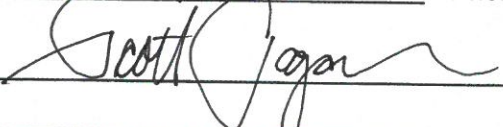


Application for Certificate of Approval

Historic District Commission

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

Date:	RECEIVED 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

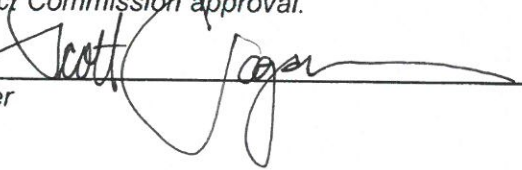
To permit the following: CONVERT EXISTING RESTAURANT TO AN INN USE.
REMOVE ALL RESTAURANT RELATED ALTERATIONS & PRESERVE / RESTORE
ORIGINAL STRUCTURE. PROVIDE DORMER ADDITIONS AS REQUIRED TO
OCCUPY THE ATTIC LEVEL.

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

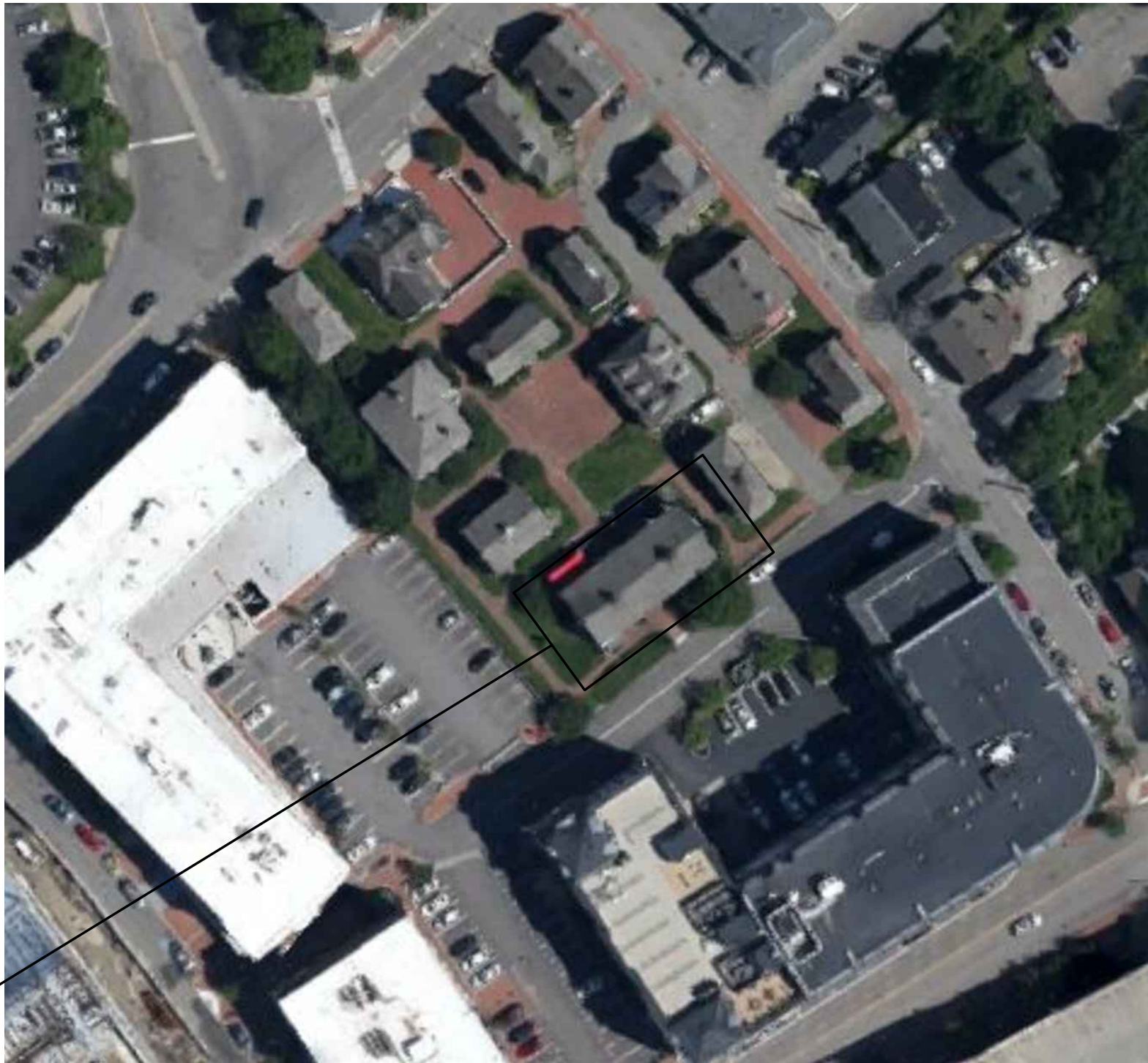
409 THE HILL IS AN EXISTING 2 1/2-STORY RESTAURANT AND BAR. THE PROPERTY IS LOCATED ALONG GARDEN WAY NEAR HIGH STREET IN DOWNTOWN PORTSMOUTH.

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

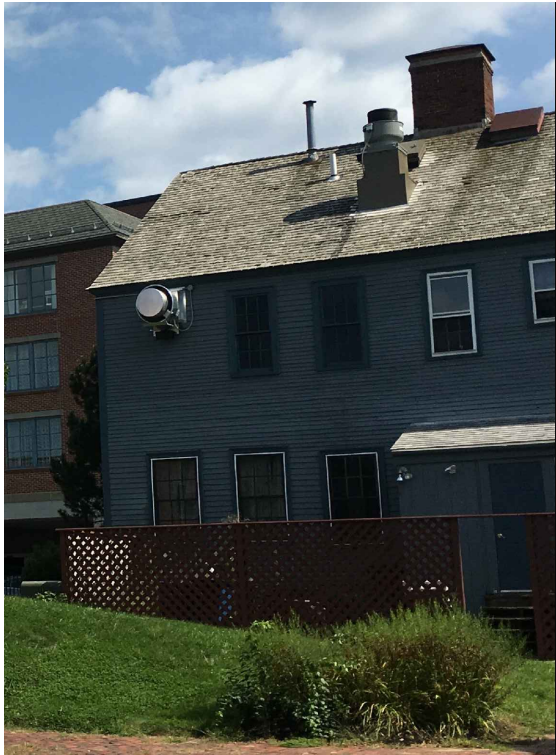
Historic District Commission, Work Session/ Public Hearing, October 2018

