

PHILLIPS EXETER ACADEMY

Town of Exeter – Historic District Commission

35 High Street & 8 Gilman Lane

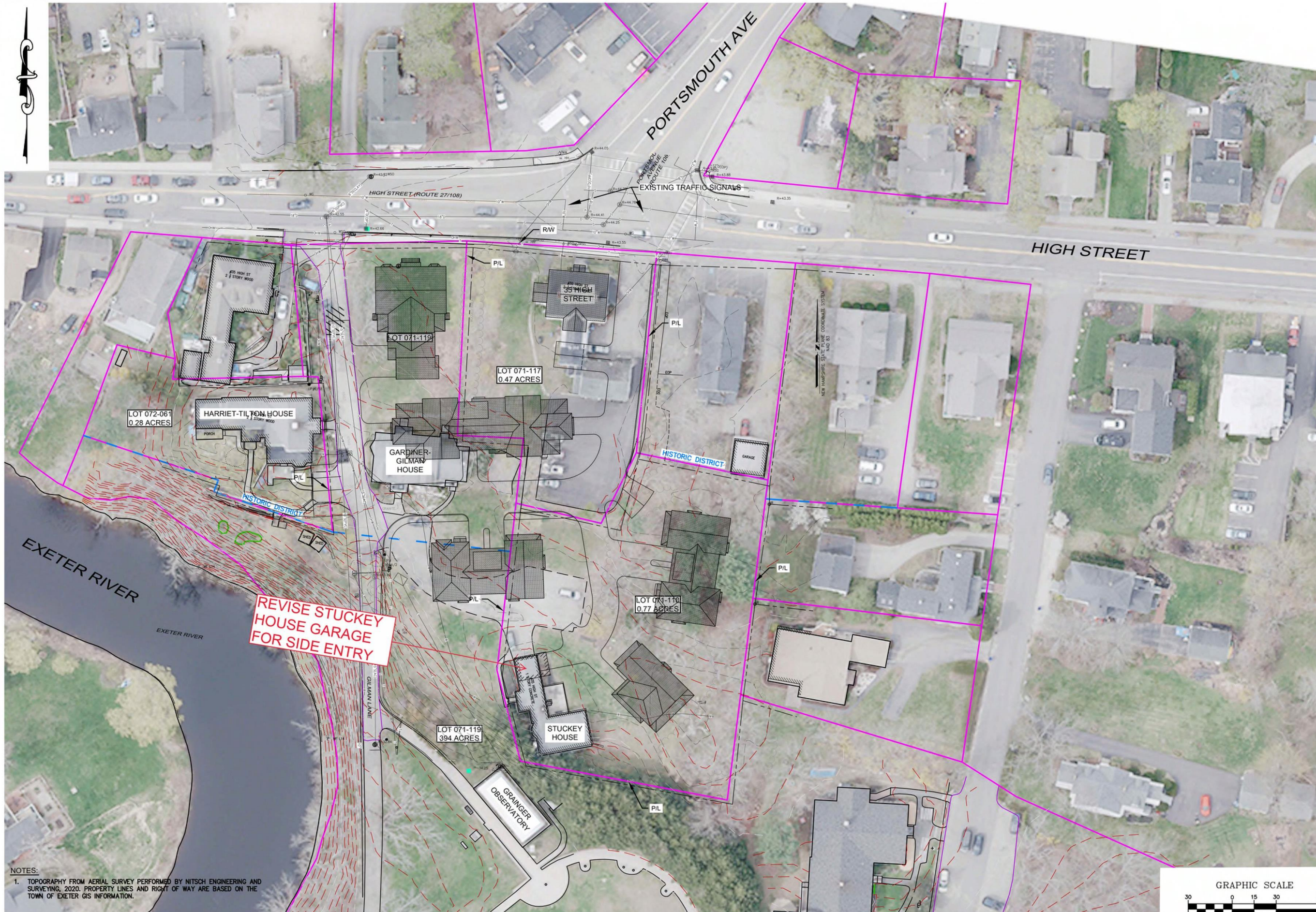
December 16th, 2021

HIGH STREET FACULTY HOUSING DEVELOPMENT

Project Context

- Purchase of 35 High Street
 - *Protect Observatory*
 - *Faculty Housing Need*
- Campus Plan
 - *Precinct Stud*
 - *Faculty Neighborhood Development*
- Proposed Demolition
 - *Partial Demolition of 35 High Street*
 - *8 Gilman Lane*



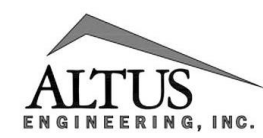


NOTES:
 1. TOPOGRAPHY FROM AERIAL SURVEY PERFORMED BY NITSCH ENGINEERING AND SURVEYING, 2020. PROPERTY LINES AND RIGHT OF WAY ARE BASED ON THE TOWN OF EXETER GIS INFORMATION.

PROPOSED SITE PLAN OVERLAYED ON EXISTING AERIAL SITE PLAN



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133 COURT STREET PORTSMOUTH, NH 03801
 (603) 433-2335 www.ALTUS-ENG.com



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HIGH STREET FACULTY HOUSING DEVELOPMENT

Goals of the Project:

Create a community of mixed housing types

Replace Gardiner Gilman/

Restore oldest section of 35 High Street

Optimize land use/improve site access

Protect observatory



Existing Condition - View looking southeast

HIGH STREET FACULTY HOUSING DEVELOPMENT

35 High Street –
Partial Demolition



HIGH STREET FACULTY HOUSING DEVELOPMENT

8 Gilman Lane



HIGH STREET FACULTY HOUSING DEVELOPMENT

Proposed Project

*Relocation of
Gilman Lane*

*Mix of single, and
multi-family units,
(2-4 bedrooms).*





LEGEND

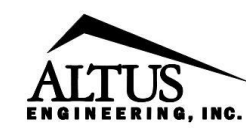
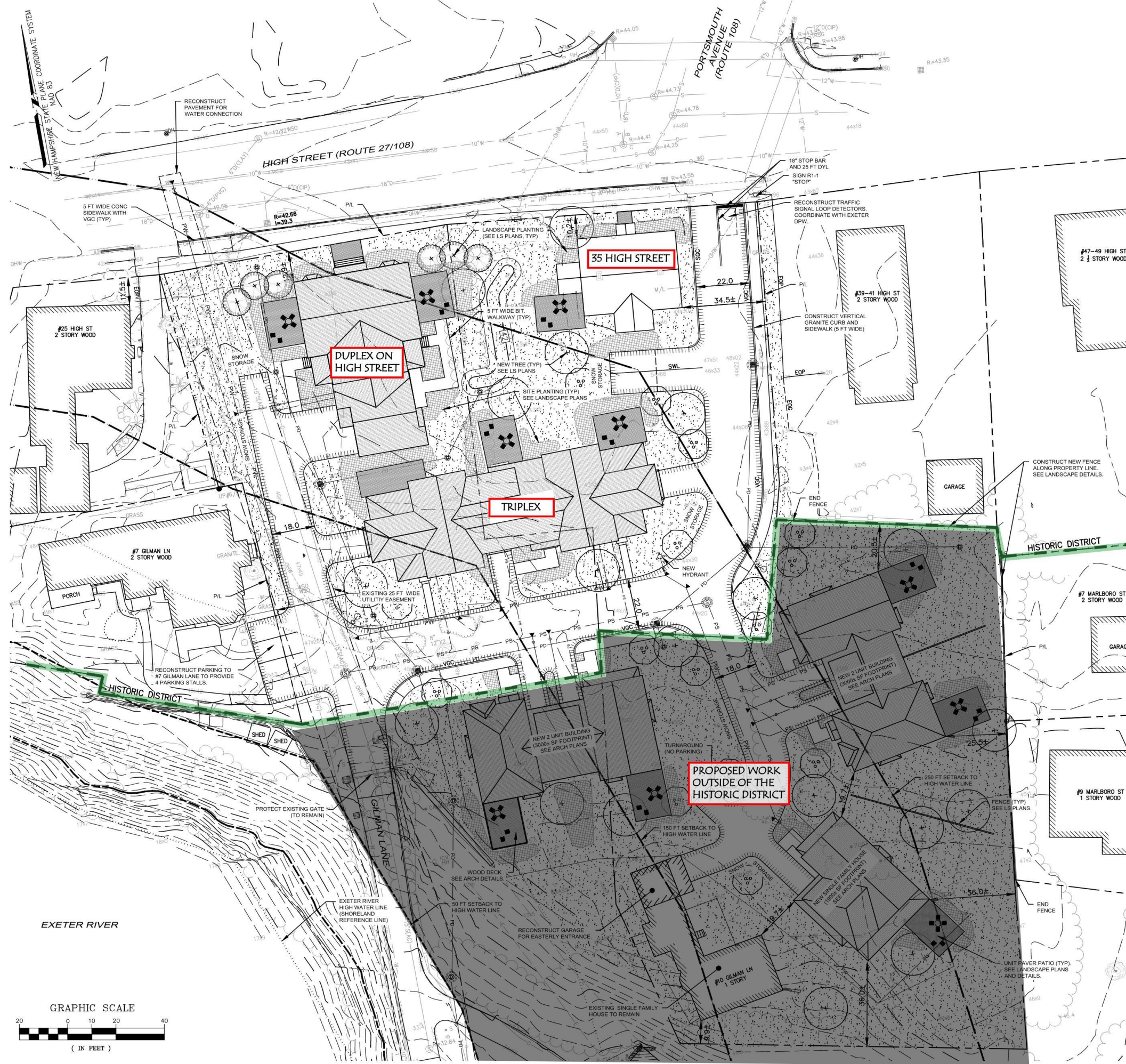
	CONCRETE UNIT PAVERS, TYP.
	CONCRETE PAVEMENT, TYP.
	TABLE AND CHAIRS, TYP.
	SEED MIX 1: LAWN
	SEED MIX 2: RAIN GARDEN: NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES FROM NEW ENGLAND WETLAND PLANTS
	SHRUBS/PERENNIALS
	DECIDUOUS TREE (3" CALIPER), TYP.
	FLOWERING TREE (2" CALIPER), TYP.
	EVERGREEN TREE (6'-7' HT.), TYP.

