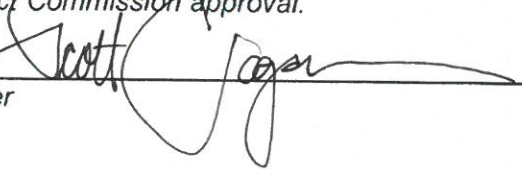
To permit the following: CONVERT EXISTING RESTAURANT TO AN INN USE.  
REMOVE ALL RESTAURANT RELATED ALTERATIONS & PRESERVE / RESTORE  
ORIGINAL STRUCTURE. PROVIDE DORMER ADDITIONS AS REQUIRED TO  
OCCUPY THE ATTIC LEVEL.

| 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>100</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 DISTRIC COMMISSION - WORK/SESSION PUBLIC HEARING - OCTOBER 2018

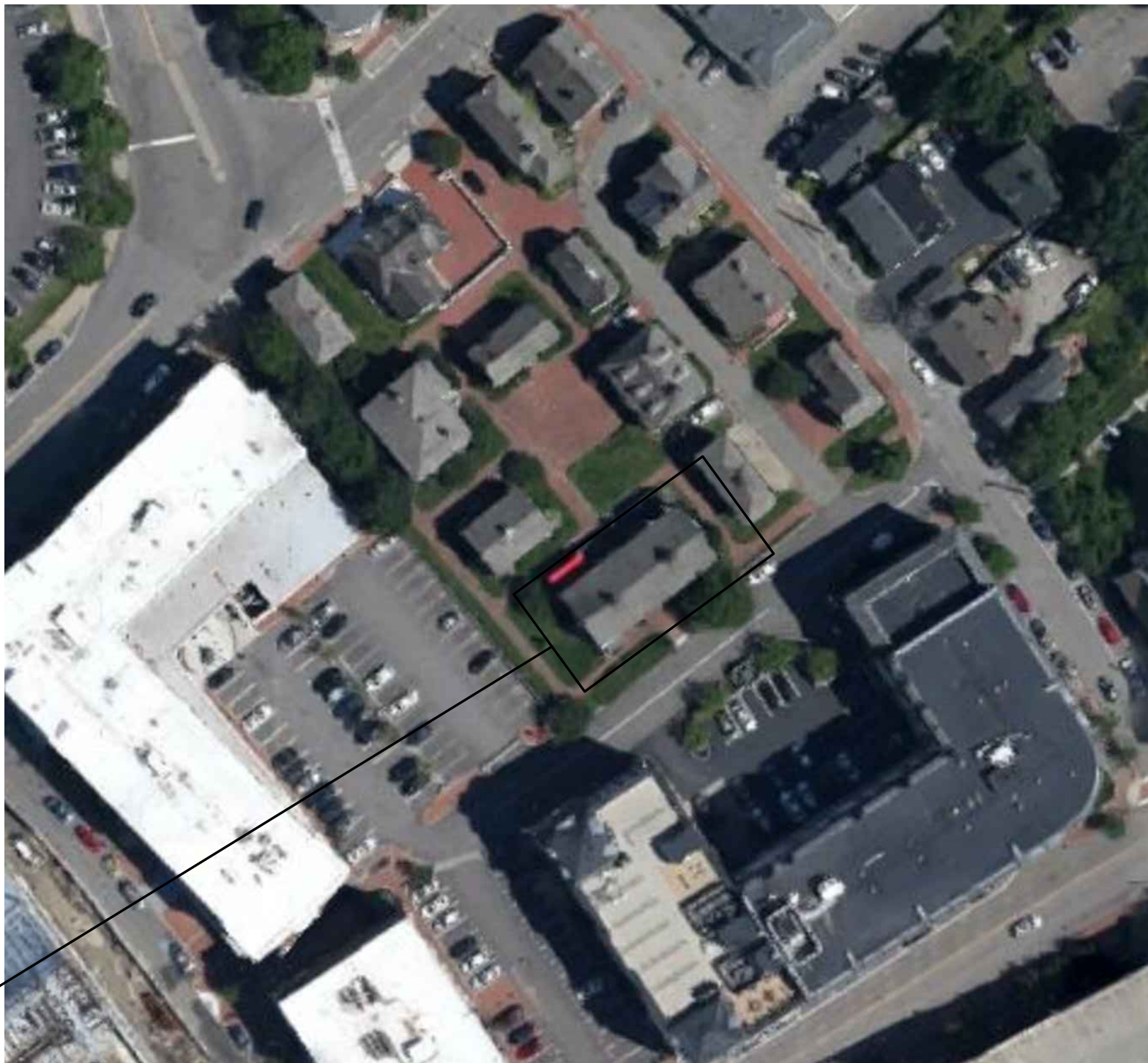
409 THE HILL IS AN EXISTING 2 1/2-STORY RESTAURANT AND BAR. THE PROPERTY IS LOCATED ALONG GARDEN WAY NEAR HIGH STREET IN DOWNTOWN PORTSMOUTH.

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
- DORMER ADDITIONS ARE REQUIRED TO OCCUPY THE ATTIC LEVEL AND MAKE PROJECT FEASIBLE (OTHERWISE WILL LIKELY REMAIN RESTAURANT)



BUILDING LOCATION



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

COVER

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

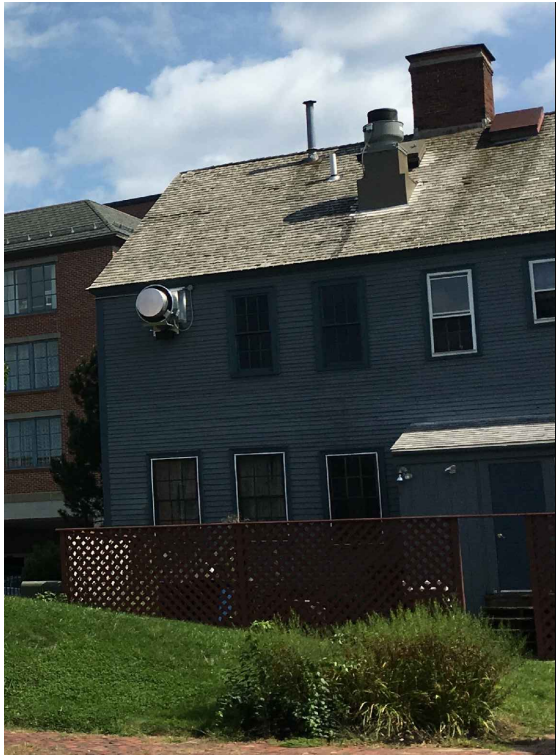
7 WALLINGFORD SQUARE  
UNIT 2099  
KITTERY, ME 03904  
207.994.3104