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

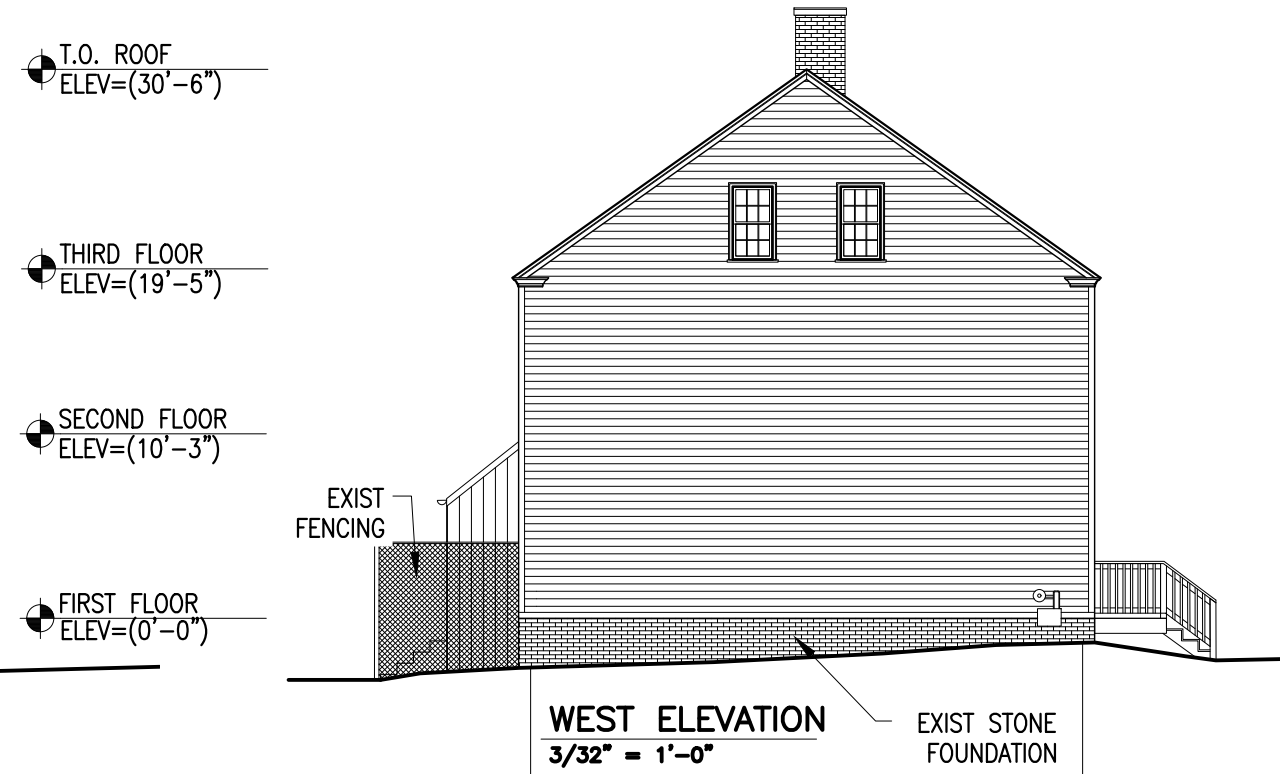
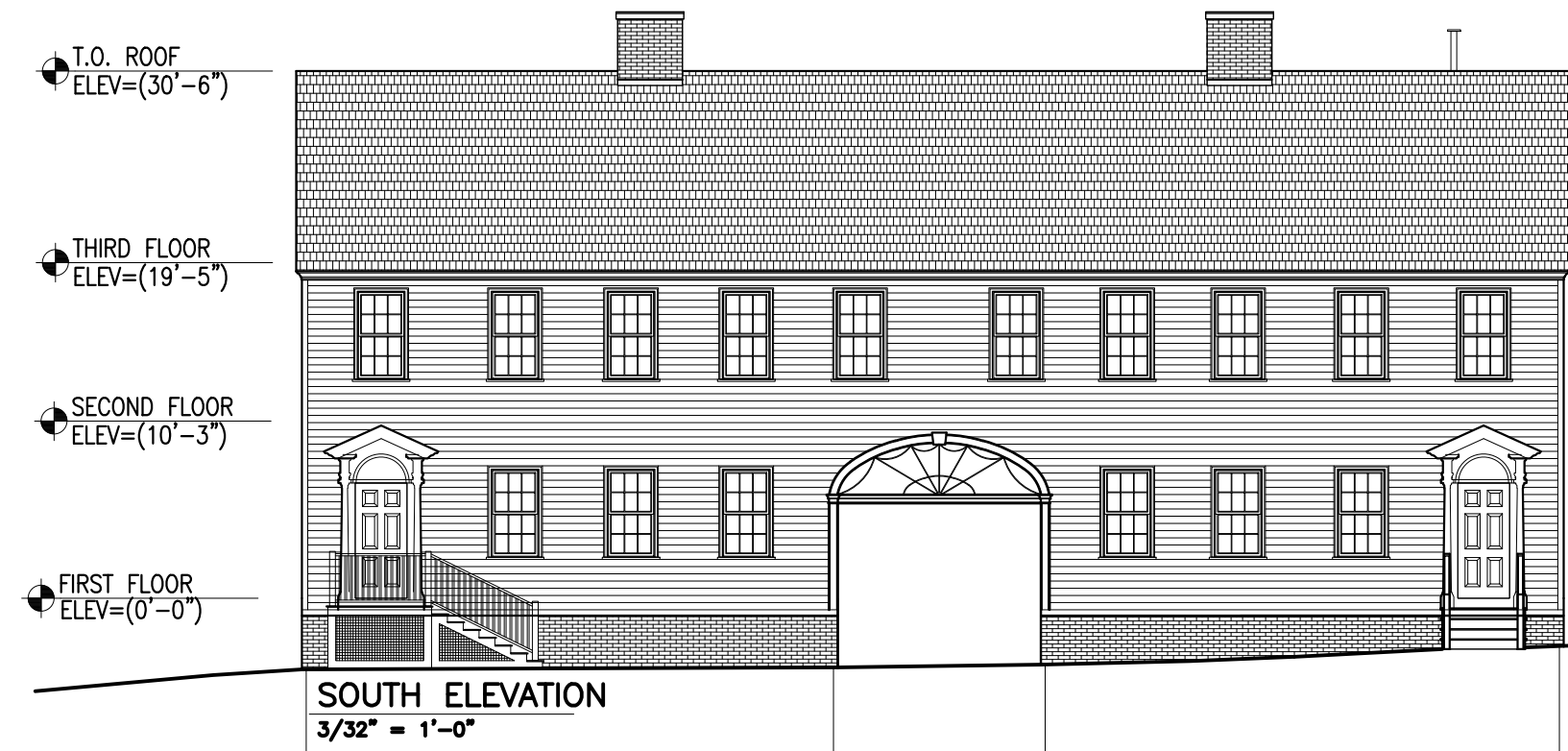
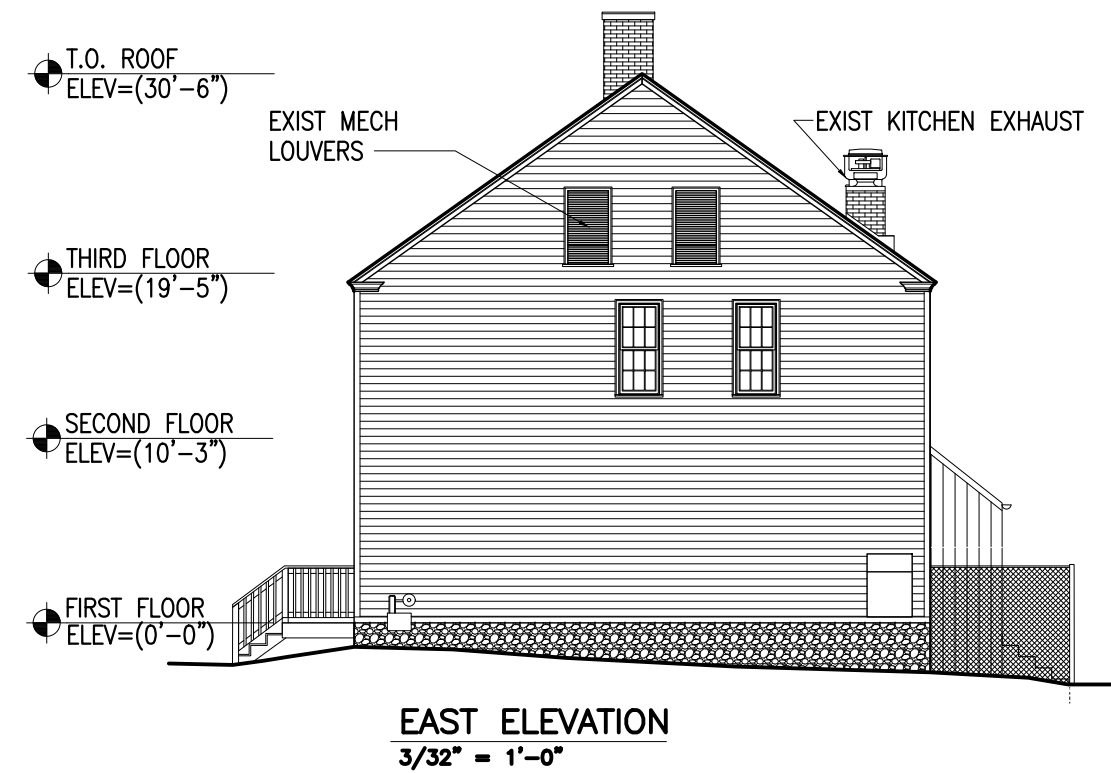
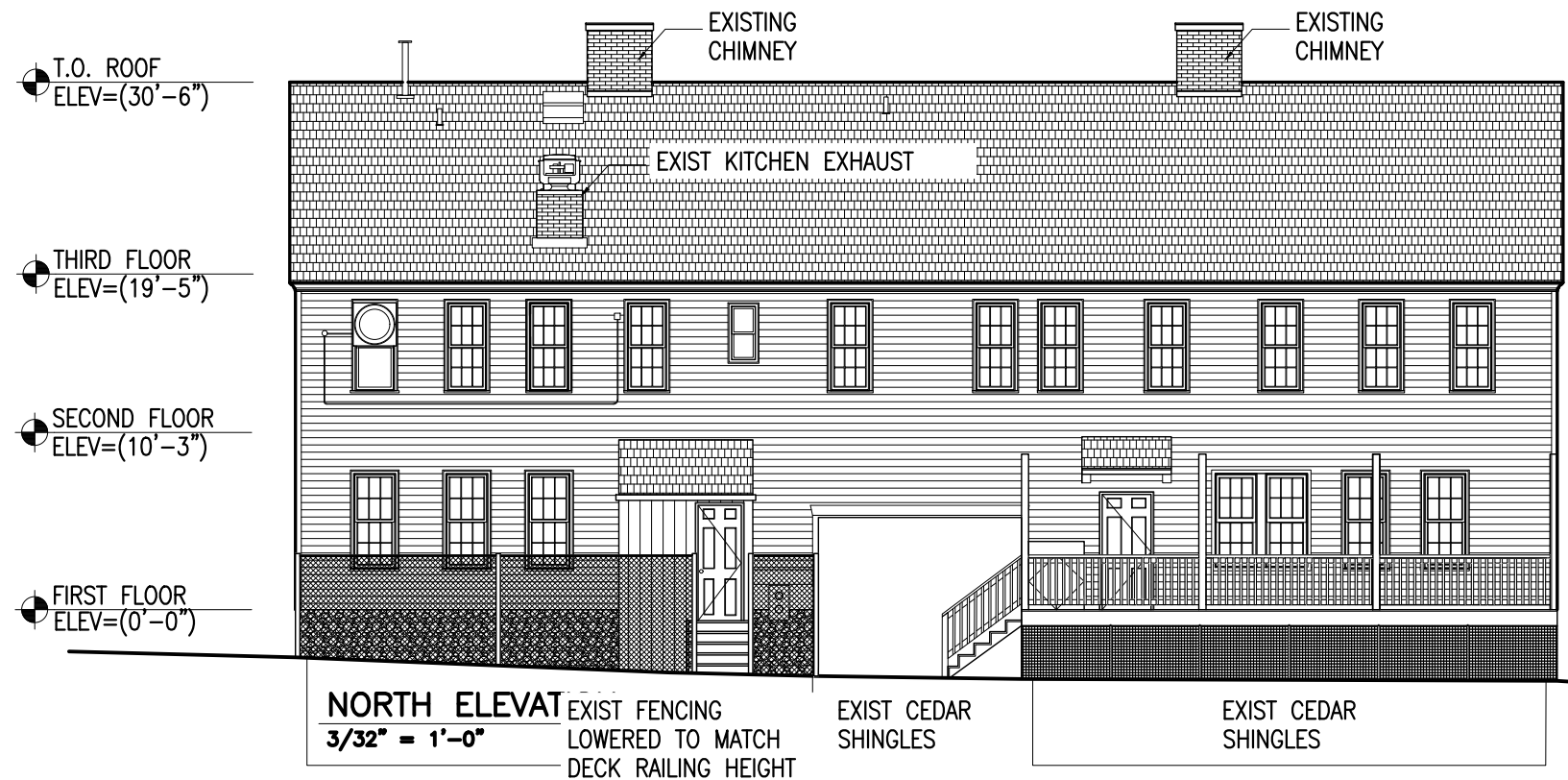
Historic District Commission, Work Session/ Public Hearing, October 2018

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
KITTEY, 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