kzla

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2 PROPOSED SIDE ELEVATION - OPT. 1 - WITHOUT CHIMNEYS
SCALE: 1/4" = 1'-0"

- DUPLEX ON HIGH STREET UPDATES**
- SECOND FLOOR WINDOW HEAD HEIGHT CHANGED 7'-6" TO 7'-0"
 - FRONT ELEVATION: EQUALLY SPACED SECOND FLOOR WINDOWS (ALIGNED W/ FIRST FLOOR WINDOWS AND DOORS BELOW)
 - ADD CONTINUOUS ROOF BEAM, AT EACH SIDE PORCH ELEVATION
 - WINDOW HEAD HEIGHTS AND ORIENTATION ALIGNED THROUGHOUT
 - ALL RAILINGS TERMINATE AT FIRST STEP
 - ALL PORCHES DROPPED 7" BELOW ENTRY DOORS
 - OPTIONS SHOWN WITH AND WITHOUT CHIMNEYS
 - TITLES UPDATED TO REFLECT OPTIONS

- OPT. 1**
- RECESSED 2 DOOR ENTRY WITH SIDE LITES
- OPT. 2**
- SINGLE DOOR ENCLOSED PORTICO ENTRY WITH DECORATIVE COLUMN CORNER BOARDS AND PANELING AT WINDOWS



3 PROPOSED FRONT ELEVATION - OPT. 1 - WITH CHIMNEYS
SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION - OPT. 1 - WITHOUT CHIMNEYS
SCALE: 1/4" = 1'-0"



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3 PROPOSED SIDE ELEVATION - OPT. 2 - WITH CHIMNEYS
SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION - OPT. 2 - WITH CHIMNEYS
SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION - OPT. 2 - WITHOUT CHIMNEYS
SCALE: 1/4" = 1'-0"



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A2.00A - DUPLEX ON HIGHT STREET - EXTERIOR ELEVATIONS

11/29/21



2 PROPOSED SIDE ELEVATION - 2 - OPT. 1 - WITHOUT CHIMNEYS
SCALE: 1/4" = 1'-0"



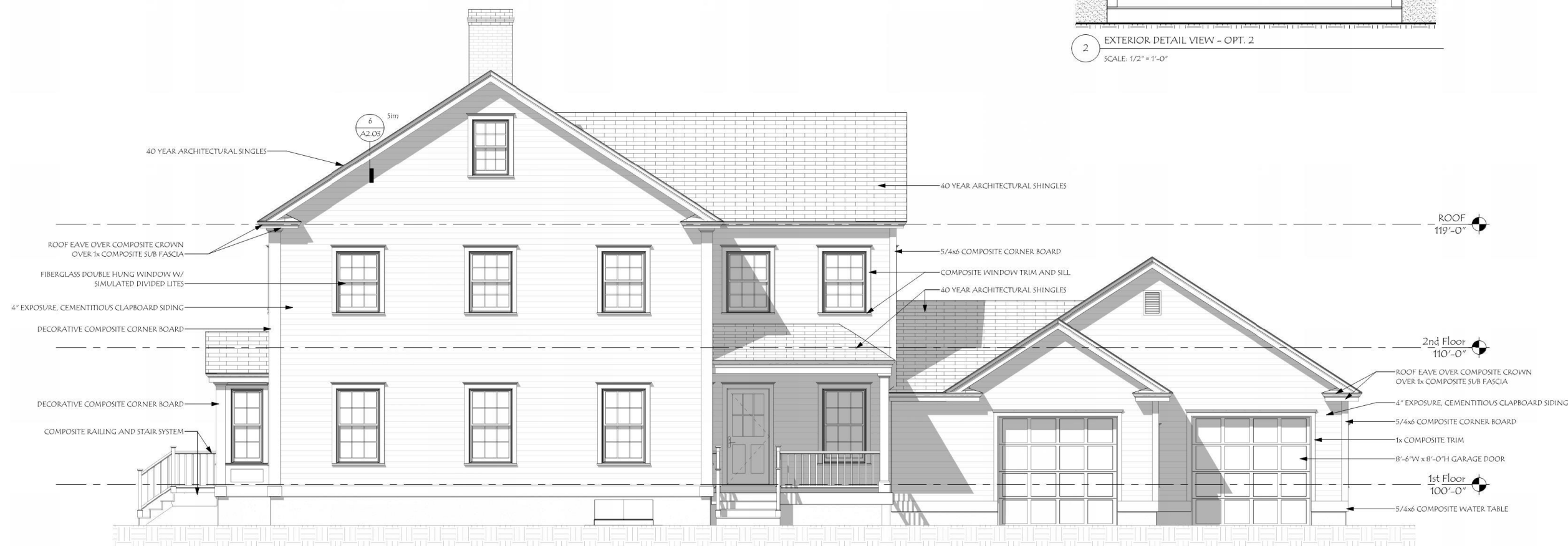
3 PROPOSED REAR ELEVATION - OPT. 1 - WITH CHIMNEYS
SCALE: 1/4" = 1'-0"



1 PROPOSED REAR ELEVATION - OPT. 1 - WITHOUT CHIMNEYS
SCALE: 1/4" = 1'-0"



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1 PROPOSED SIDE ELEVATION - 2 - OPT. 2 - WITH CHIMNEYS
SCALE: 1/4" = 1'-0"

2 EXTERIOR DETAIL VIEW - OPT. 2
SCALE: 1/2" = 1'-0"



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A2.01A - DUPLEX ON HIGHT STREET - EXTERIOR ELEVATIONS & DETAILS

11/29/21



1 EXTERIOR VIEW - OPT. 2 - WITH CHIMNEYS
SCALE:



2 EXTERIOR VIEW - OPT. 2 - WITHOUT CHIMNEYS
SCALE:



EXISTING GABLE END @ 55 HIGH STREET



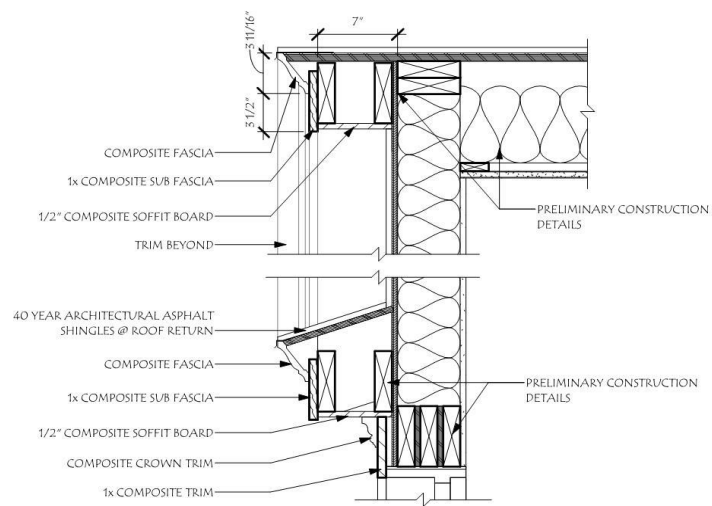
4 EXTERIOR VIEW - OPT. 1 - WITH CHIMNEYS
SCALE:



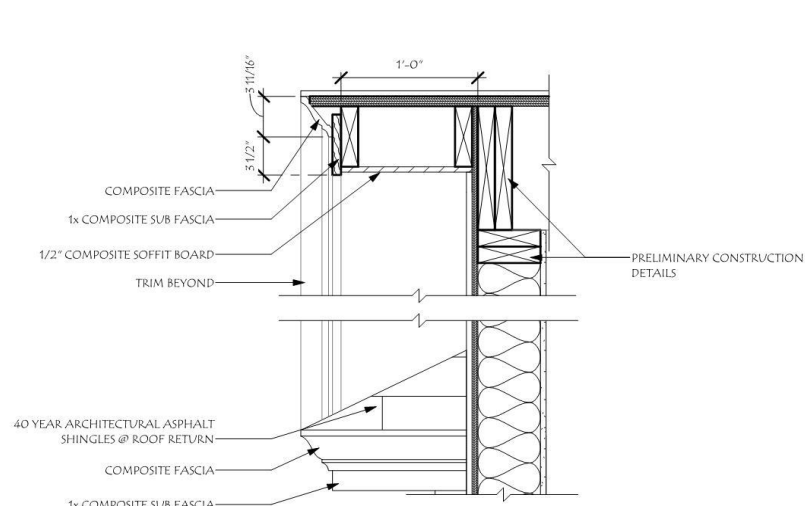
5 EXTERIOR VIEW - OPT. 1 - WITHOUT CHIMNEYS
SCALE:



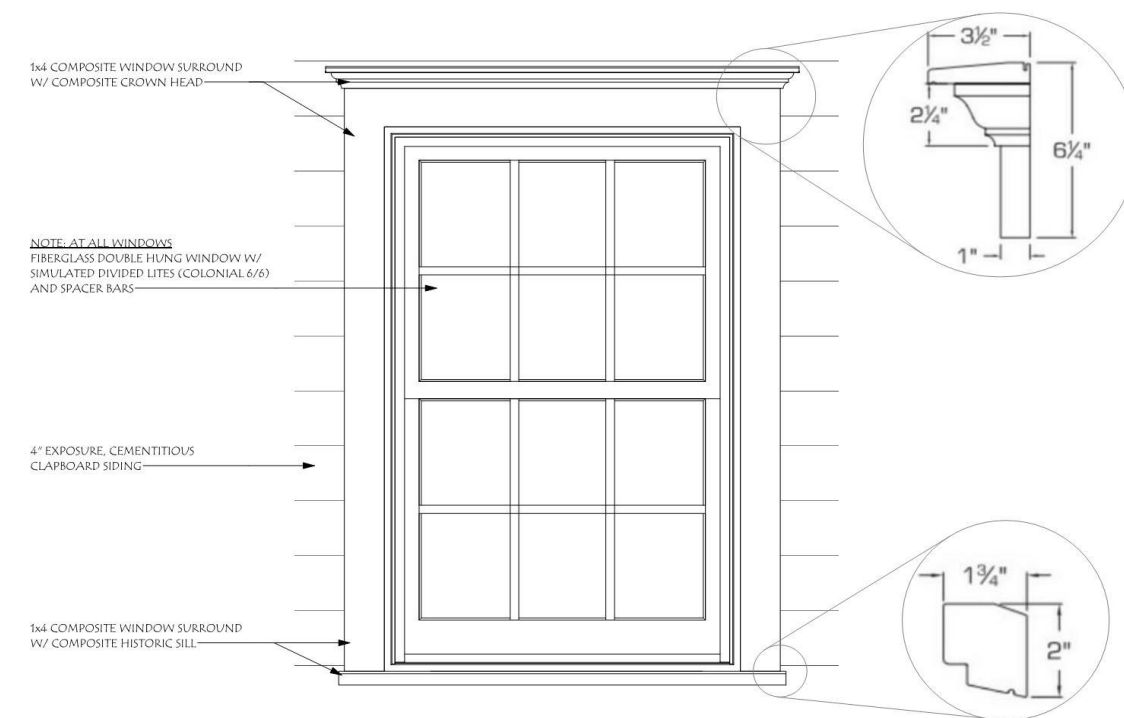
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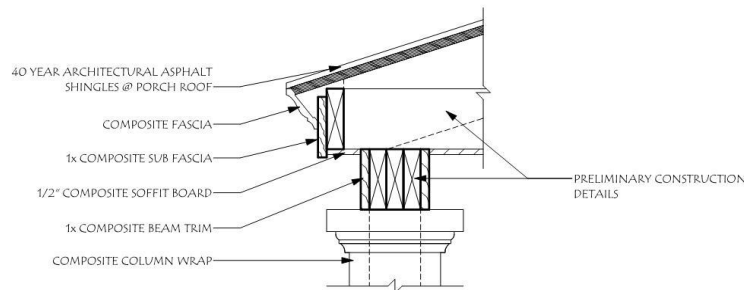
9 SECTION DETAIL @ ENTRY RAKE
SCALE: 1 1/2" = 1'-0"



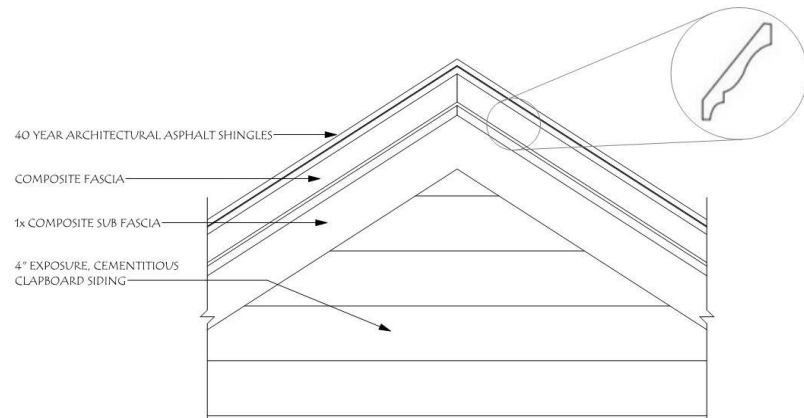
6 SECTION DETAIL @ RAKE
SCALE: 1 1/2" = 1'-0"



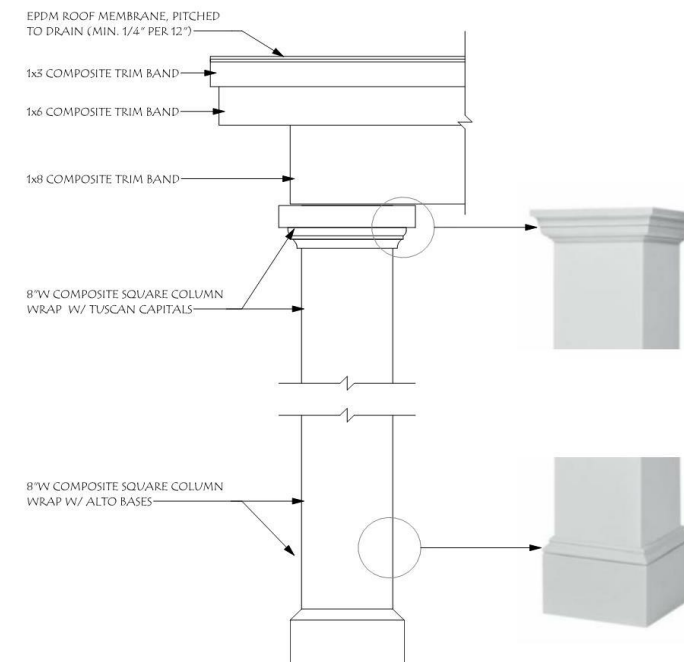
3 EXTERIOR WINDOW & TRIM
SCALE: 1 1/2" = 1'-0"



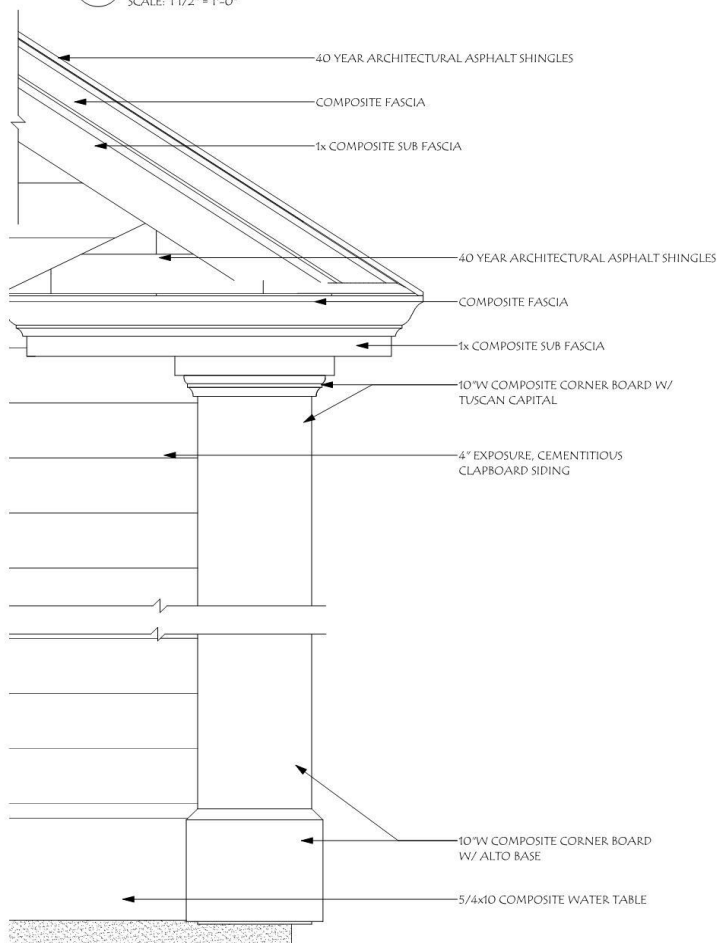
8 SECTION DETAIL @ PORCH ROOF
SCALE: 1 1/2" = 1'-0"