**WINTER  
HOLBEN**  
architecture + design

14SEP2018  
WINTER HOLBEN:MO  
SCALE: NTS  
PROJECT NO: 18084

DRAWING NO.  
**1**





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

EXISTING PHOTOS

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

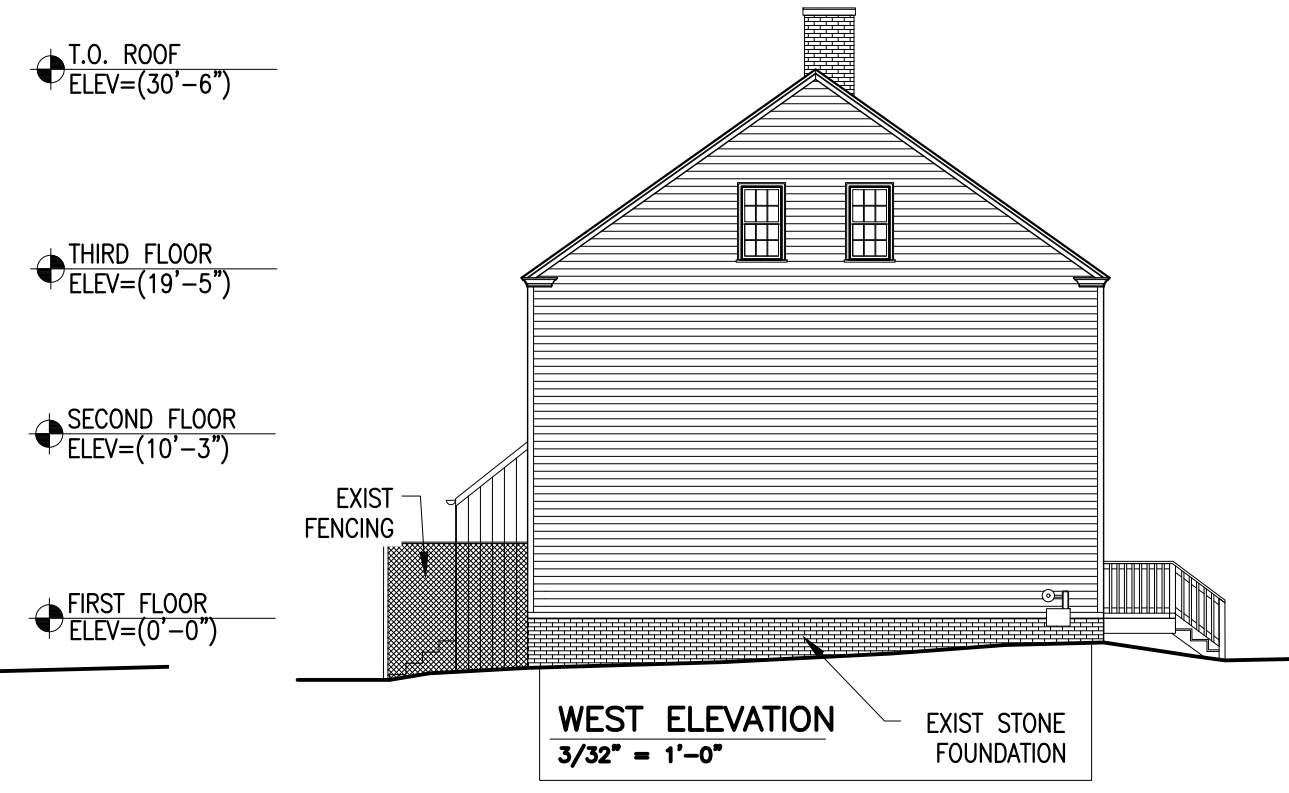
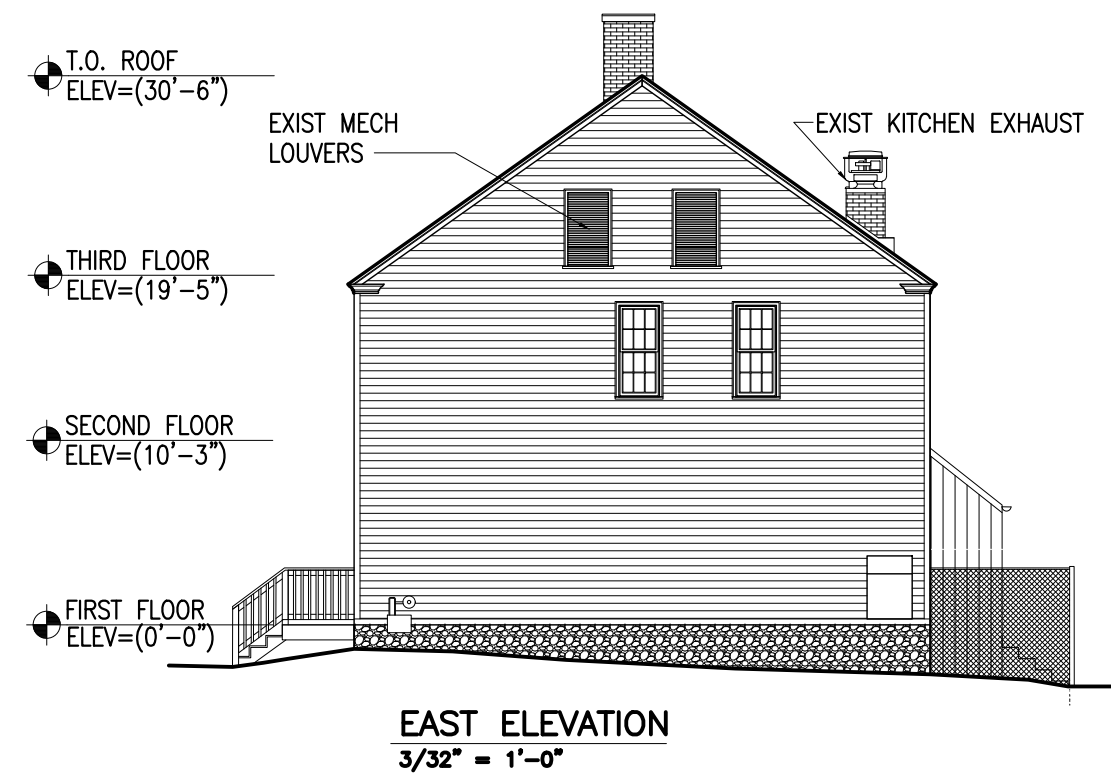
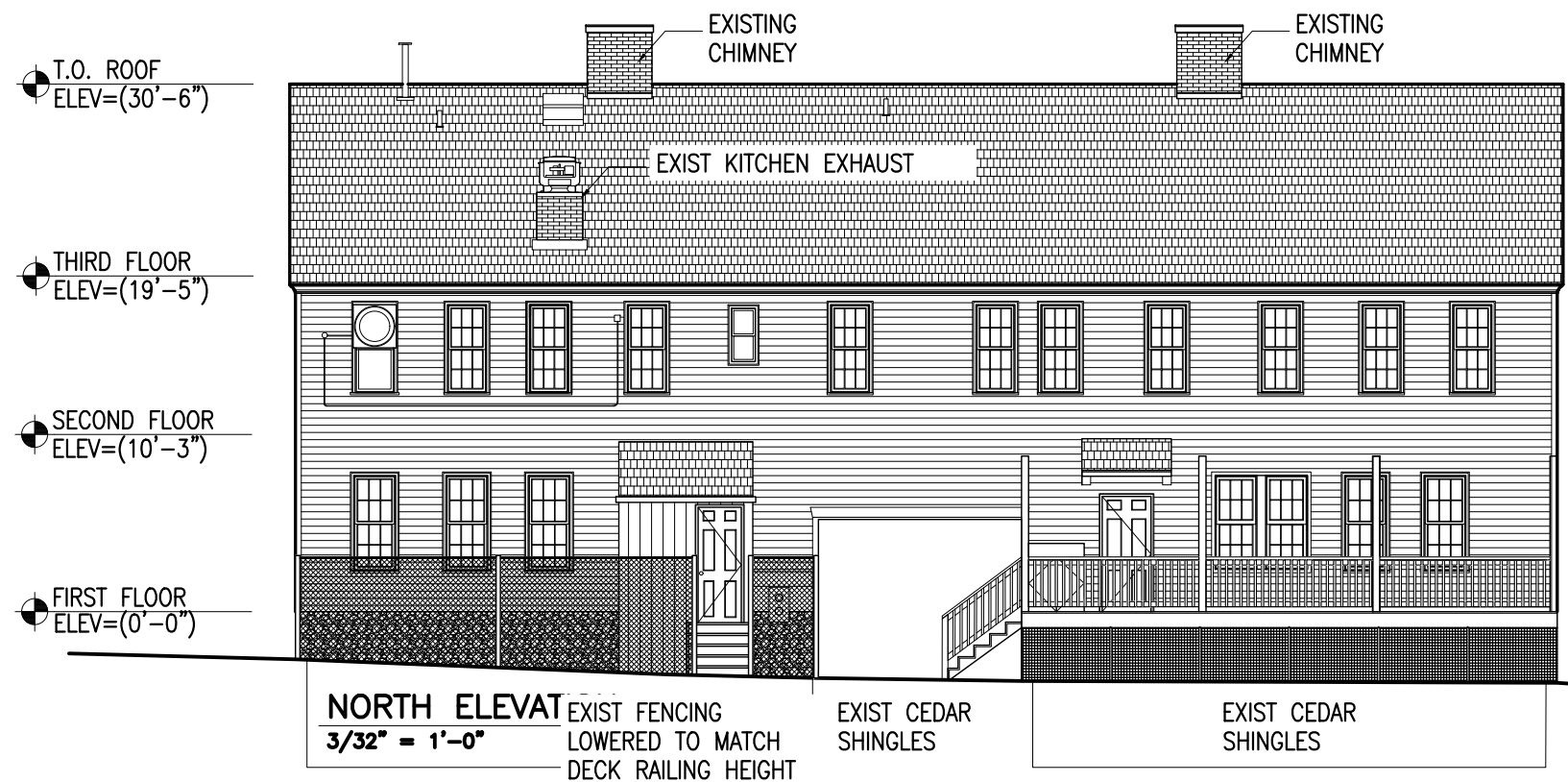
7 WALLINGFORD SQUARE  
UNIT 2099  
KITTERY, ME 03904  
207.994.3104