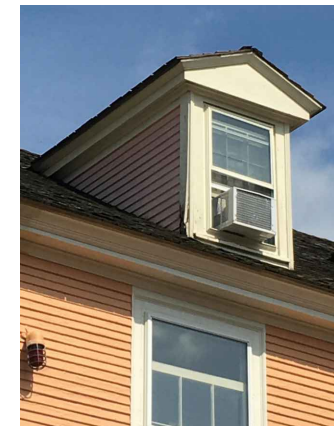
$\frac{6}{6}$ TO $\frac{4}{2}$ REDUCED WIDTH/HEIGHT



$\frac{6}{6}$ 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

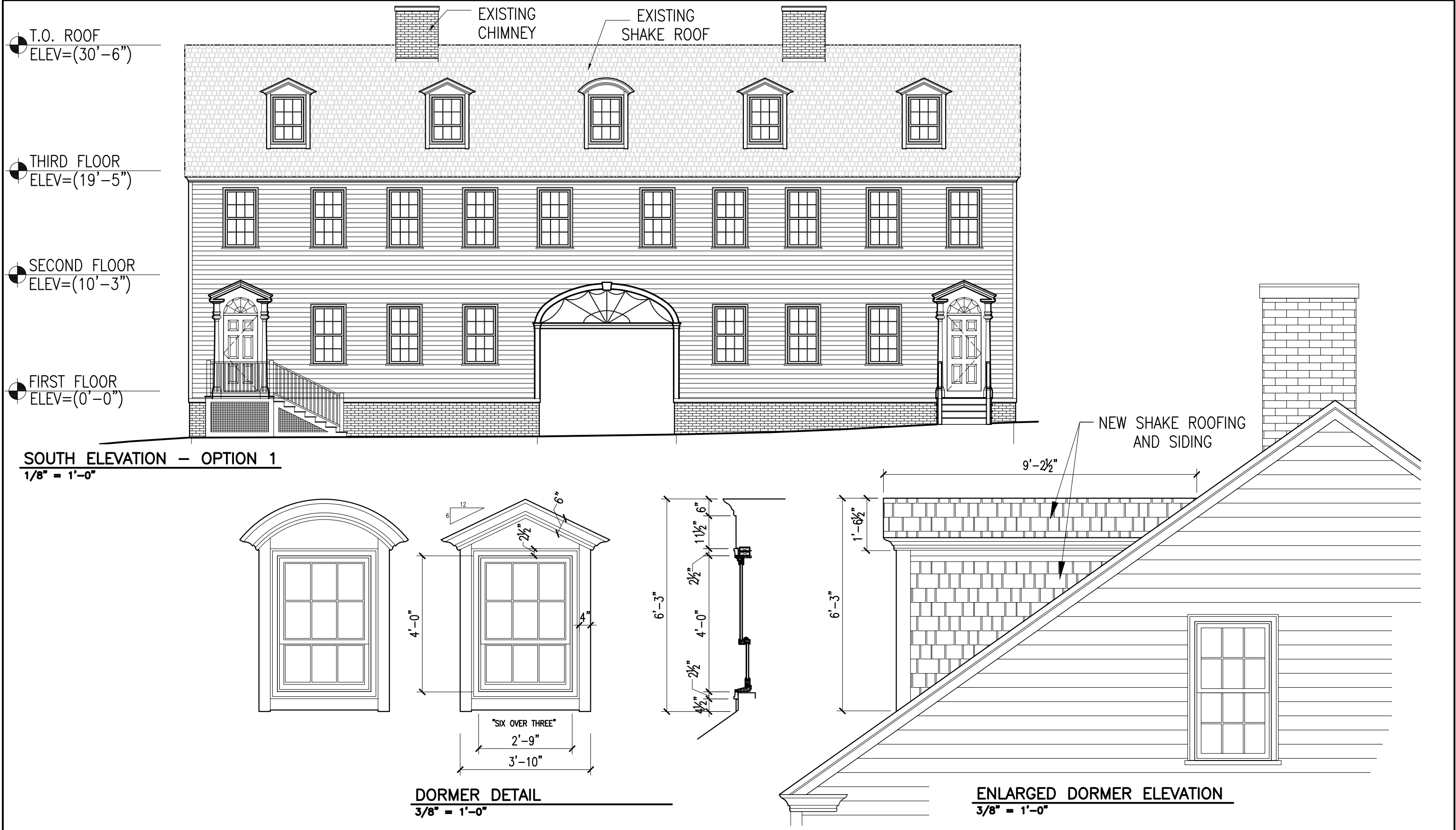
Historic District Commission, Work Session/ Public Hearing, October 2018

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

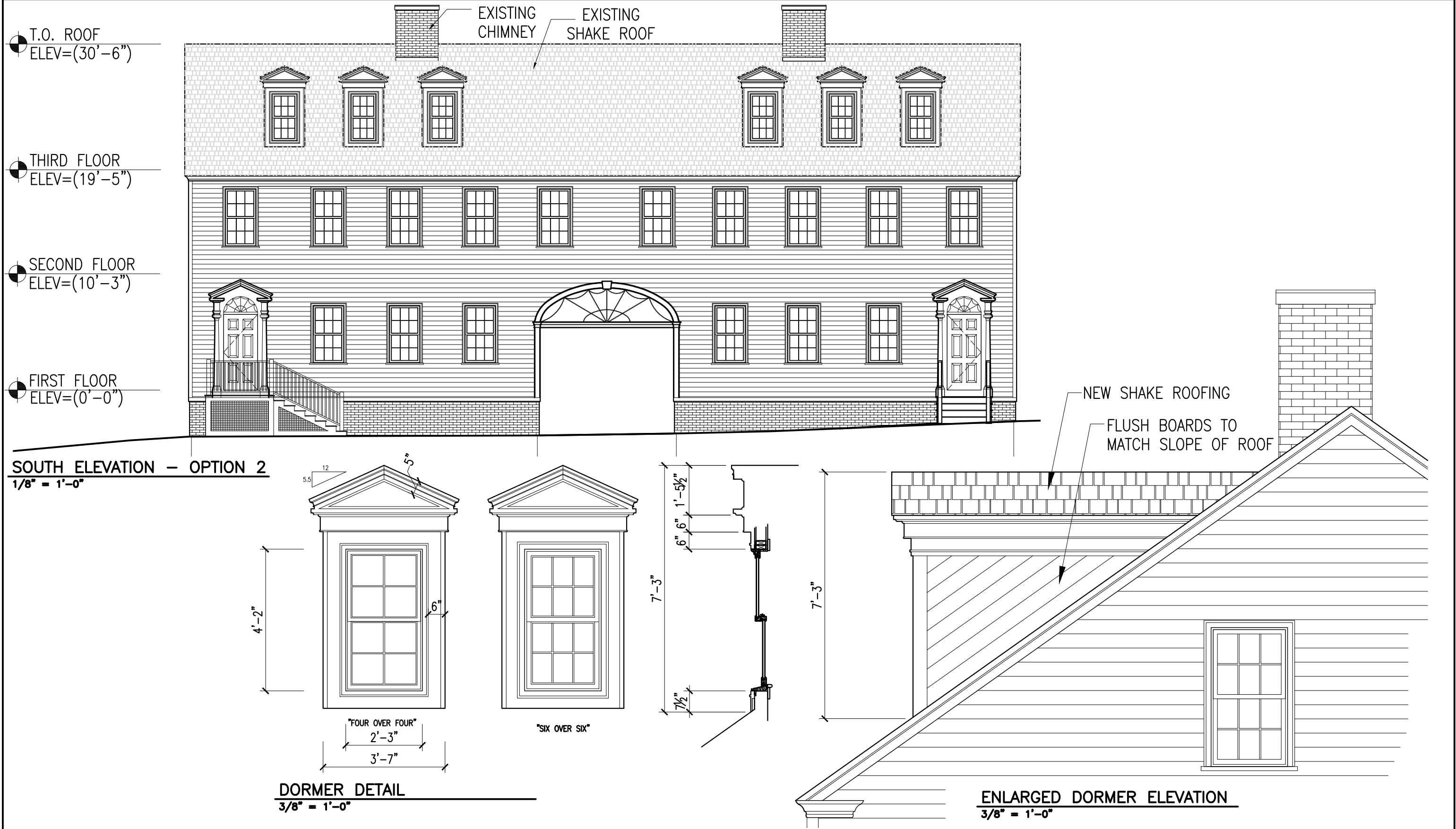
Historic District Commission, Work Session/ Public Hearing, October 2018