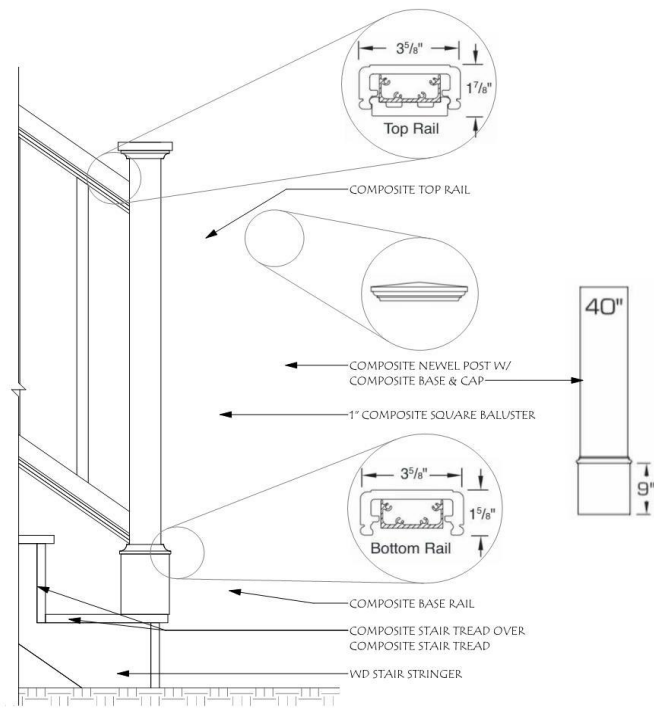
5 TYP. RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



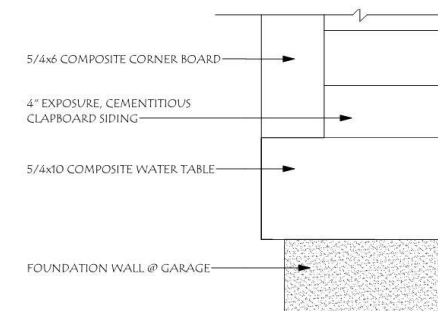
2 COLUMN & ROOF @ ENTRY
SCALE: 1 1/2" = 1'-0"



7 CORNERBOARD & EAVE RETURN DETAIL
SCALE: 1 1/2" = 1'-0"



4 TYP. RAILING DETAIL
SCALE: 1 1/2" = 1'-0"

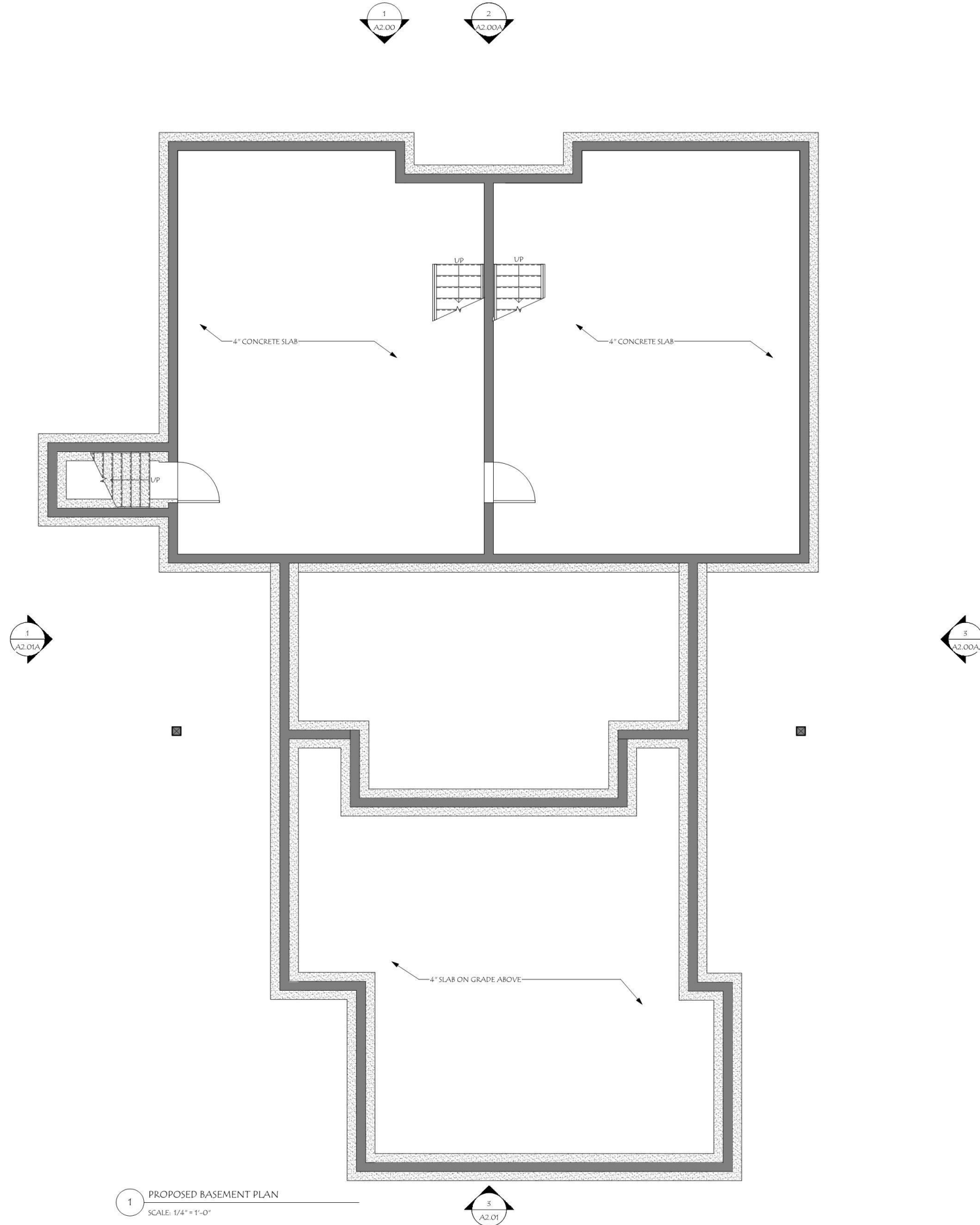


1 FOUNDATION/ WALL DETAIL
SCALE: 1 1/2" = 1'-0"

NOTE:
- ALL TRIM AND FINISH DETAILS AT THE DUPLEX ON HIGH STREET TO MATCH (OR FIND SIMILAR) EXISTING TRIM AND FINISH DETAILS AT 35 HIGH STREET.



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1 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

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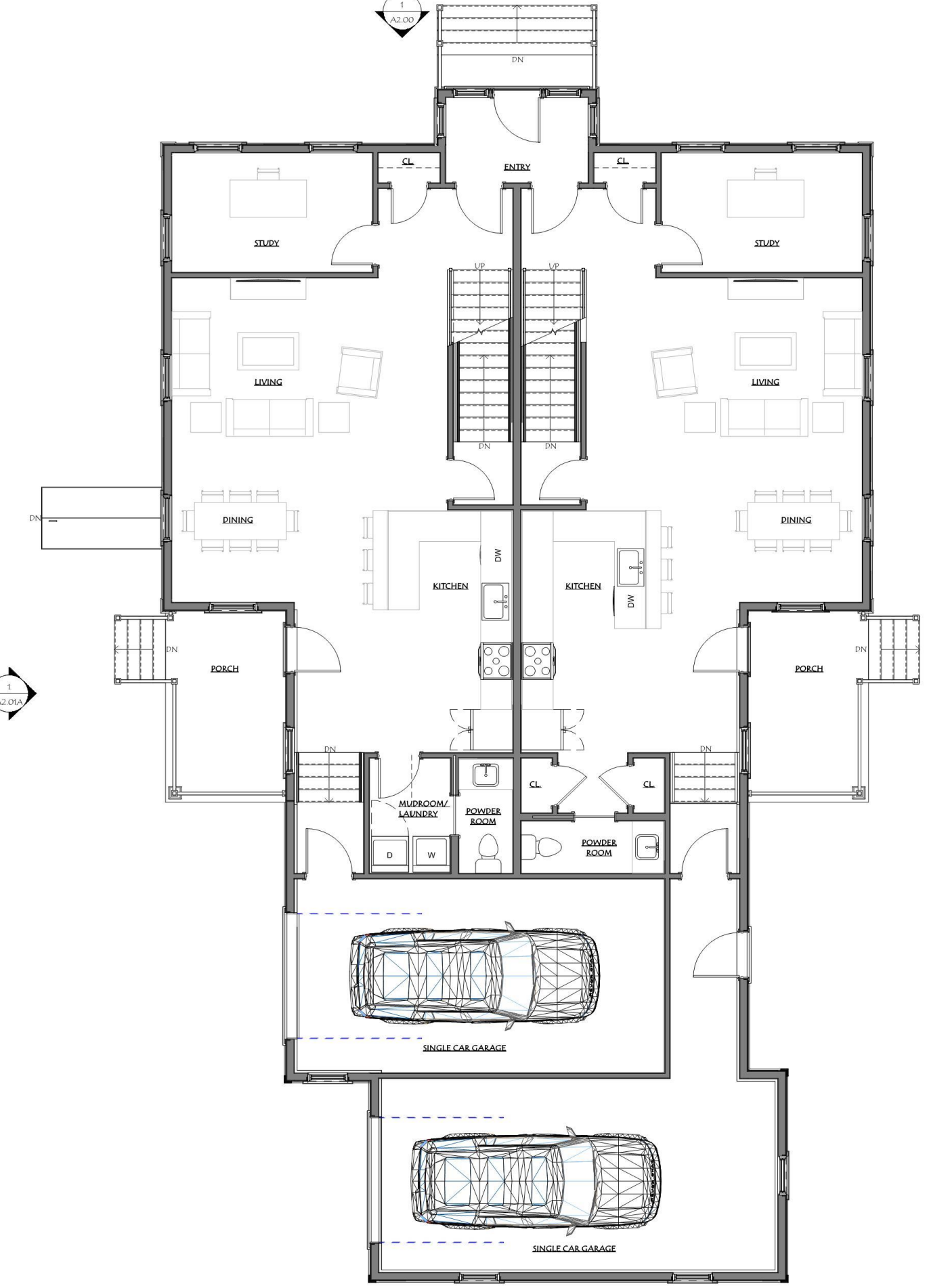
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A2.04 - DUPLEX ON HIGHT STREET - BASEMENT PLAN