**WINTER  
HOLBEN**  
architecture + design

14SEP2018  
WINTER HOLBEN:MO  
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, October 2018

7 WALLINGFORD SQUARE  
UNIT 2099  
KITTERY, ME 03904  
207.994.3104

**WINTER  
HOLBEN**  
architecture + design

14SEP2018  
WINTER HOLBEN:MO  
SCALE: 3/32"=1'-0"  
PROJECT NO: 18084

DRAWING NO.  
**3**





$\frac{6}{6}$  TO  $\frac{6}{6}$  REDUCED WIDTH/HEIGHT



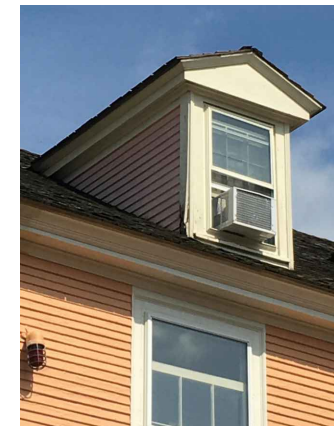
$\frac{6}{6}$  TO  $\frac{4}{2}$  REDUCED WIDTH/HEIGHT



$\frac{6}{6}$  TO  $\frac{6}{6}$  REDUCED WIDTH/HEIGHT



$\frac{6}{6}$  TO  $\frac{6}{3}$  SIMILAR WIDTH



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

# PRECEDENT IMAGES

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

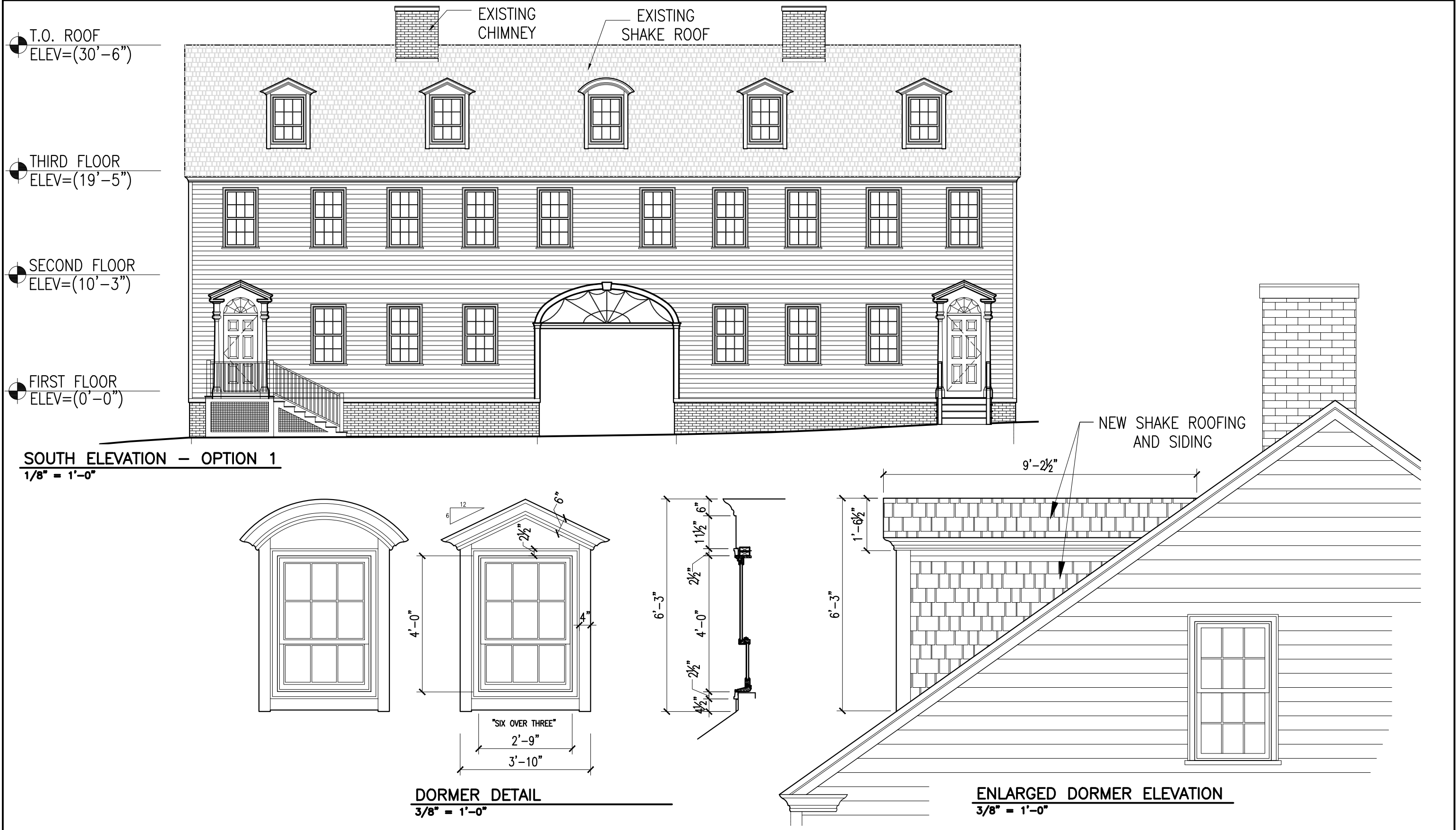
7 WALLINGFORD SQUARE  
UNIT 2099  
KITTERY, ME 03904  
207.994.3104

**WINTER  
HOLBEN**  
architecture + design

14SEP2018  
WINTER HOLBEN:MO  
SCALE: NTS  
PROJECT NO: 18084

DRAWING NO.  
**4**





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

SOUTH ELEVATION - OPTION 1

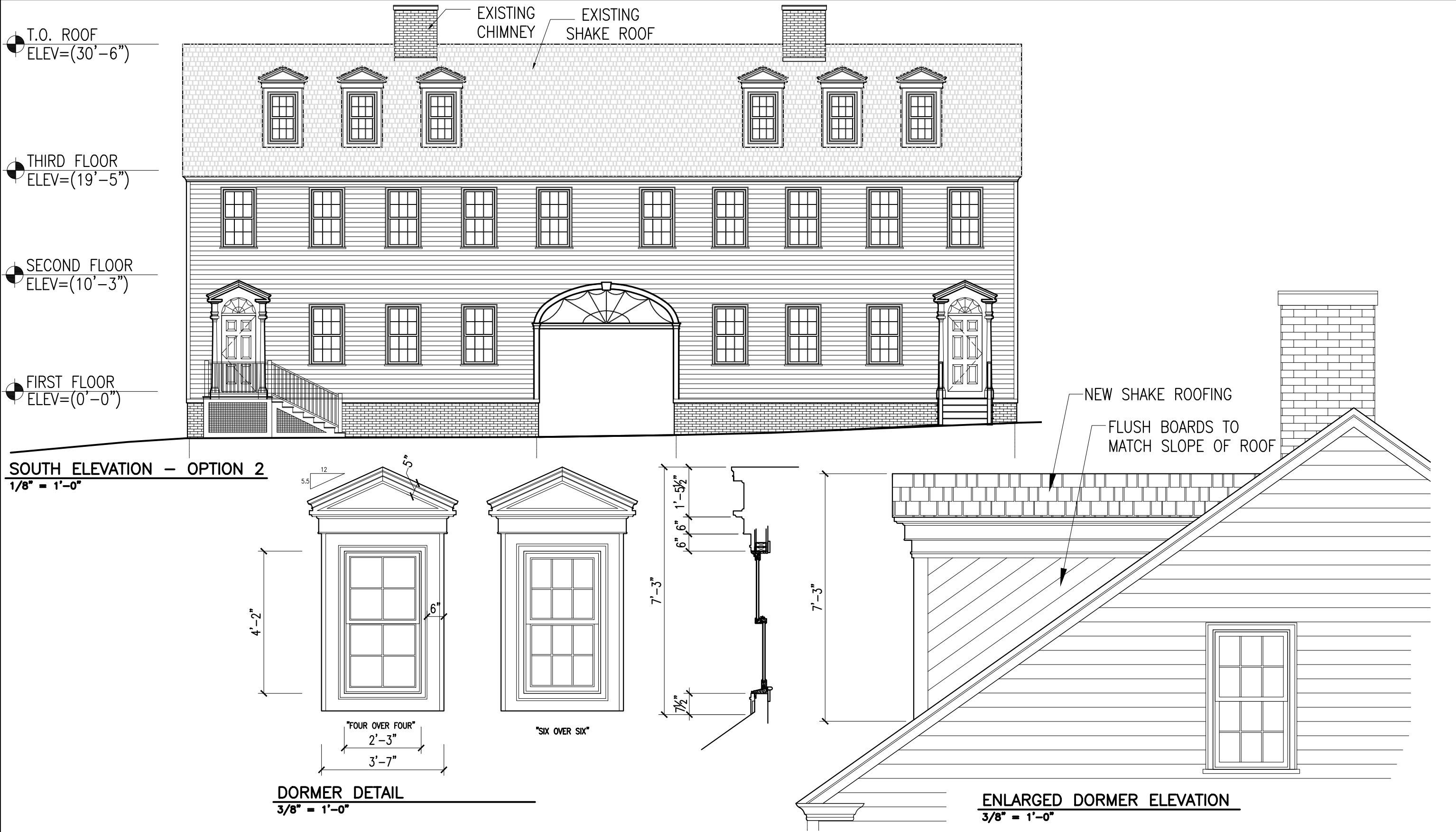
Historic District Commission, Work Session/ Public Hearing, October 2018