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



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

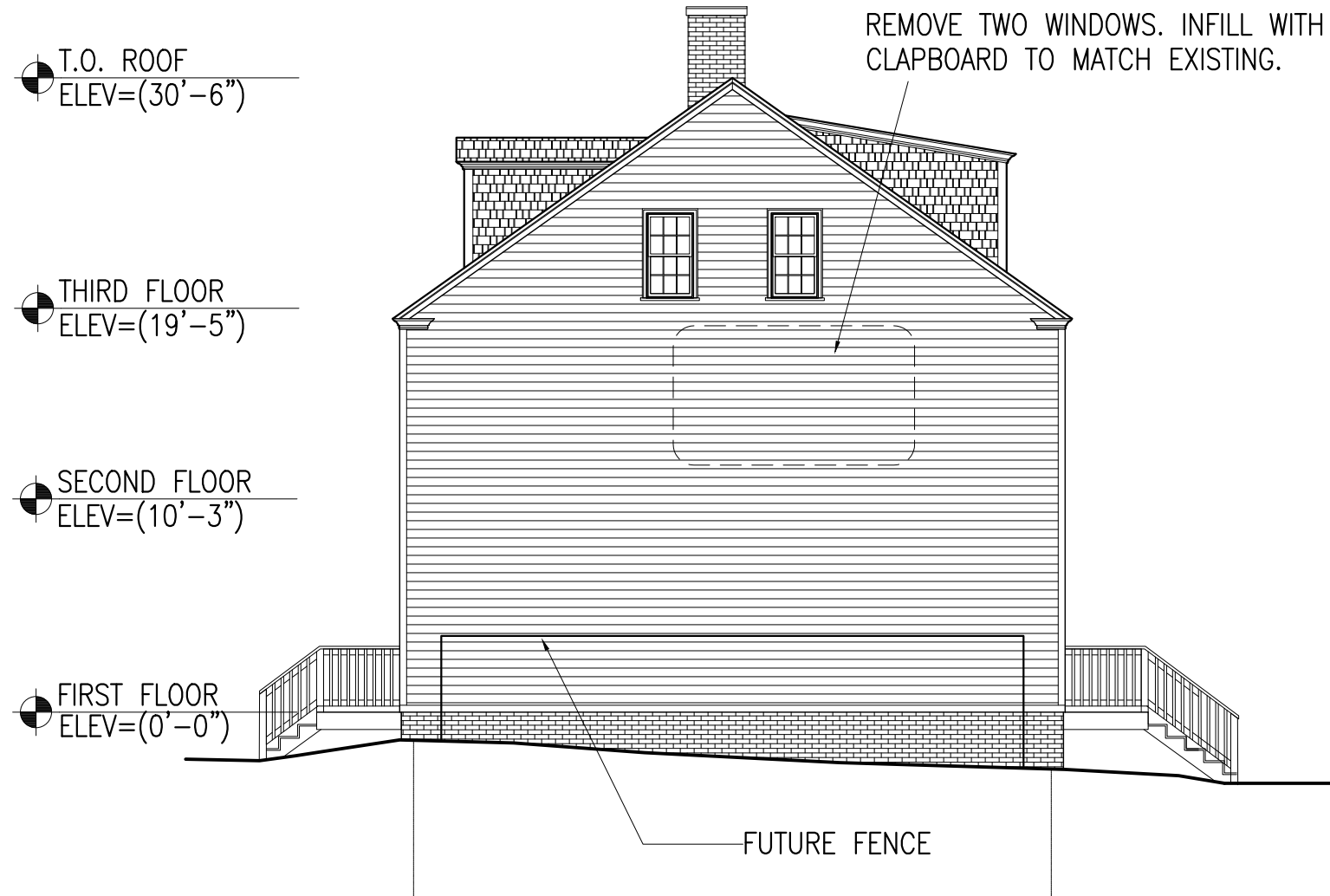
SOUTH ELEVATION - OPTION 2
Historic District Commission, Work Session/ Public Hearing, October 2018

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



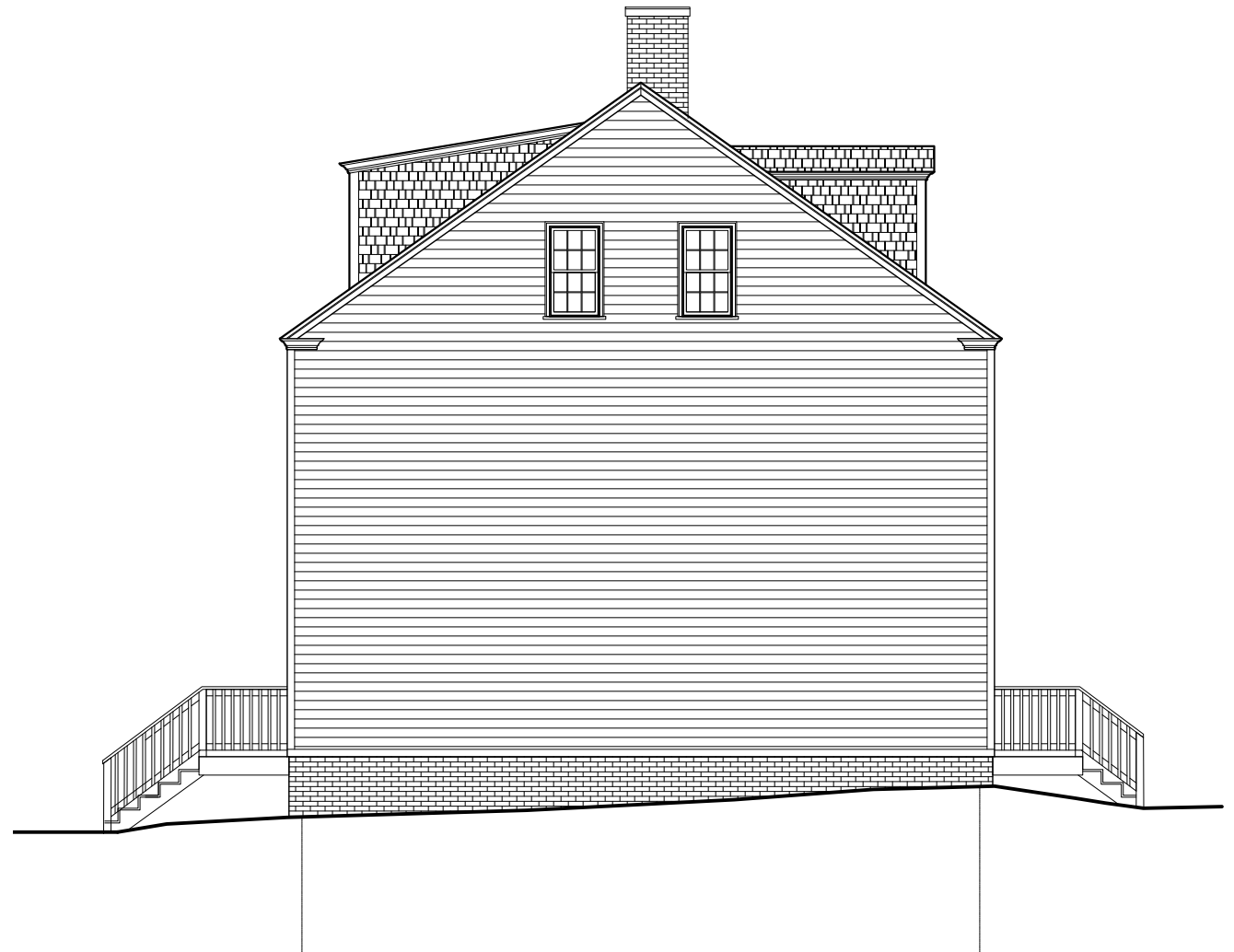
T.O. ROOF
ELEV=(30'-6")