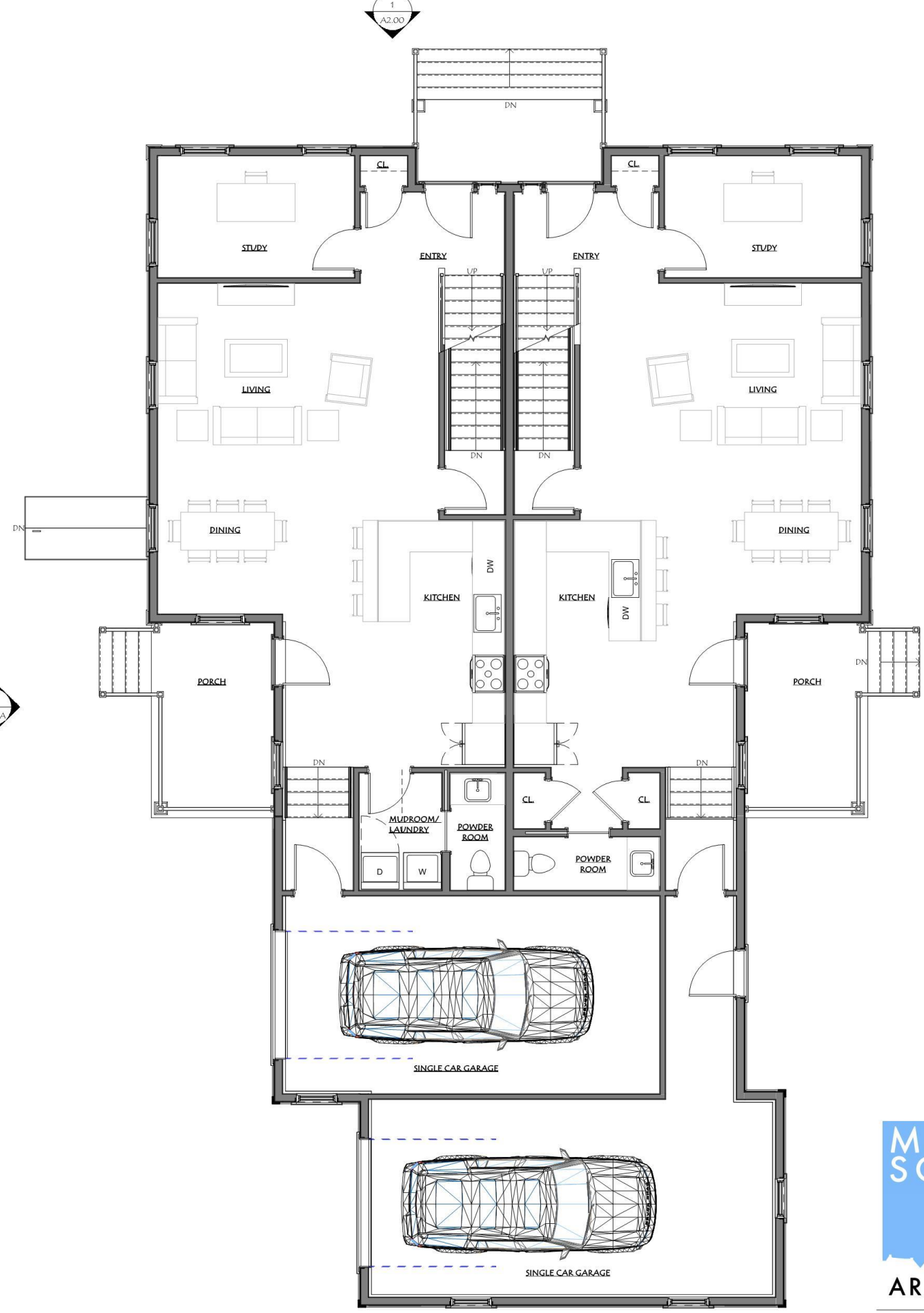
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2 PROPOSED FIRST FLOOR PLAN Opt. 2
SCALE: 1/4" = 1'-0"