7 WALLINGFORD SQUARE  
UNIT 2099  
KITTERY, ME 03904  
207.994.3104

**WINTER  
HOLBEN**  
architecture + design

14SEP2018  
WINTER HOLBEN:MO  
SCALE: AS NOTED  
PROJECT NO: 18084

DRAWING NO.  
**5**



**SOUTH ELEVATION – OPTION 2**  
 1/8" = 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 2

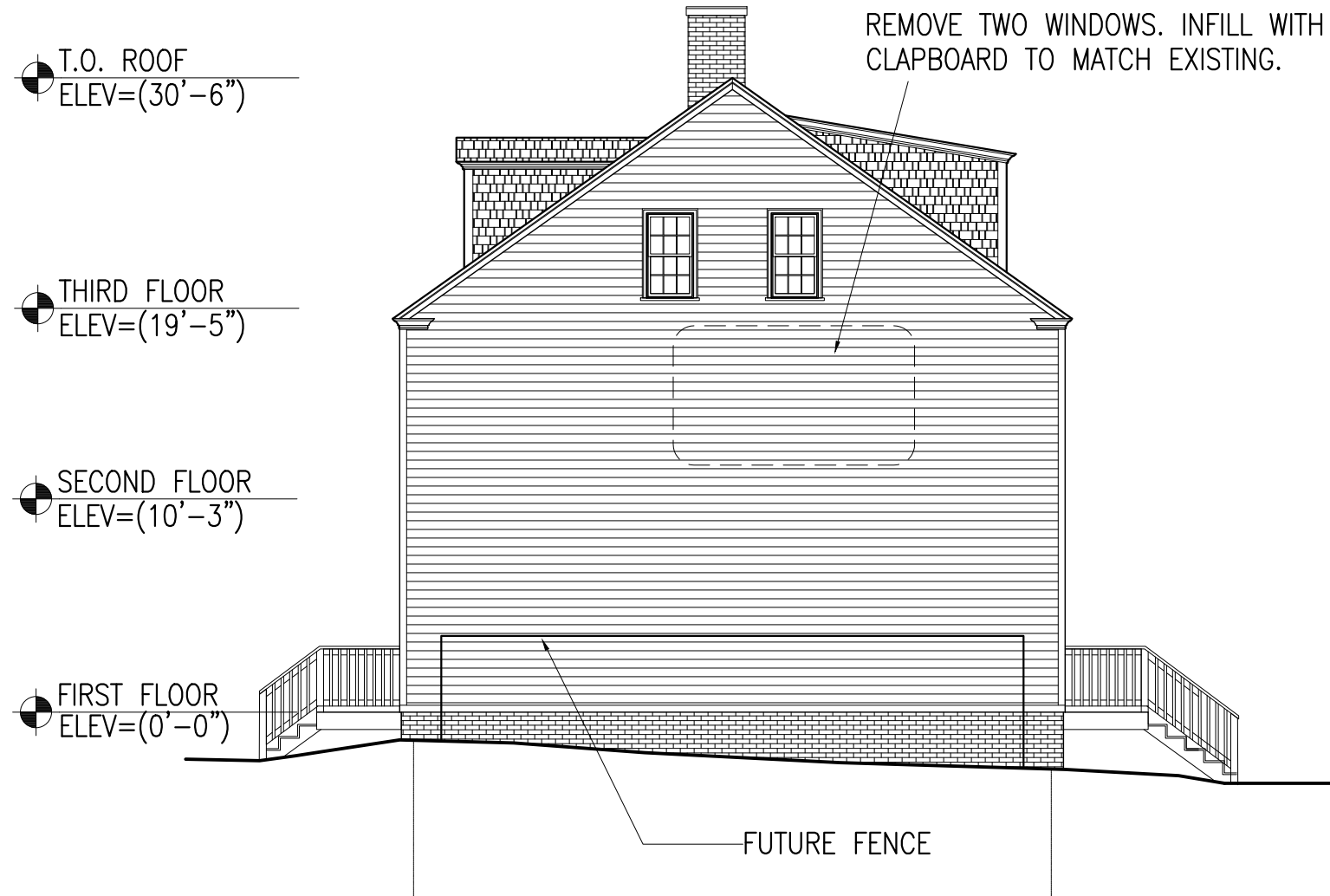
Historic District Commission, Work Session/ Public Hearing, October 2018

7 WALLINGFORD SQUARE  
 UNIT 2099  
 KITTERY, ME 03904  
 207.994.3104

**WINTER  
 HOLBEN**  
 architecture + design

14SEP2018  
 WINTER HOLBEN:MO  
 SCALE: AS NOTED  
 PROJECT NO: 18084

DRAWING NO.  
**6**



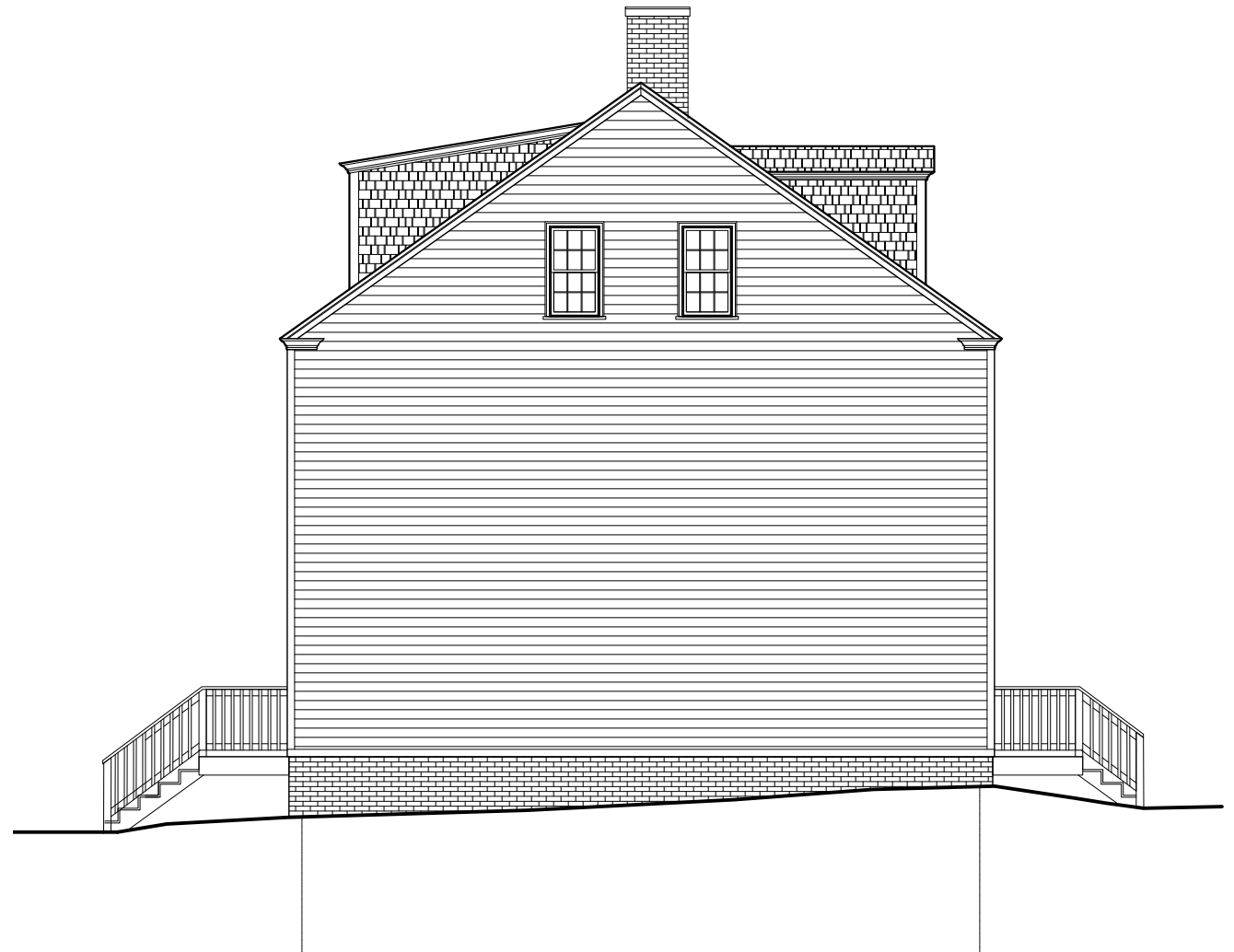
T.O. ROOF  
ELEV=(30'-6")