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

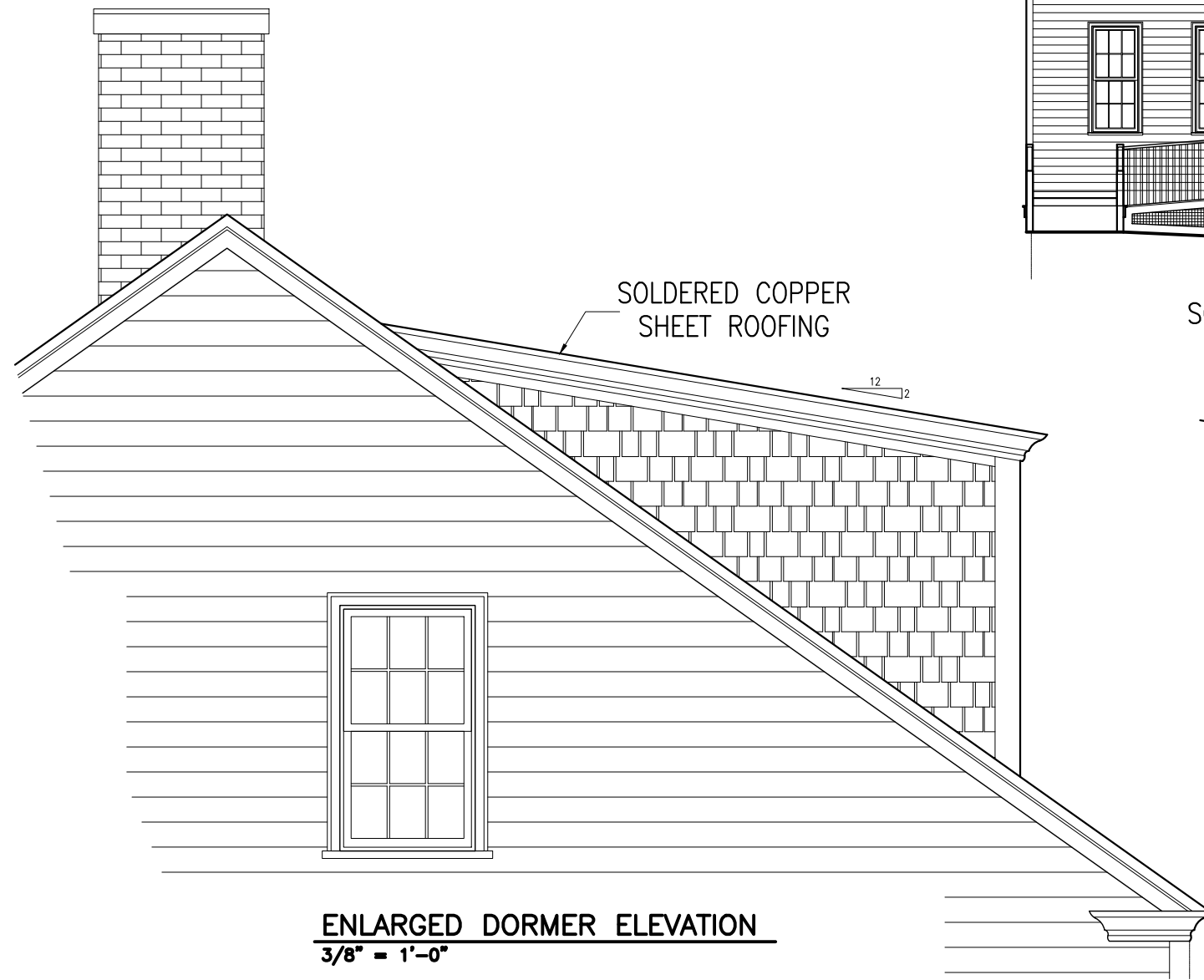
**WINTER
HOLBEN**
architecture + design

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

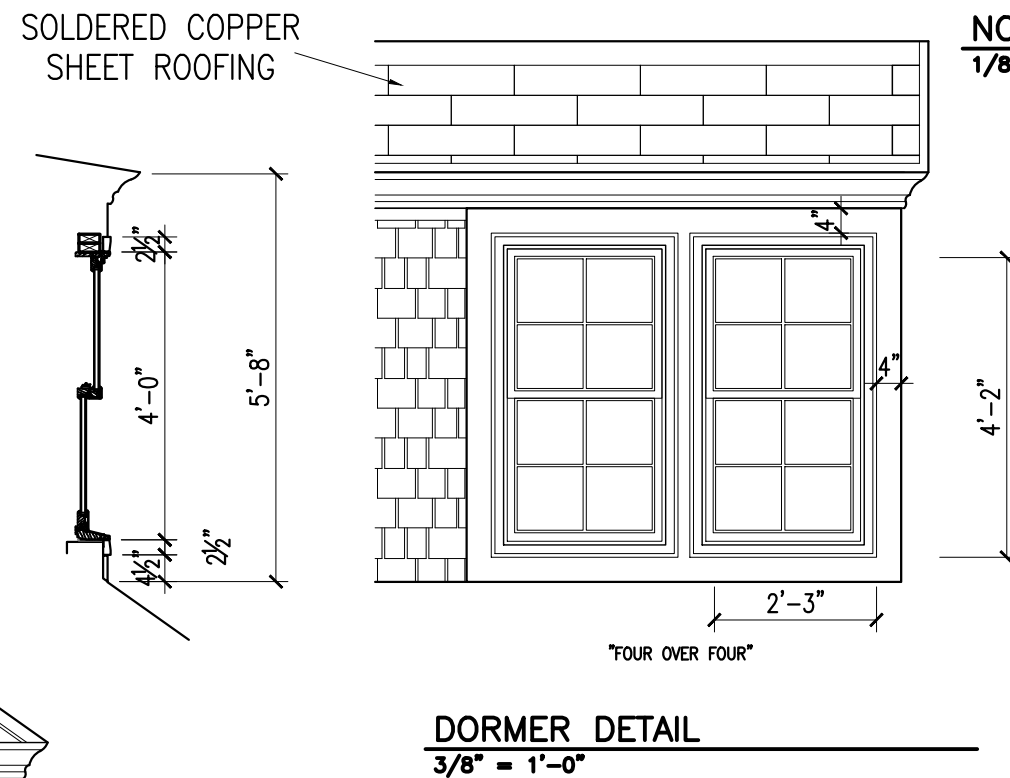
DRAWING NO.
7



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

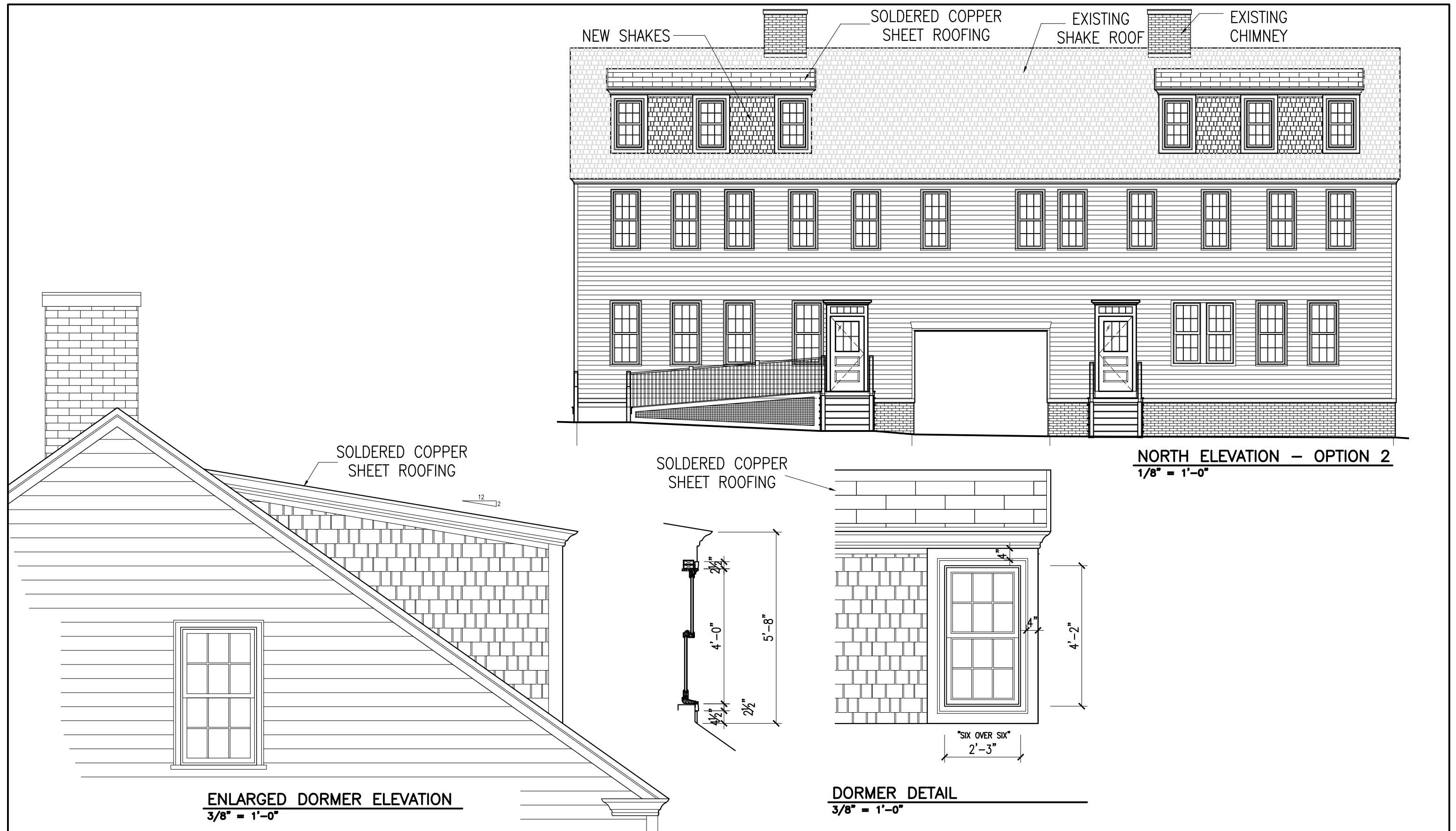
Historic District Commission, Work Session/ Public Hearing, October 2018

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



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

NORTH ELEVATION - OPTION 2

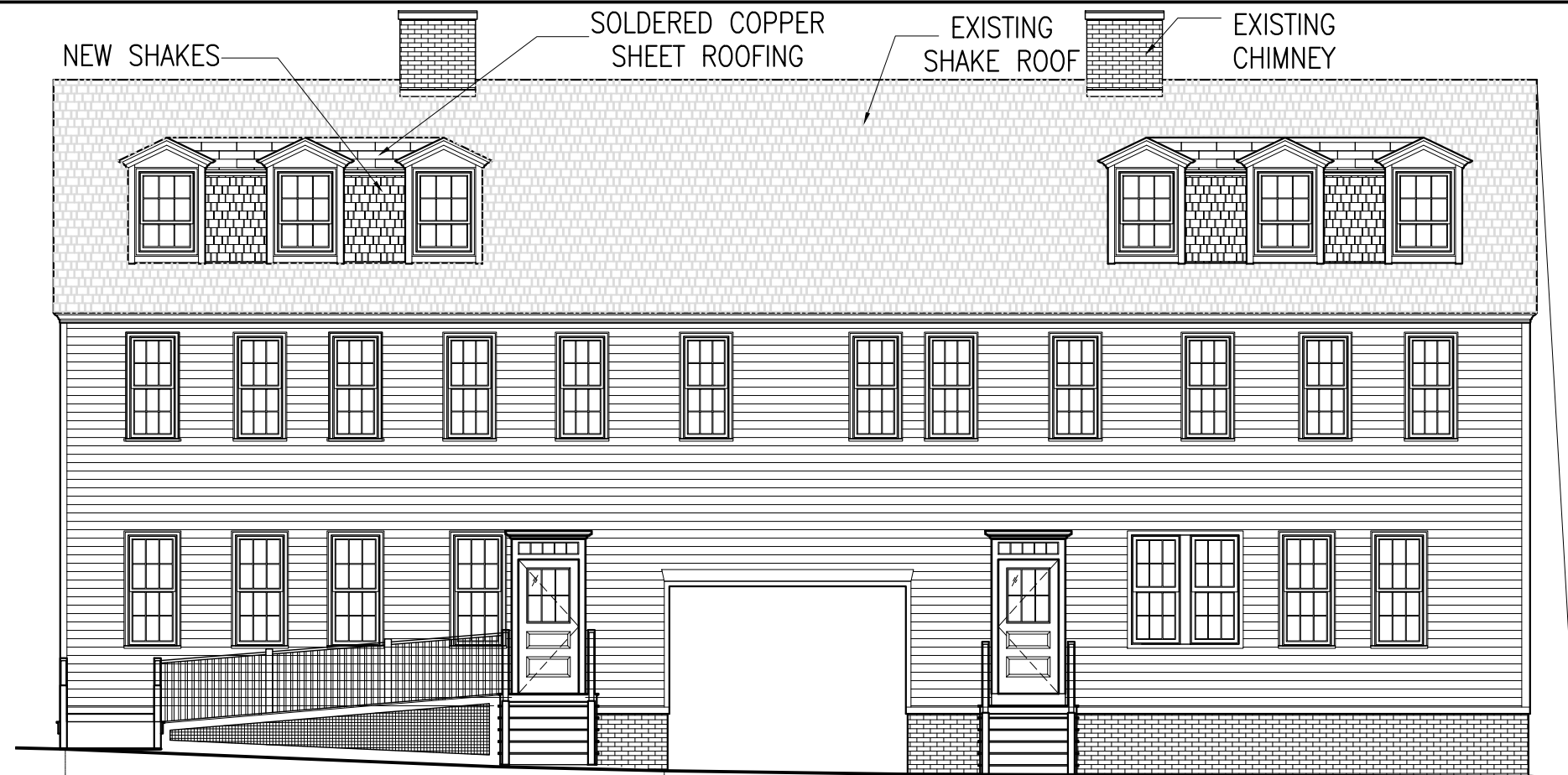
Historic District Commission, Work Session/ Public Hearing, October 2018