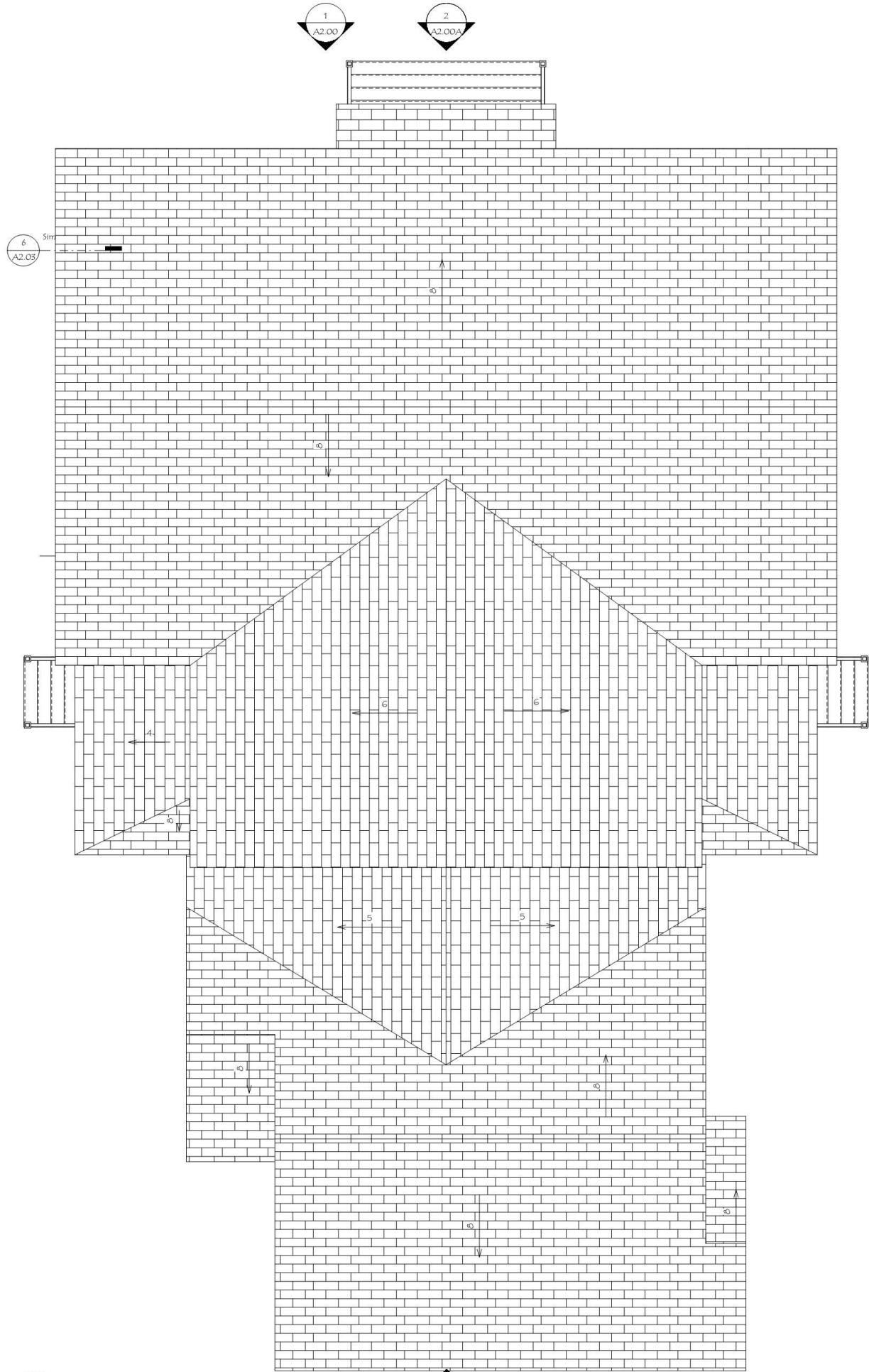


1 PROPOSED FIRST FLOOR PLAN Opt. 1
SCALE: 1/4" = 1'-0"

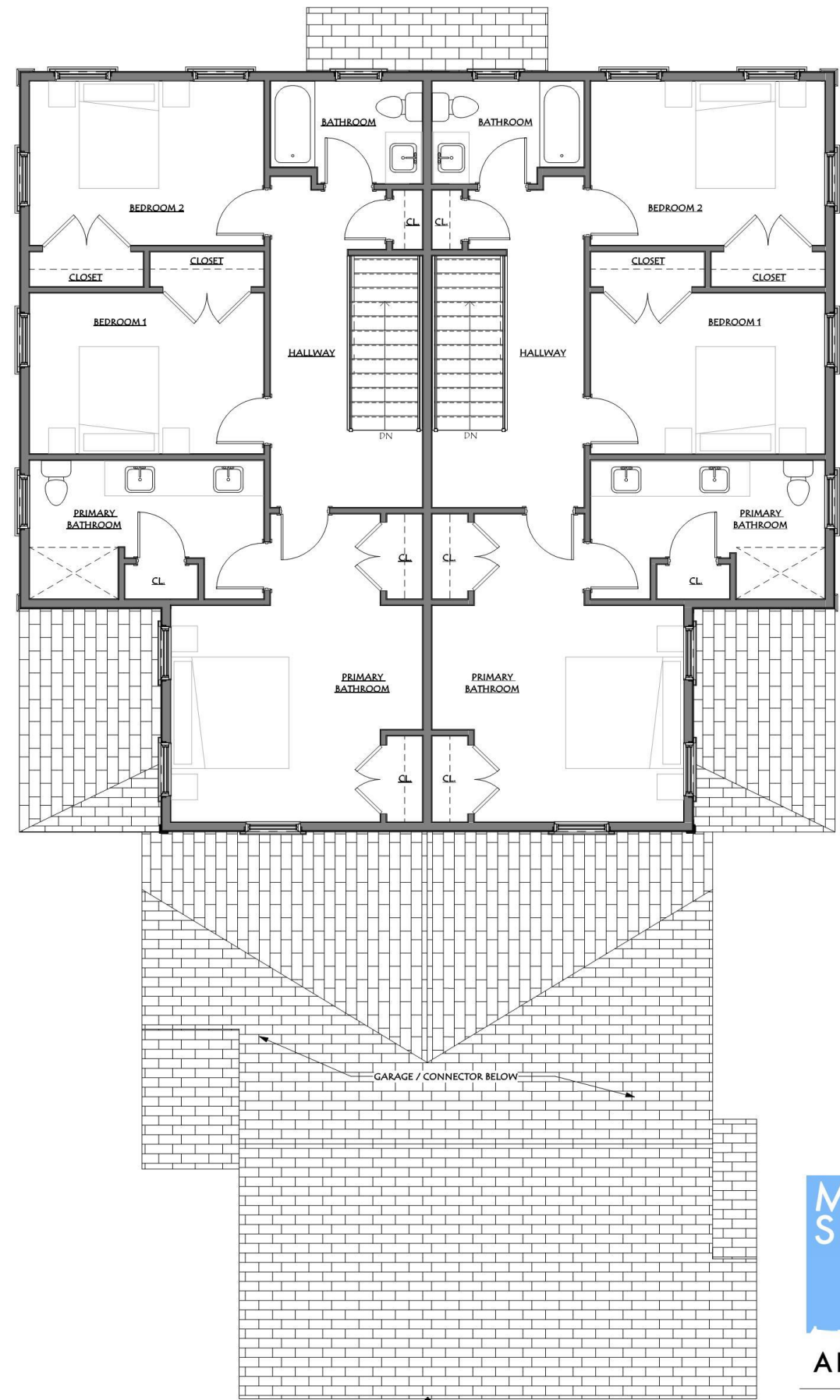


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2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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2 PROPOSED SIDE ELEVATION -1
SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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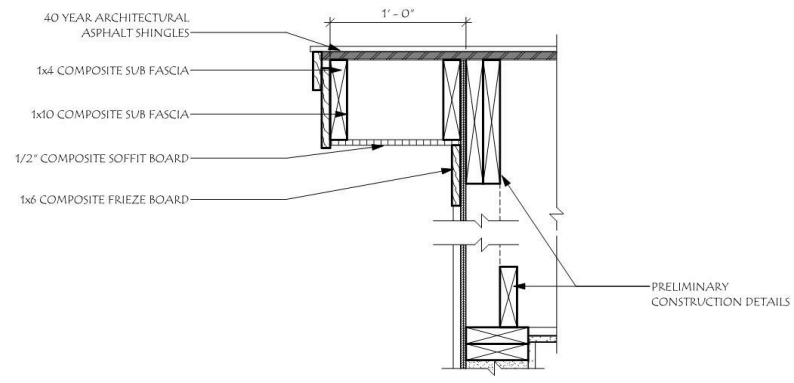
2 PROPOSED SIDE ELEVATION - 2
SCALE: 1/4" = 1'-0"



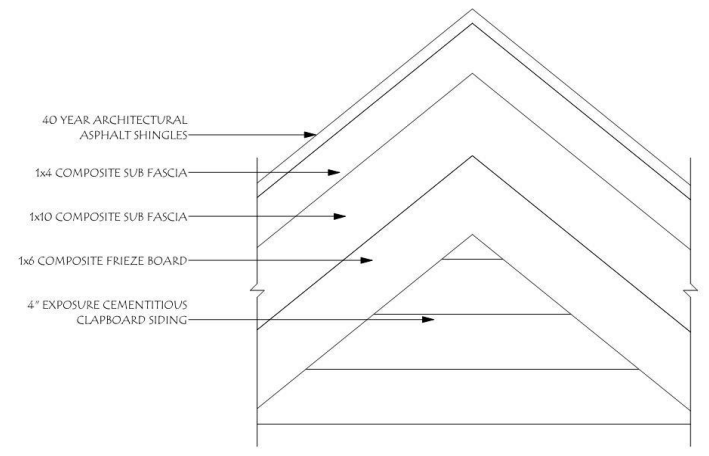
1 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



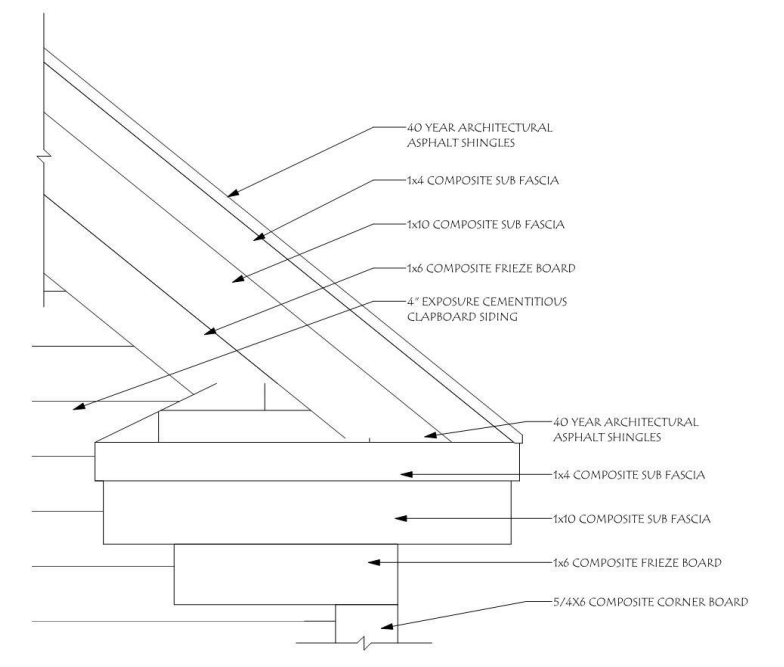
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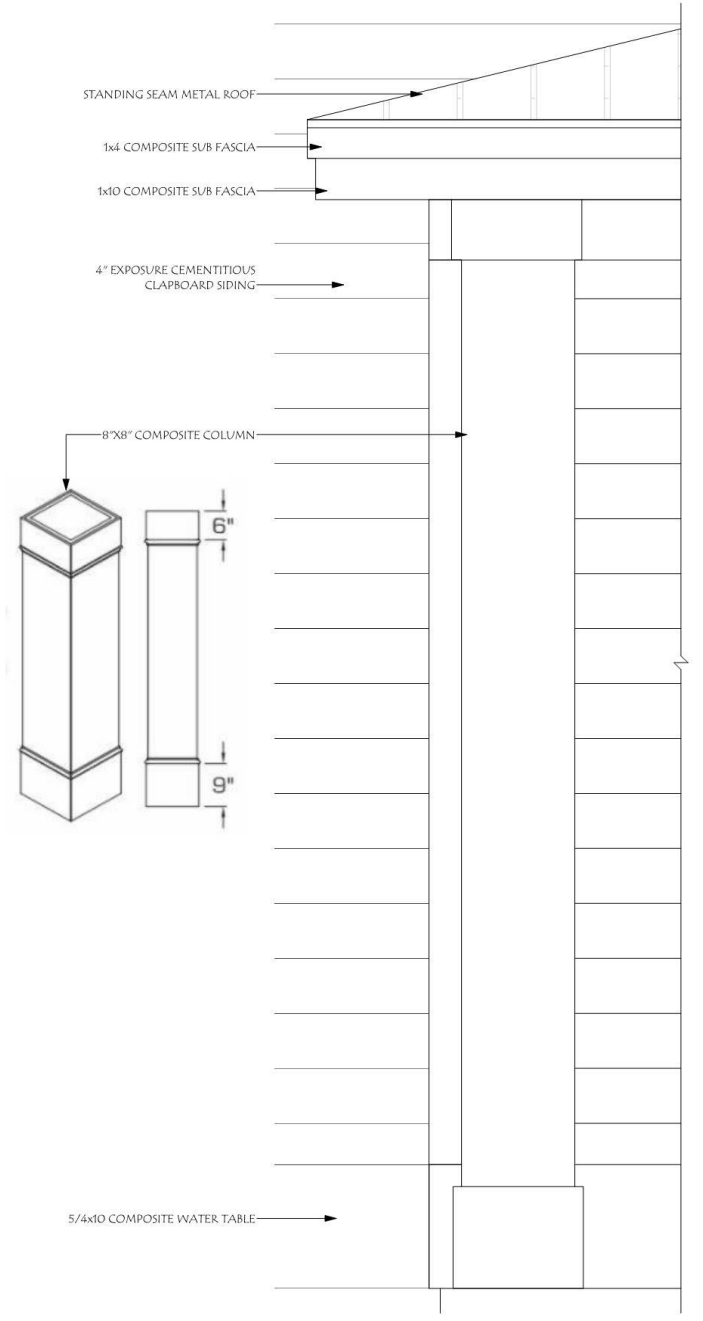
7 TYP. SECTION DETAIL @ RAKE
 SCALE: 1 1/2" = 1'-0"