THIRD FLOOR  
ELEV=(19'-5")

SECOND FLOOR  
ELEV=(10'-3")

FIRST FLOOR  
ELEV=(0'-0")

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



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

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

EAST & WEST ELEVATIONS - PROPOSED

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

7 WALLINGFORD SQUARE  
UNIT 2099  
KITTERY, ME 03904  
207.994.3104

**WINTER  
HOLBEN**  
architecture + design

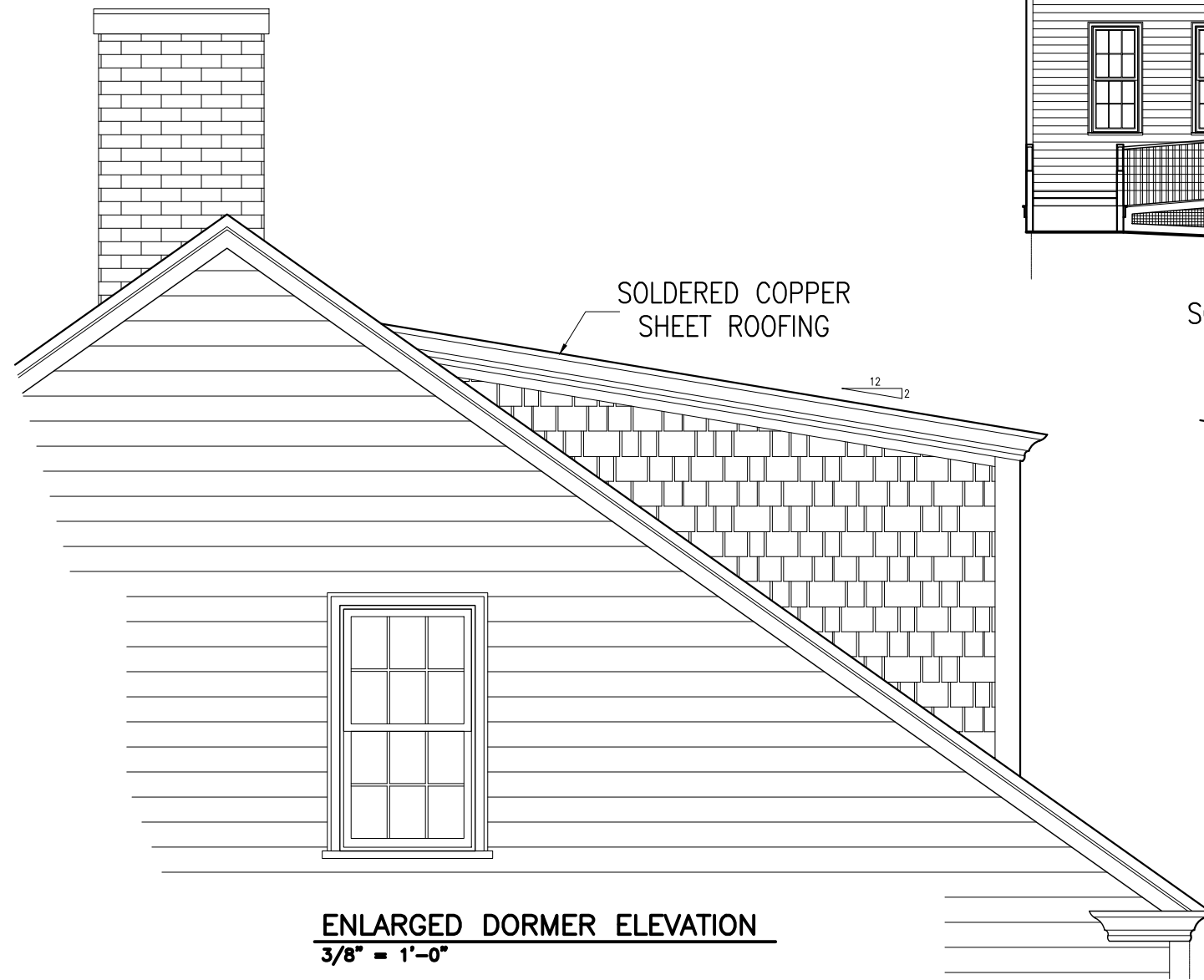
14SEP2018  
WINTER HOLBEN:MO  
SCALE: 1/8"=1'-0"  
PROJECT NO: 18084