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

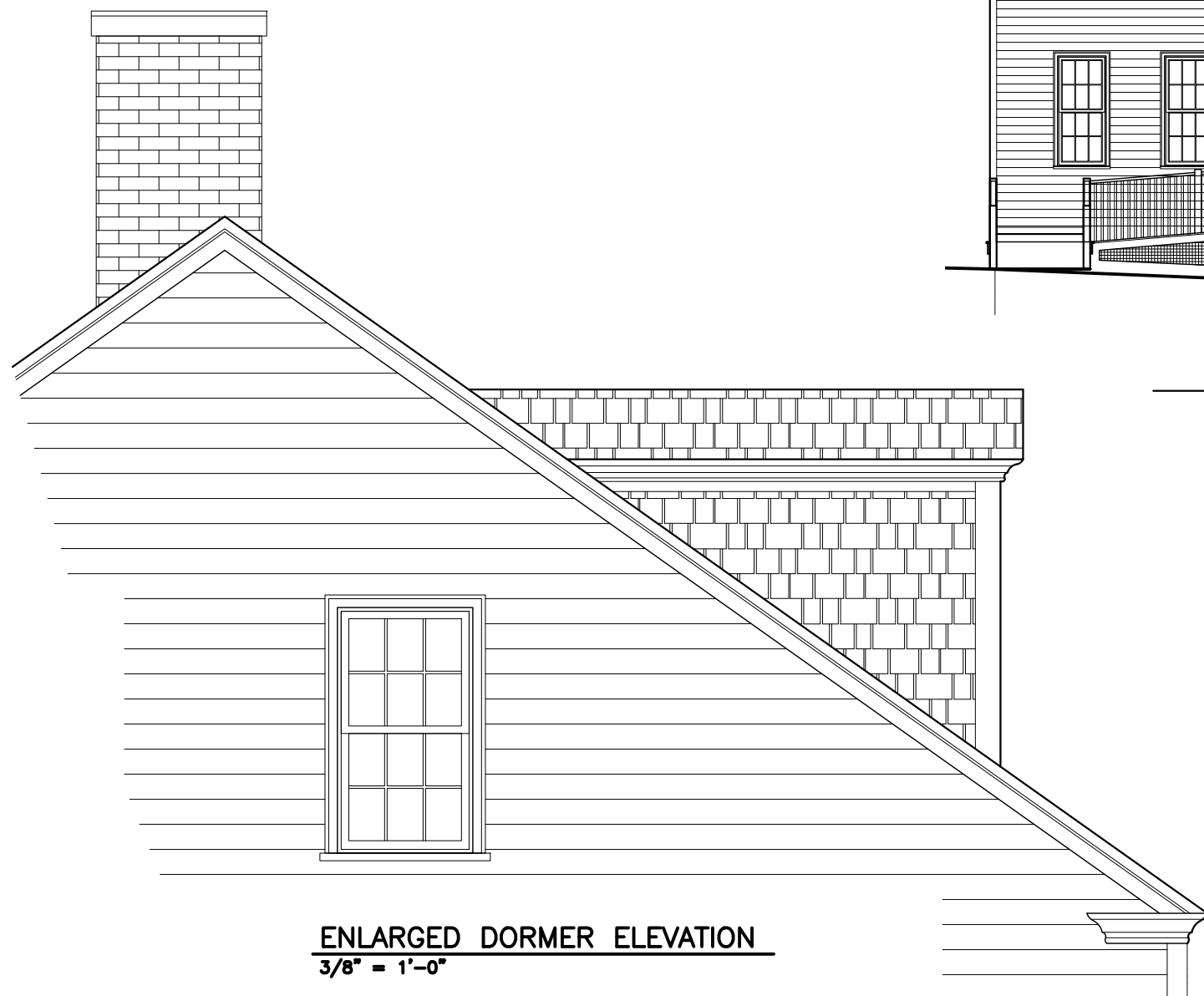
**WINTER
HOLBEN**
architecture + design

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

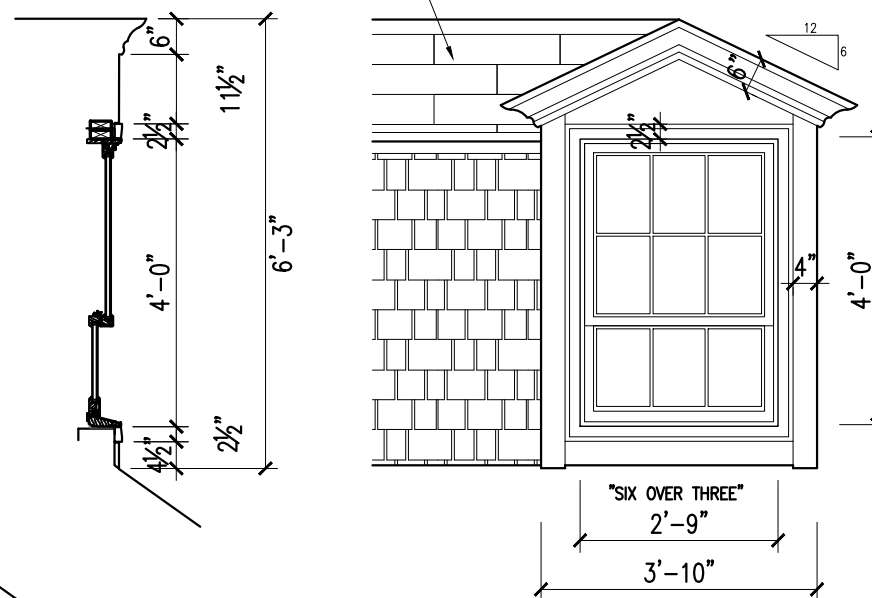
DRAWING NO.
9



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

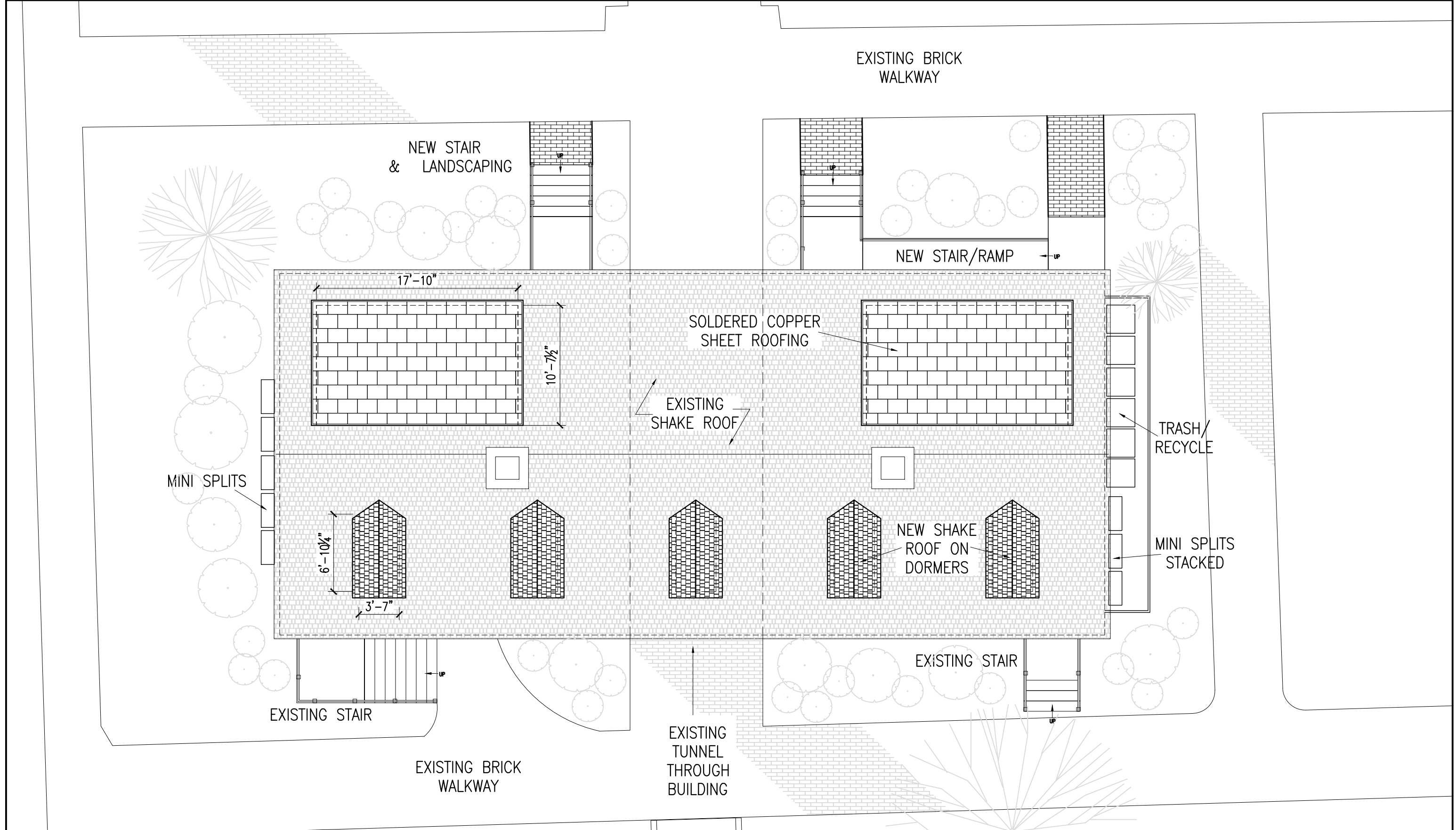
7 WALLINGFORD SQUARE
 UNIT 2099
 KITTERY, ME 03904
 207.994.3104