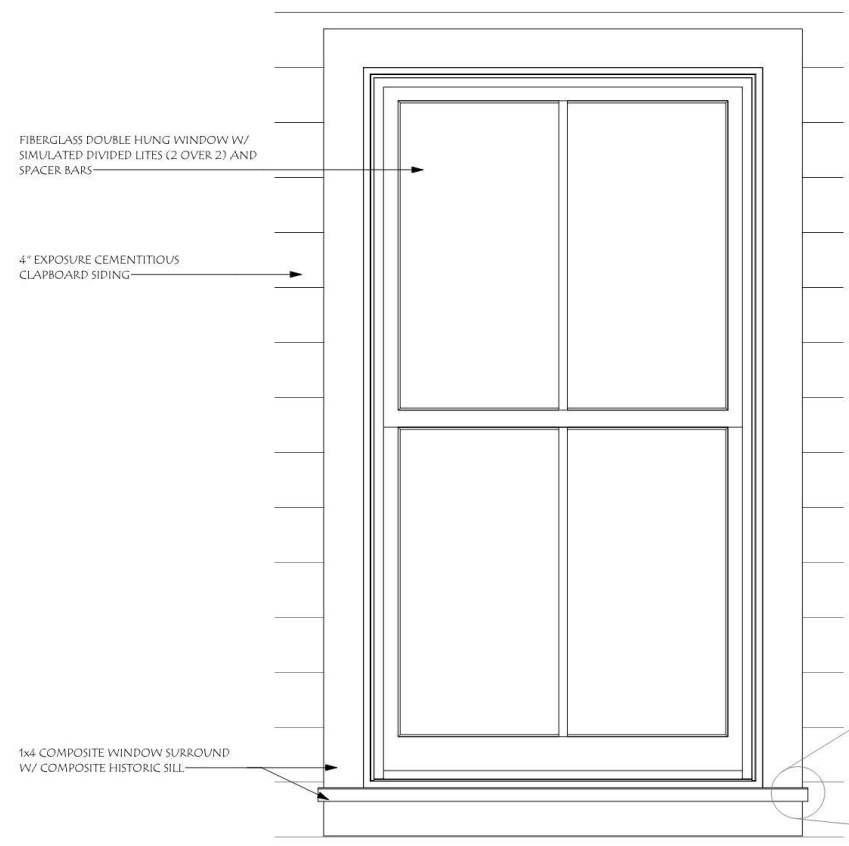
1 TYP. RAKE DETAIL
 SCALE: 1 1/2" = 1'-0"



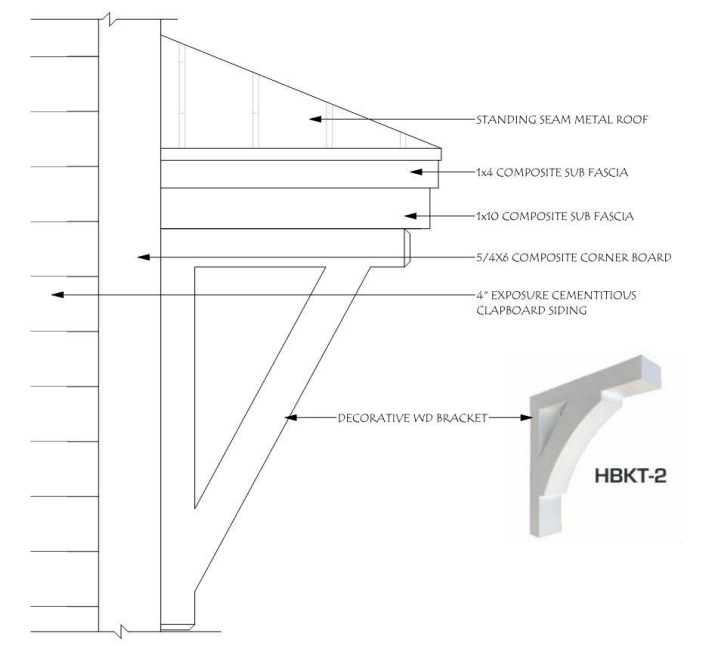
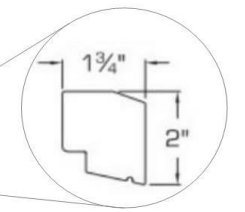
4 TYP. EAVE DETAIL
 SCALE: 1 1/2" = 1'-0"



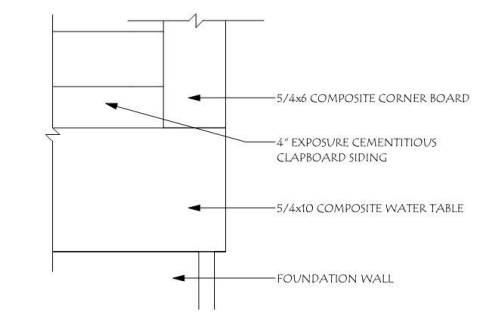
6 COLUMN @ ENTRY
 SCALE: 1 1/2" = 1'-0"



2 EXTERIOR WINDOW & TRIM
 SCALE: 1 1/2" = 1'-0"



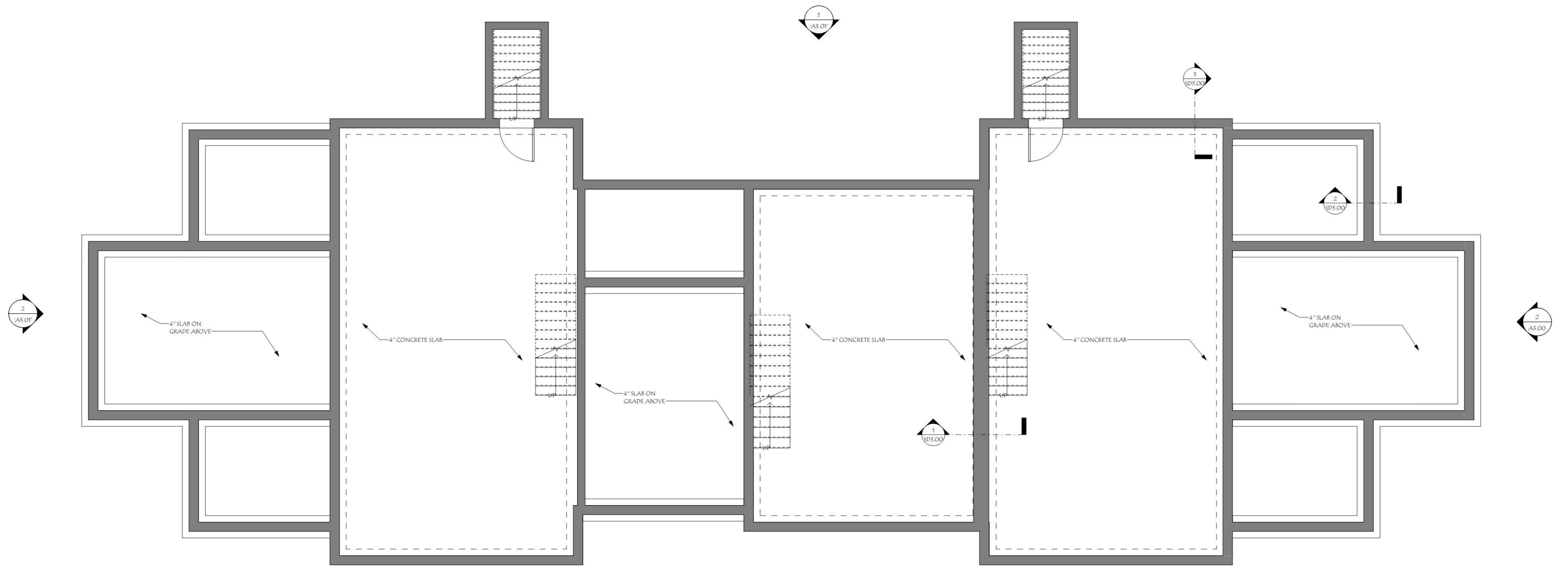
5 EXTERIOR BRACKET DETAIL
 SCALE: 1 1/2" = 1'-0"