DRAWING NO.  
**7**

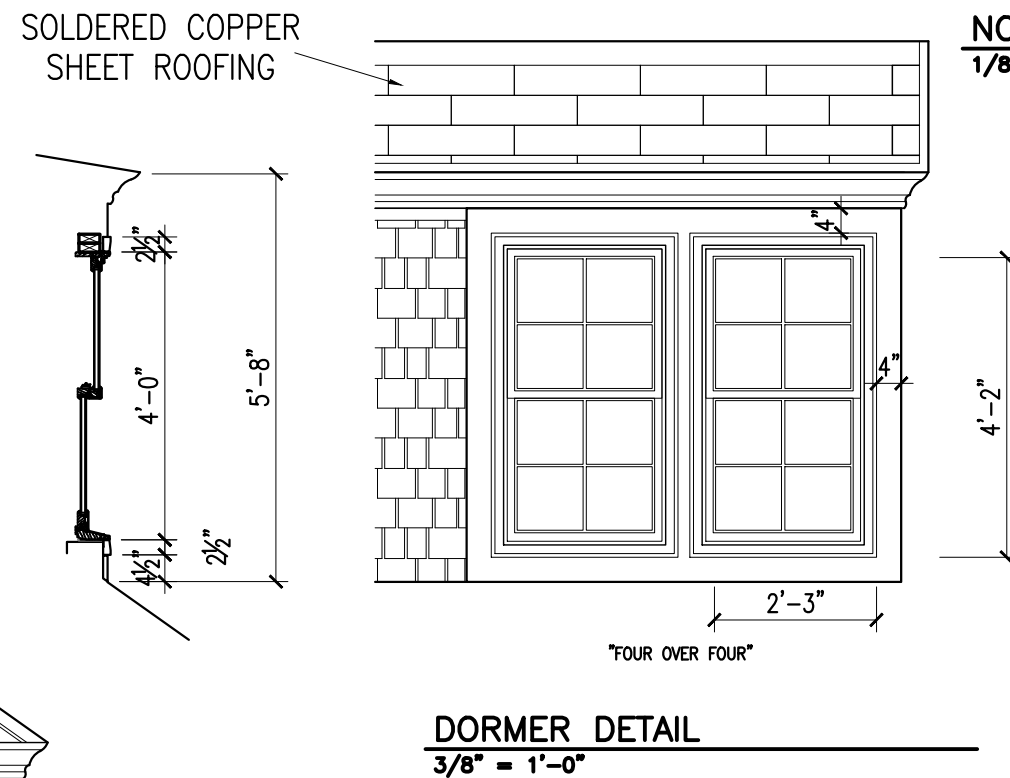




**NORTH ELEVATION – OPTION 1**  
 $\frac{1}{8}'' = 1'-0''$



**ENLARGED DORMER ELEVATION**  
 $\frac{3}{8}'' = 1'-0''$



**DORMER DETAIL**  
 $\frac{3}{8}'' = 1'-0''$

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

NORTH ELEVATION - OPTION 1

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

7 WALLINGFORD SQUARE  
 UNIT 2099  
 KITTERY, ME 03904  
 207.994.3104

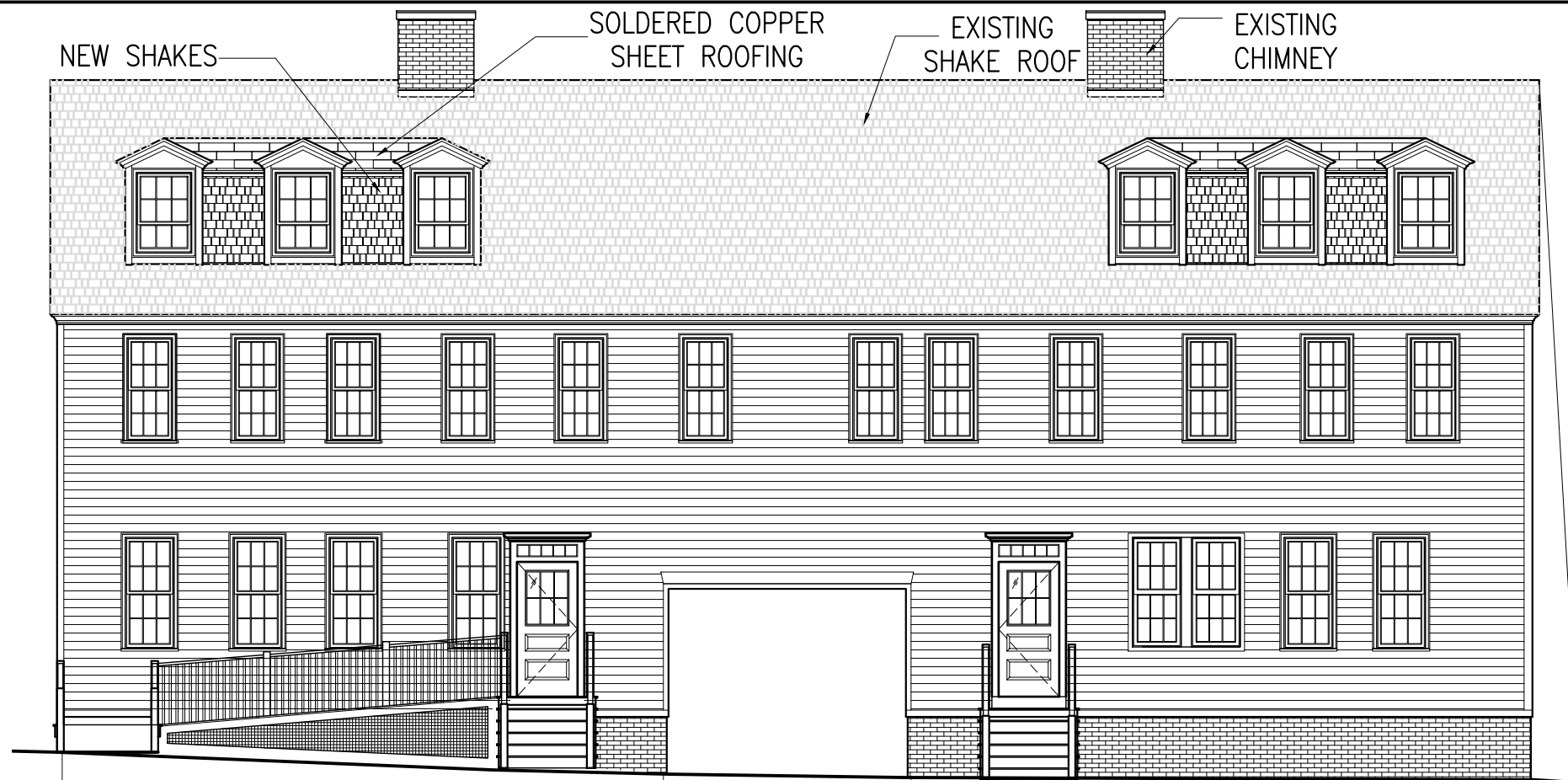
**WINTER  
 HOLBEN**  
 architecture + design