**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

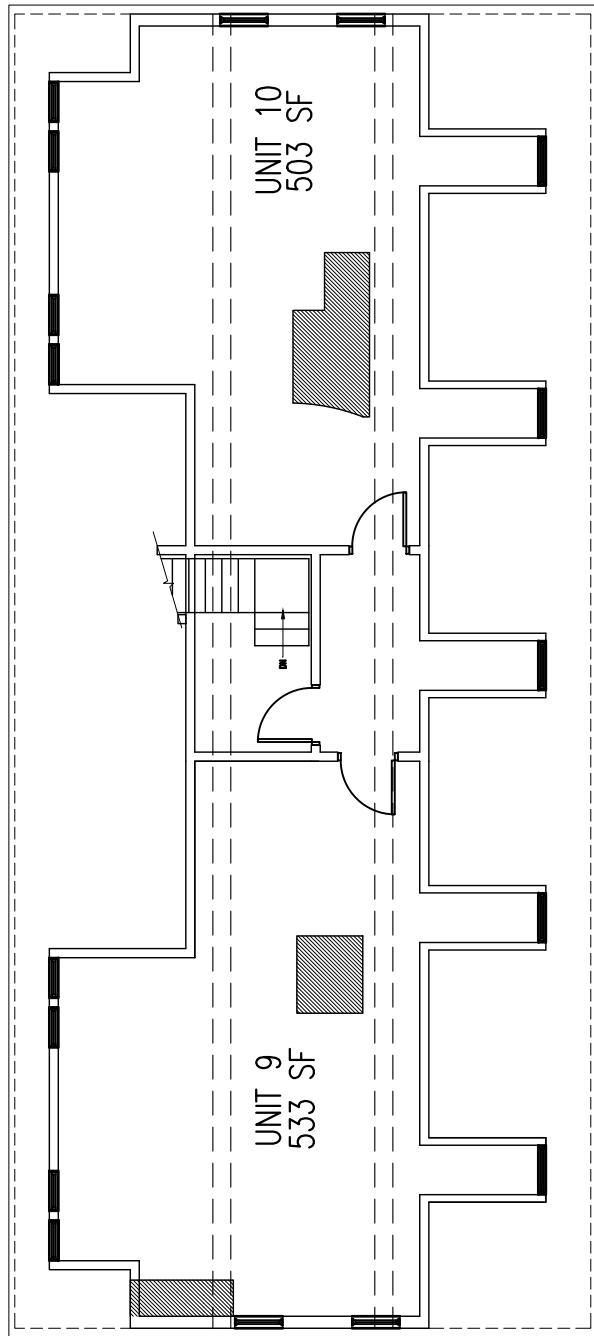
Historic District Commission, Work Session/ Public Hearing, October 2018

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

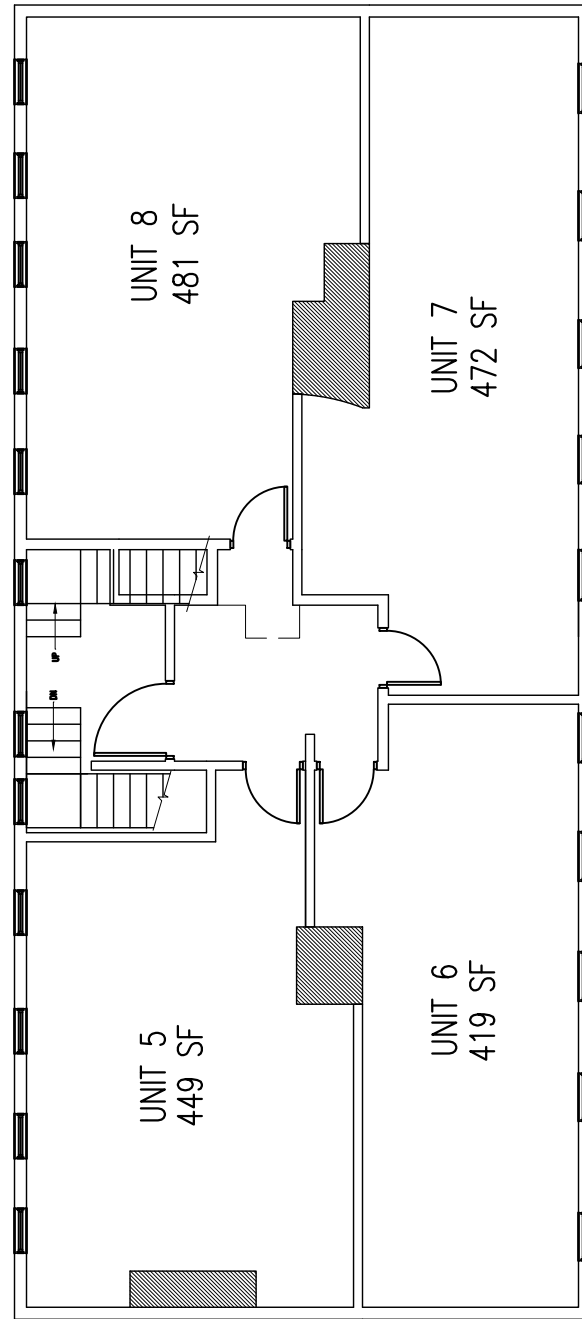
**WINTER
HOLBEN**
architecture + design

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

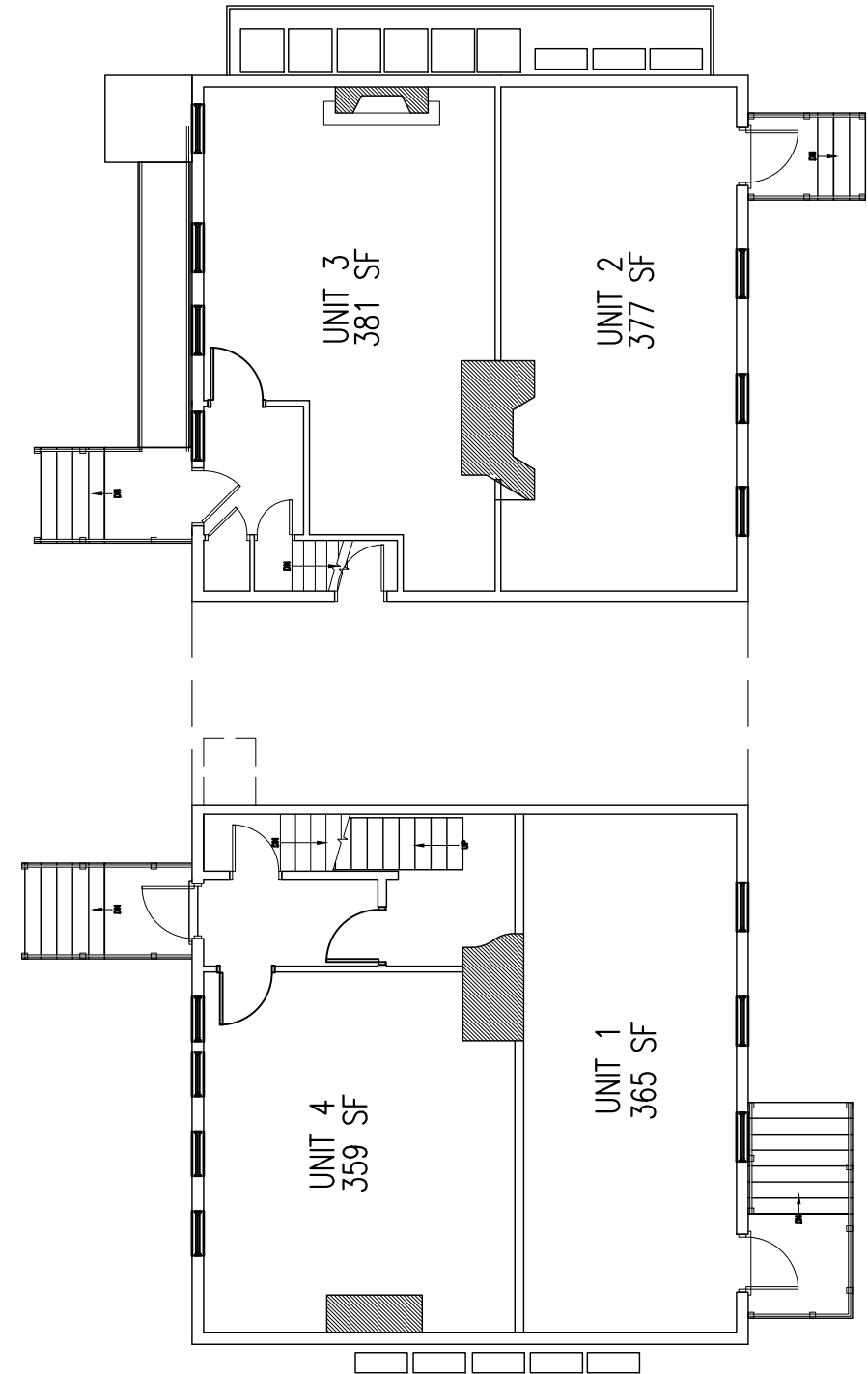
DRAWING NO.
11



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
KITTERY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

14SEP2018
WINTER HOLBEN:MO
SCALE: NO SCALE

PROJECT NO: 18084

DRAWING NO.