3 TYP. WATER TABLE DETAIL
 SCALE: 1 1/2" = 1'-0"



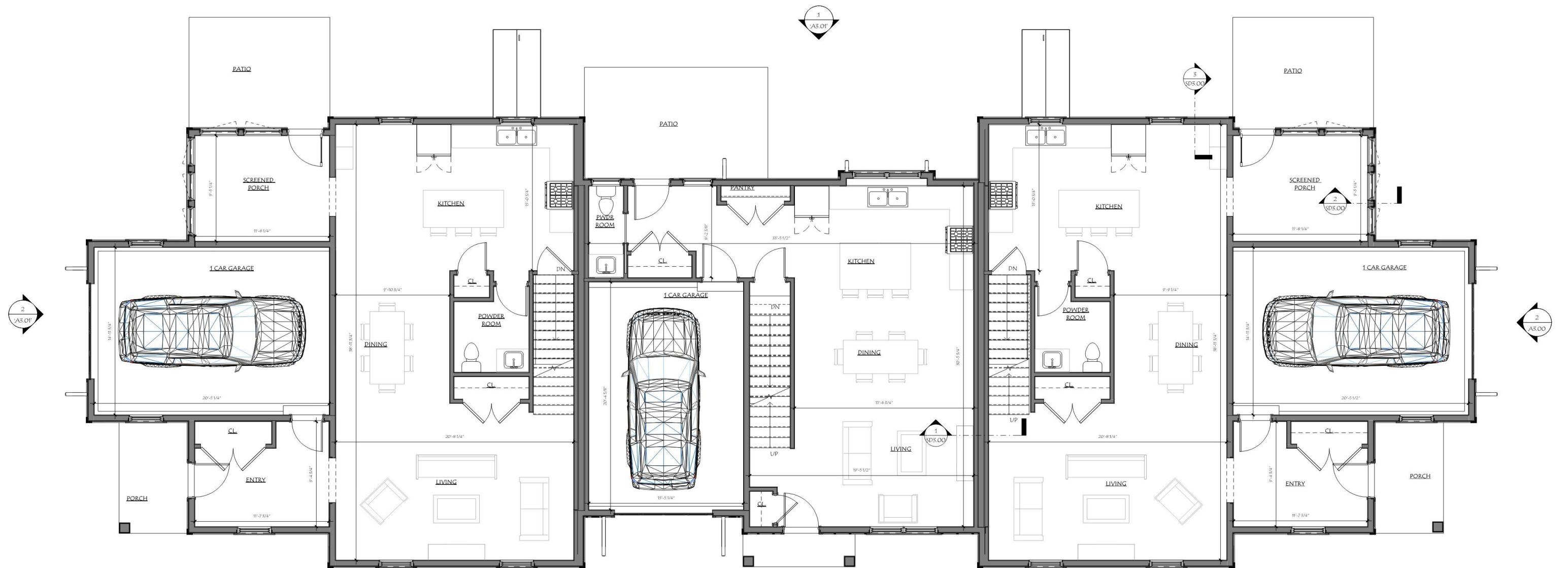
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1 PROPOSED BASEMENT PLAN
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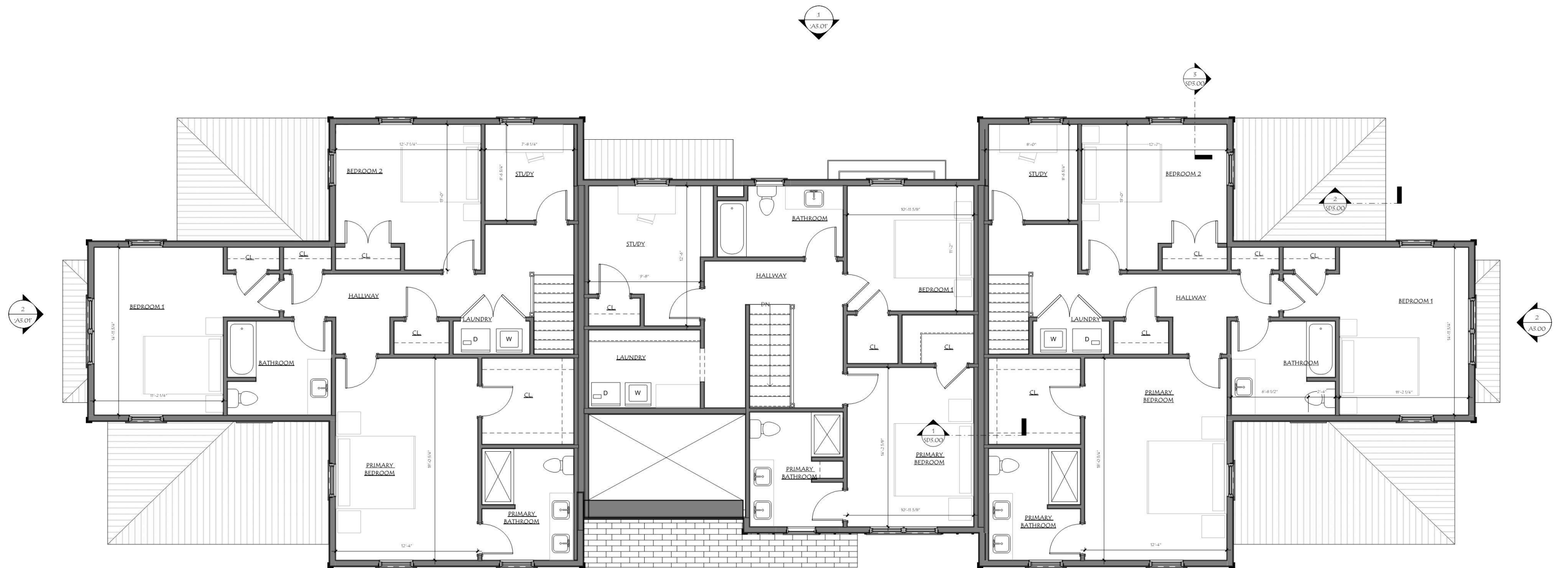
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1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



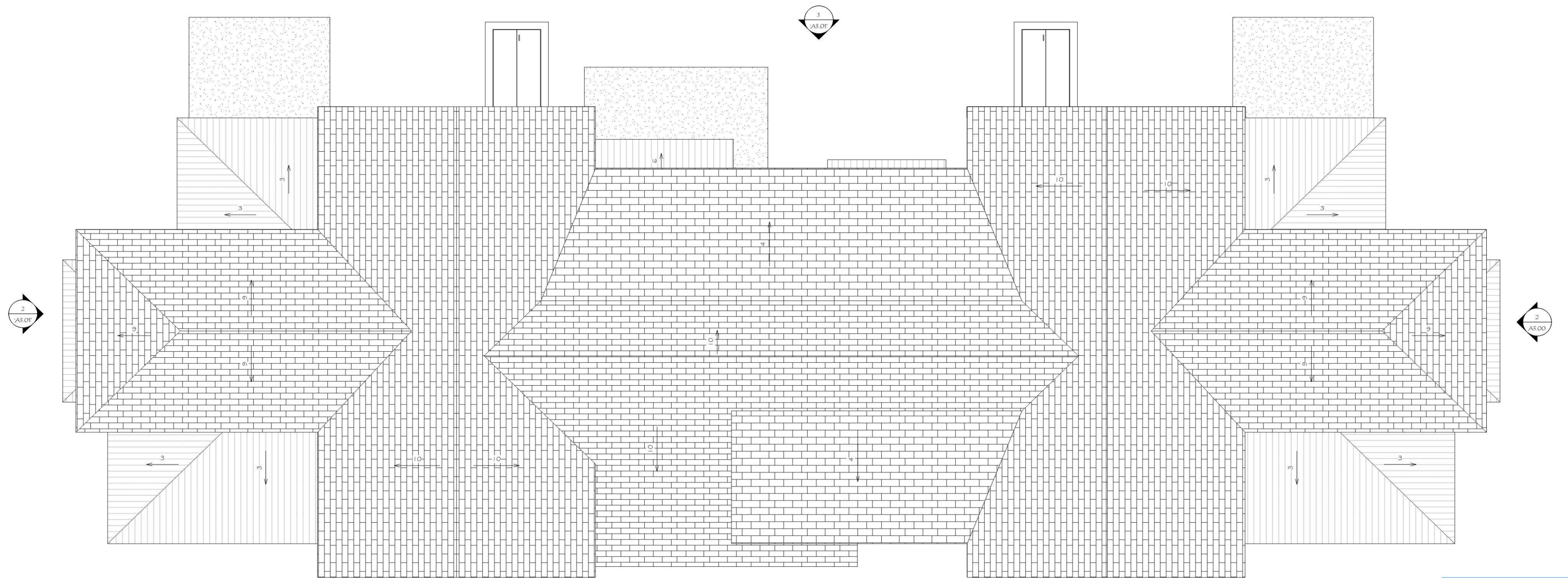
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1 PROPOSED SECOND FLOOR PLAN
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1 ROOF PLAN
SCALE: 1/4" = 1'-0"



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HIGH STREET FACULTY HOUSING PROJECT
HISTORIC DISTRICT COMMISSION MEETING
DECEMBER 16TH, 2021



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