14SEP2018  
 WINTER HOLBEN:MO  
 SCALE: AS NOTED  
 PROJECT NO: 18084

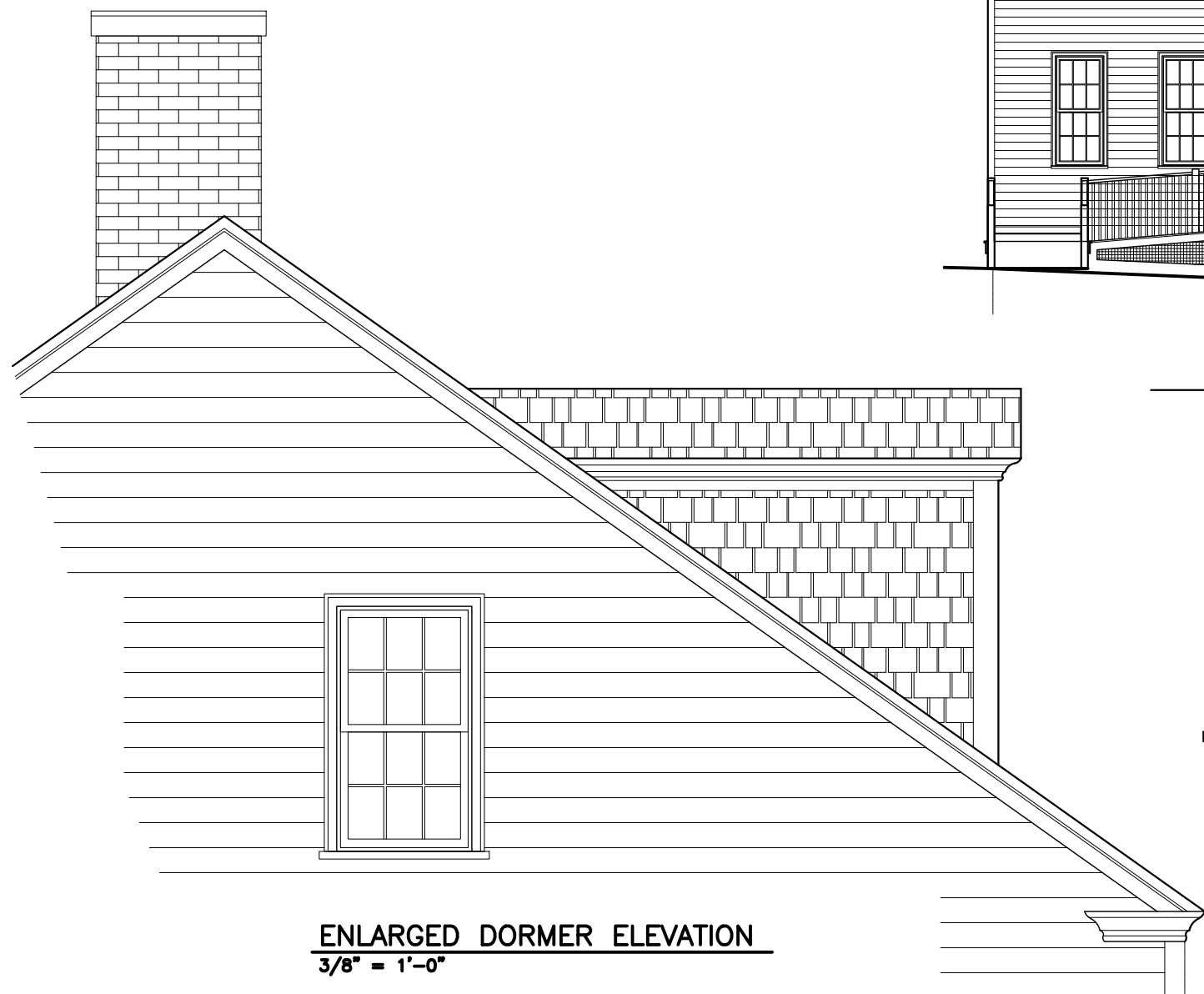
DRAWING NO.  
**8**



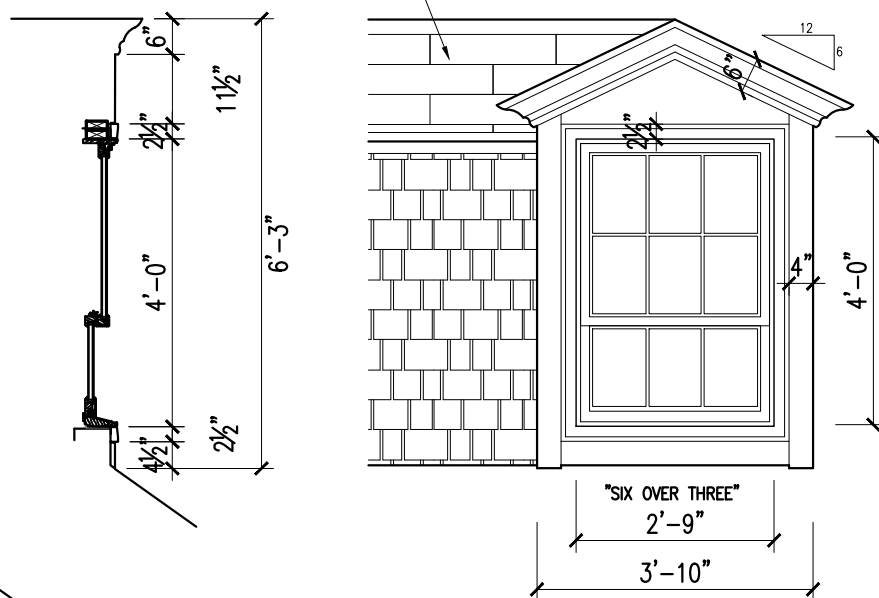




**NORTH ELEVATION – OPTION 3**  
 $\frac{1}{8}'' = 1'-0''$



**ENLARGED DORMER ELEVATION**  
 $\frac{3}{8}'' = 1'-0''$



**DORMER DETAIL**  
 $\frac{3}{8}'' = 1'-0''$

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

NORTH ELEVATION - OPTION 3

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

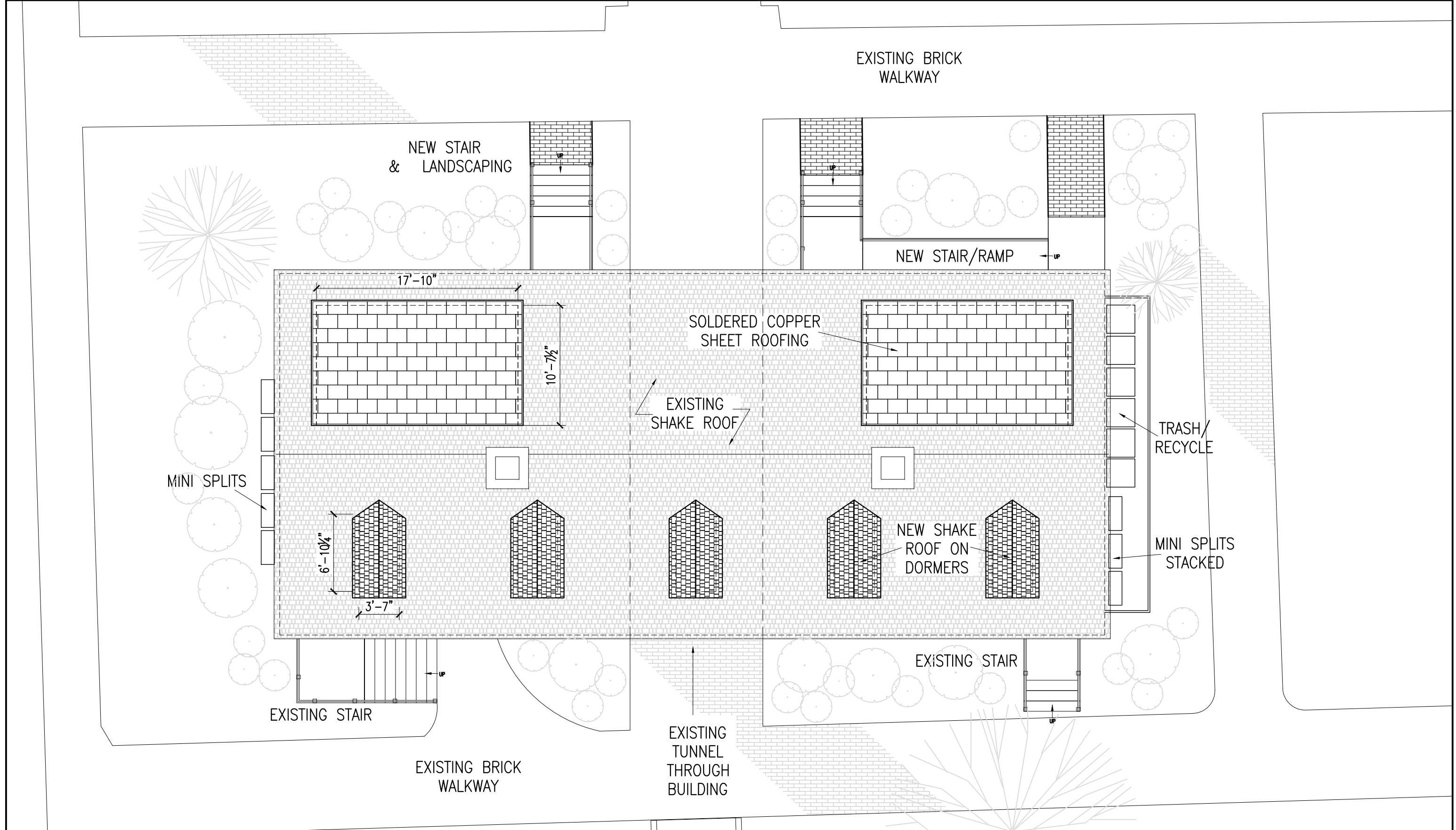
7 WALLINGFORD SQUARE  
 UNIT 2099  
 KITTERY, ME 03904  
 207.994.3104

**WINTER  
 HOLBEN**  
 architecture + design

14SEP2018  
 WINTER HOLBEN:MO  
 SCALE: AS NOTED  
 PROJECT NO: 18084

DRAWING NO.  
**10**





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

ROOF/SITE PLAN

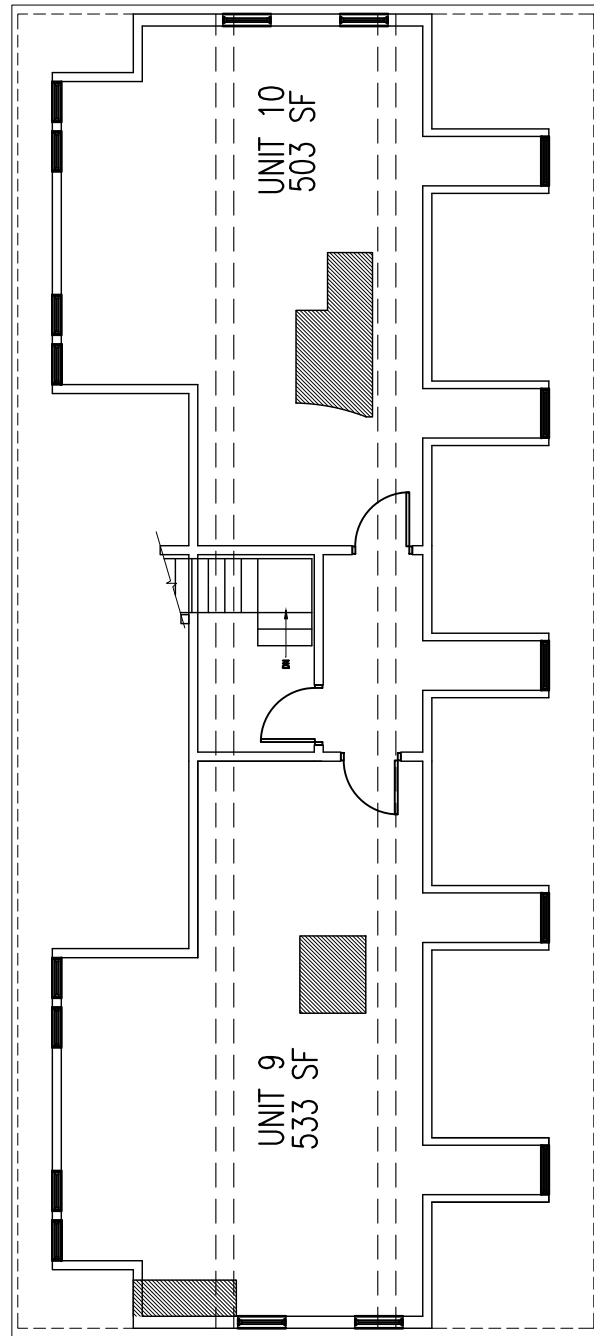
Historic District Commission, Work Session/ Public Hearing, October 2018