13

REMOVE EXTERIOR
LIGHTS & CONDUIT

REMOVE EXTERIOR
LIGHTS, CONDUIT &
SIGNAGE

NEW SOLID RAISED
PANEL DOORS AT
FRONT

KEEP EXISTING LIGHT LOCATIONS,
NEW LIGHTS AS REQUIRED

KEEP EXISTING SIGN LOCATION,
NEW SIGN



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

SOUTH ELEVATION

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

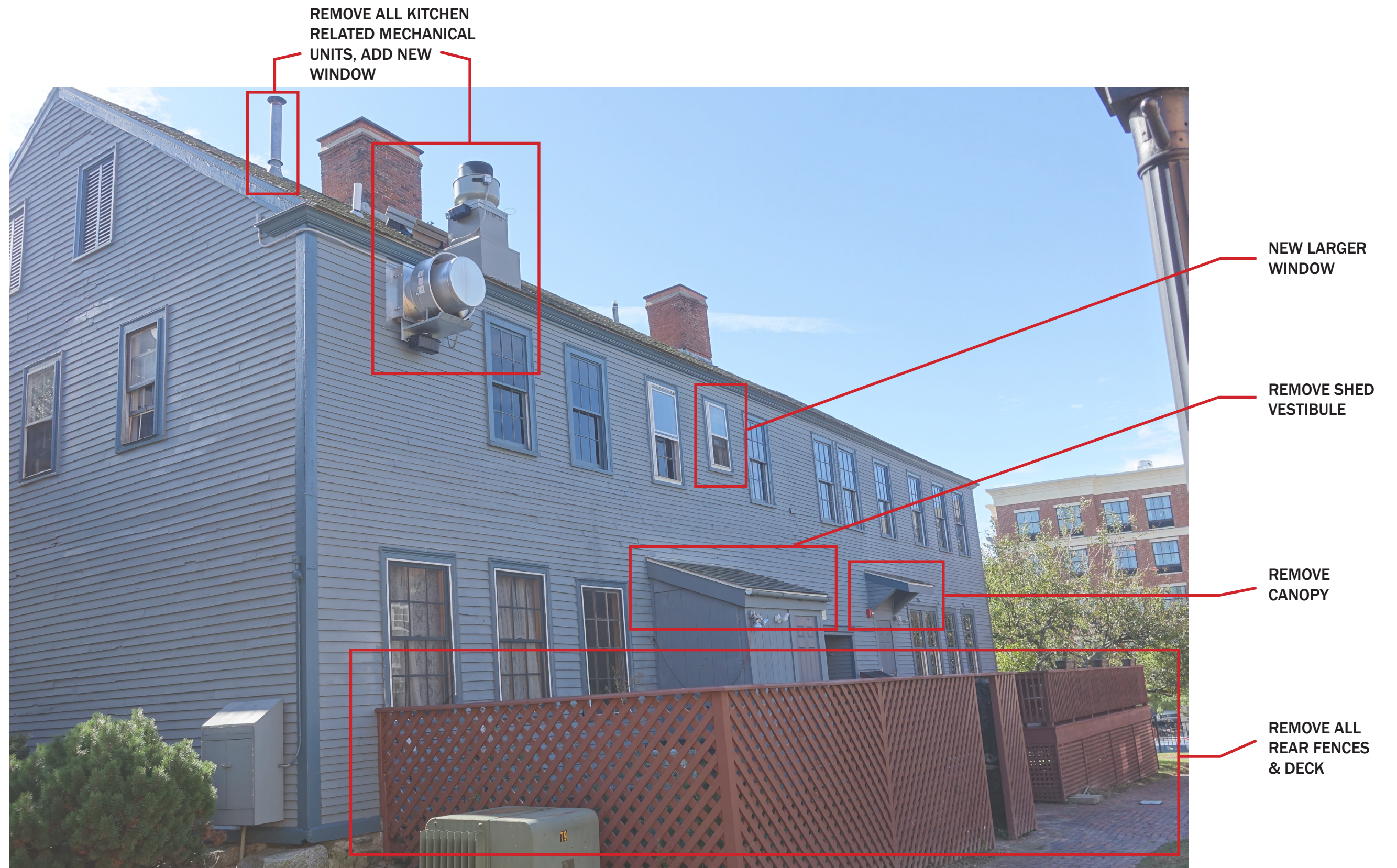
7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

WINTER HOLBEN:MO
SCALE: NTS
PROJECT NO: 18084

DRAWING NO.

14



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

NORTH ELEVATION

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

7 WALLINGFORD SQUARE
 UNIT 2099
 KITTERY, ME 03904
 207.994.3104

**WINTER
 HOLBEN**
 architecture + design

WINTER HOLBEN:MO
 SCALE: NTS
 PROJECT NO: 18084

DRAWING NO.
15

REMOVE EXISTING
LIGHTING & CONDUIT

REMOVE EXISTING
SIGNAGE

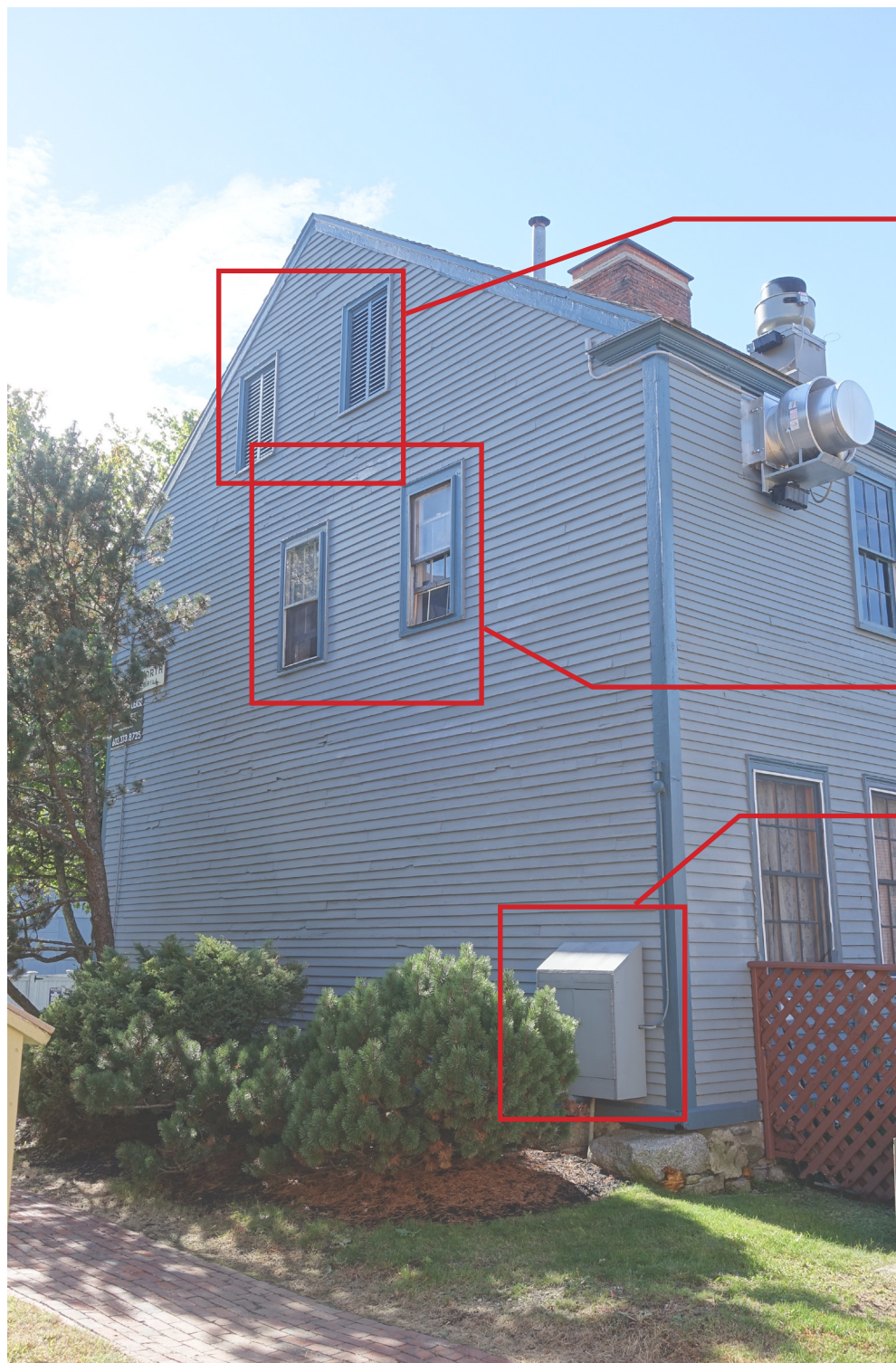


WEST ELEVATION

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

Historic District Commission, Work Session/ Public Hearing, October 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.
16



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

MISC. SITE IMPROVEMENTS

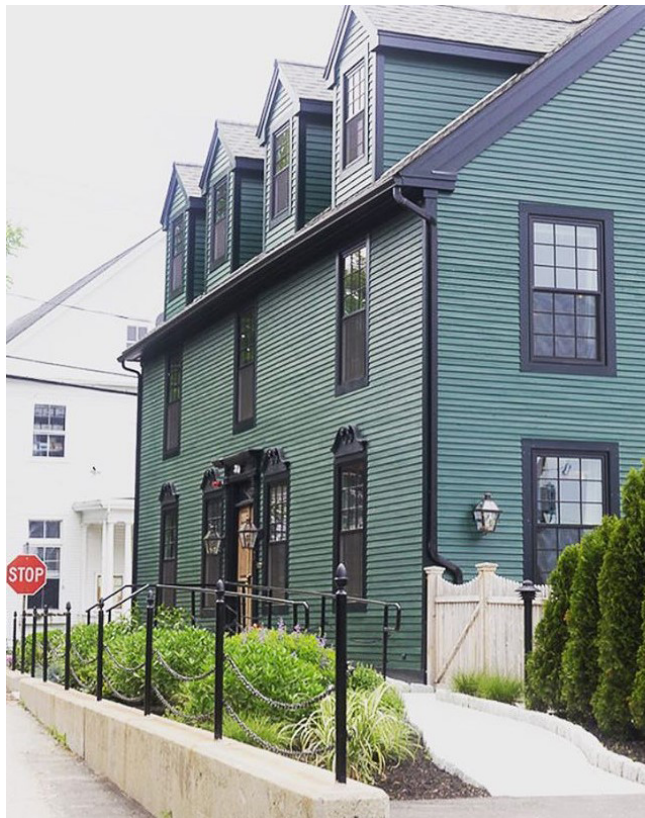
Historic District Commission, Work Session/ Public Hearing, October 2018

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

WINTER HOLBEN:MO
SCALE: NTS
PROJECT NO: 18084

DRAWING NO.
17



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

GREAT ISLAND INN - BEFORE & AFTER
Historic District Commission, Work Session/ Public Hearing, October 2018

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

WINTER HOLBEN:MO
SCALE: NTS
PROJECT NO: 18084

DRAWING NO.
18