7 WALLINGFORD SQUARE  
UNIT 2099  
KITTERY, ME 03904  
207.994.3104

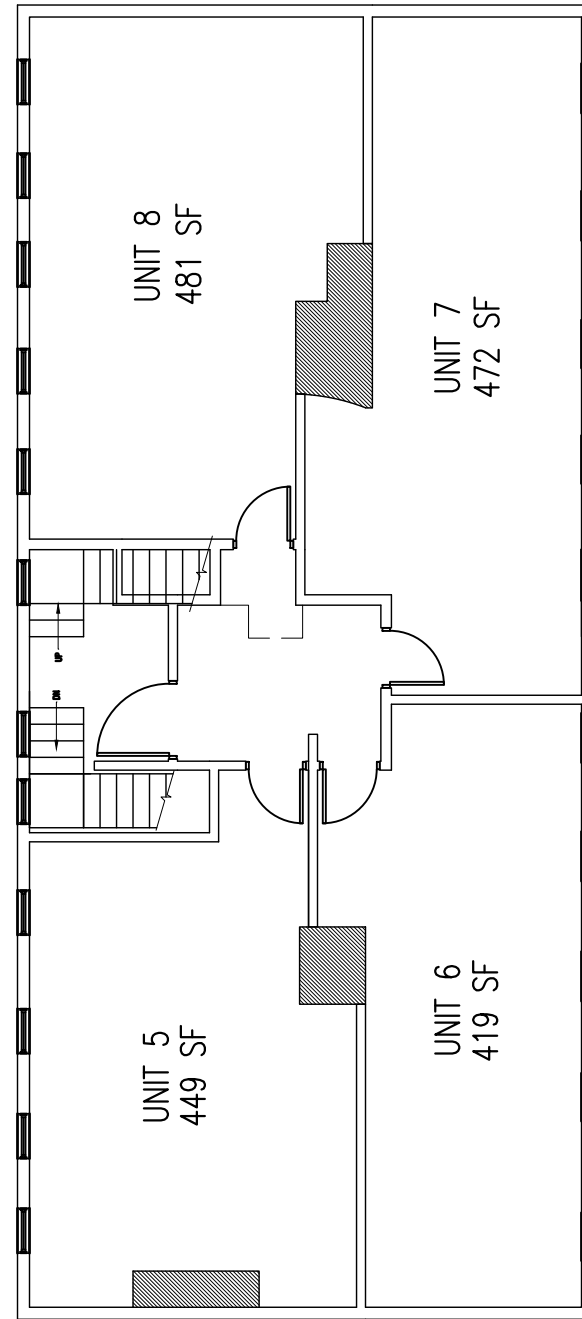
**WINTER  
HOLBEN**  
architecture + design

14SEP2018  
WINTER HOLBEN:MO  
SCALE: 1/8"=1'-0"  
PROJECT NO: 18084

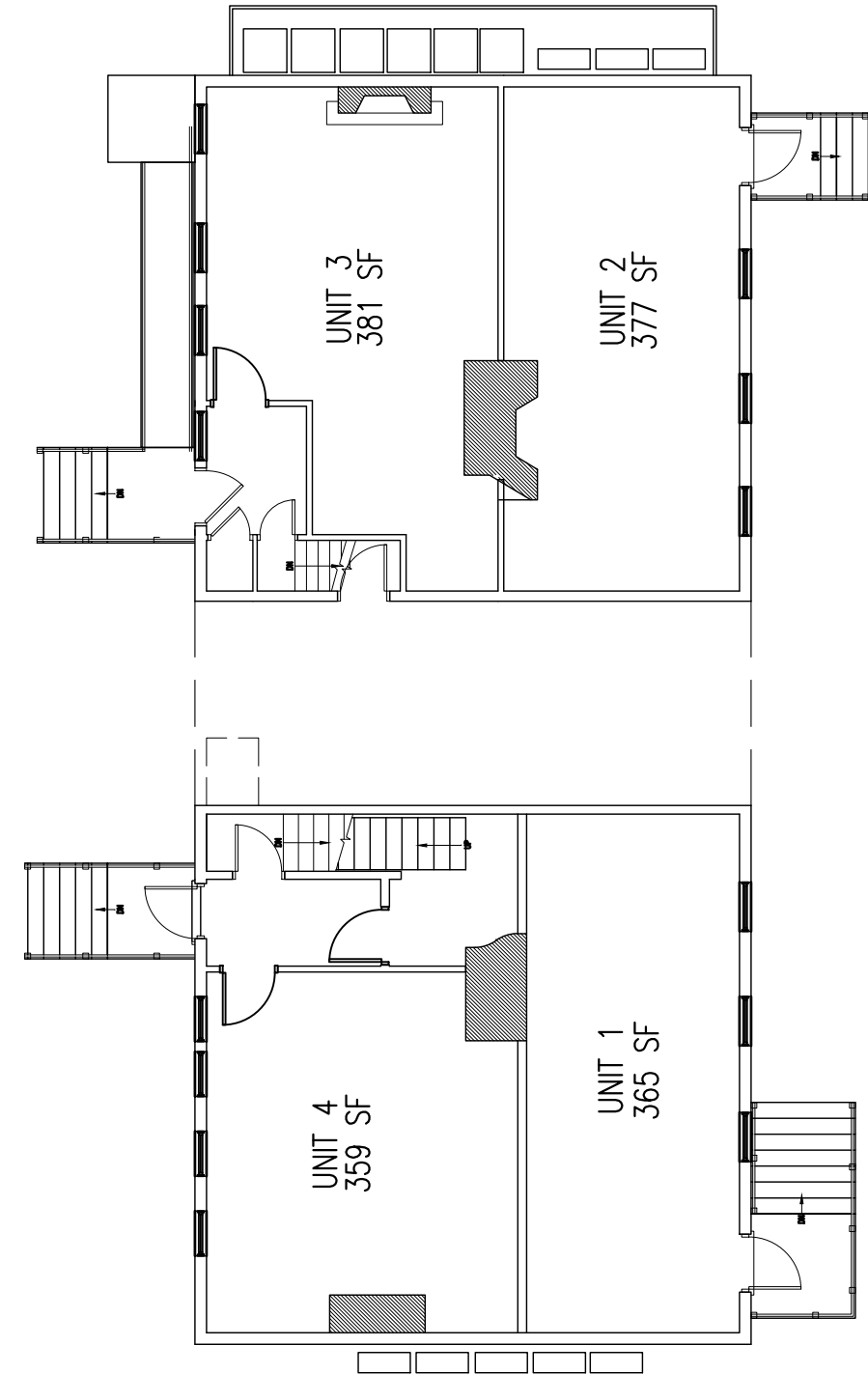
DRAWING NO.  
**11**



**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, October 2018

7 WALLINGFORD SQUARE  
UNIT 2099  
KITTERY, ME 03904  
207.994.3104

**WINTER  
HOLBEN**  
architecture + design

14SEP2018  
WINTER HOLBEN:MO  
SCALE: 3/32"-1'-0"  
PROJECT NO: 18084

DRAWING NO.  
**12**





## 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 SHAKES) TO BE PAINTED SOLID WOOD.



CEDAR SHAKE SLOPED ROOF

SOLDERED SEAM COPPER LOW SLOPE ROOF



THE INN ON THE HILL

409 THE HILL  
PORTSMOUTH, NH 03801

PROPOSED MATERIALS

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

7 WALLINGFORD SQUARE  
UNIT 2099  
KITTELY, ME 03904  
207.994.3104

**WINTER  
HOLBEN**  
architecture + design

14SEP2018  
WINTER HOLBEN:MO  
SCALE: NO SCALE  
PROJECT NO: 18084

DRAWING NO.

13