

Request for a Work Session

Historic District Commission



Owner: Dagny Taggart, LLC Applicant: Mark A. McNabb
(If different)

Address: 30 Penhallow St, Ste 300 East Address: 30 Penhallow St, Ste 300 East
(Street) *(Street)*
Portsmouth NH 03801 Portsmouth NH 03801
(City, State, Zip) *(City, State, Zip)*

Phone: (603) 427-0725 Phone: (603) 427-0725

Signature: *Mark A. McNabb* Signature: *Mark A. McNabb*
MARK A. MCNABB, Manager MARK A. MCNABB

LOCATION OF STRUCTURE

Address: Daniel Street

Map: 107 Lot: 27 Zoning District: CD-4

Brief Description of Work: New commercial use building and corresponding sitework

Name of Presenter for HDC Work Session: Tracy Kozak, JSA Inc.

	Meeting (01)	Meeting (02)	Meeting (03)	Meeting (04)	Meeting (05)
Date					
Fee Paid					
Payment Type					

Revised: 11 Apr 17

53 DANIEL STREET MARKET SQUARE PLAZA

HDC WORK SESSION 1
MAY 2019



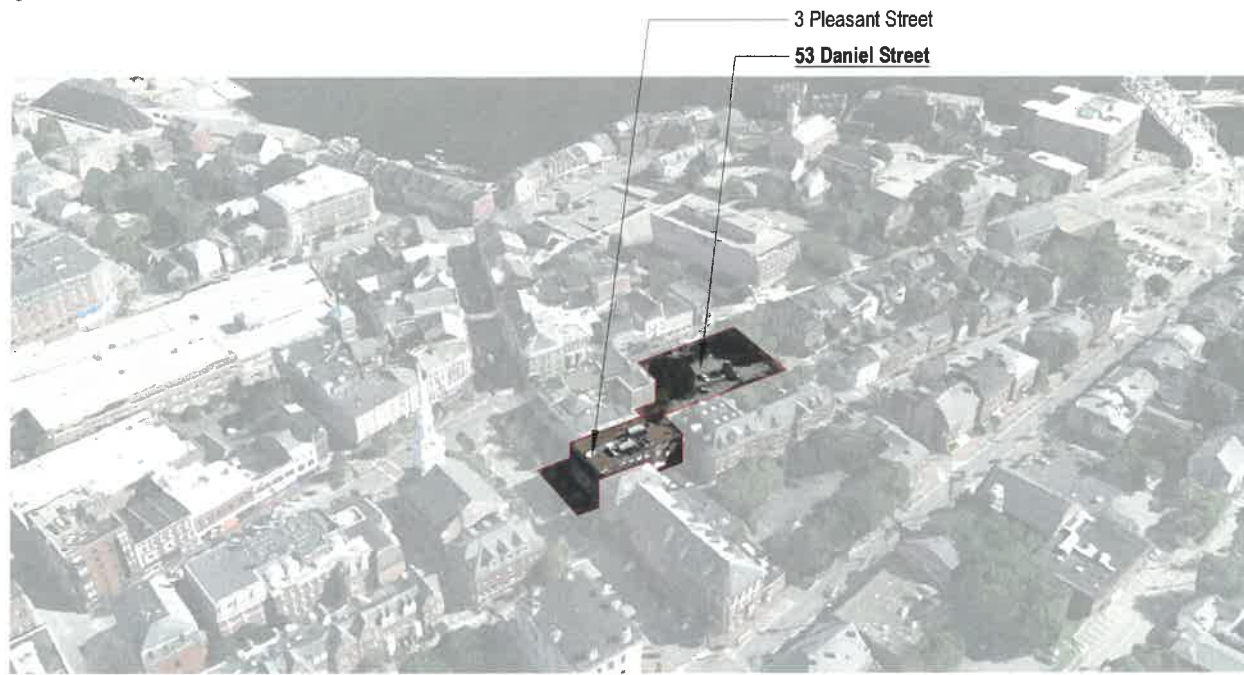
DRAWING LIST

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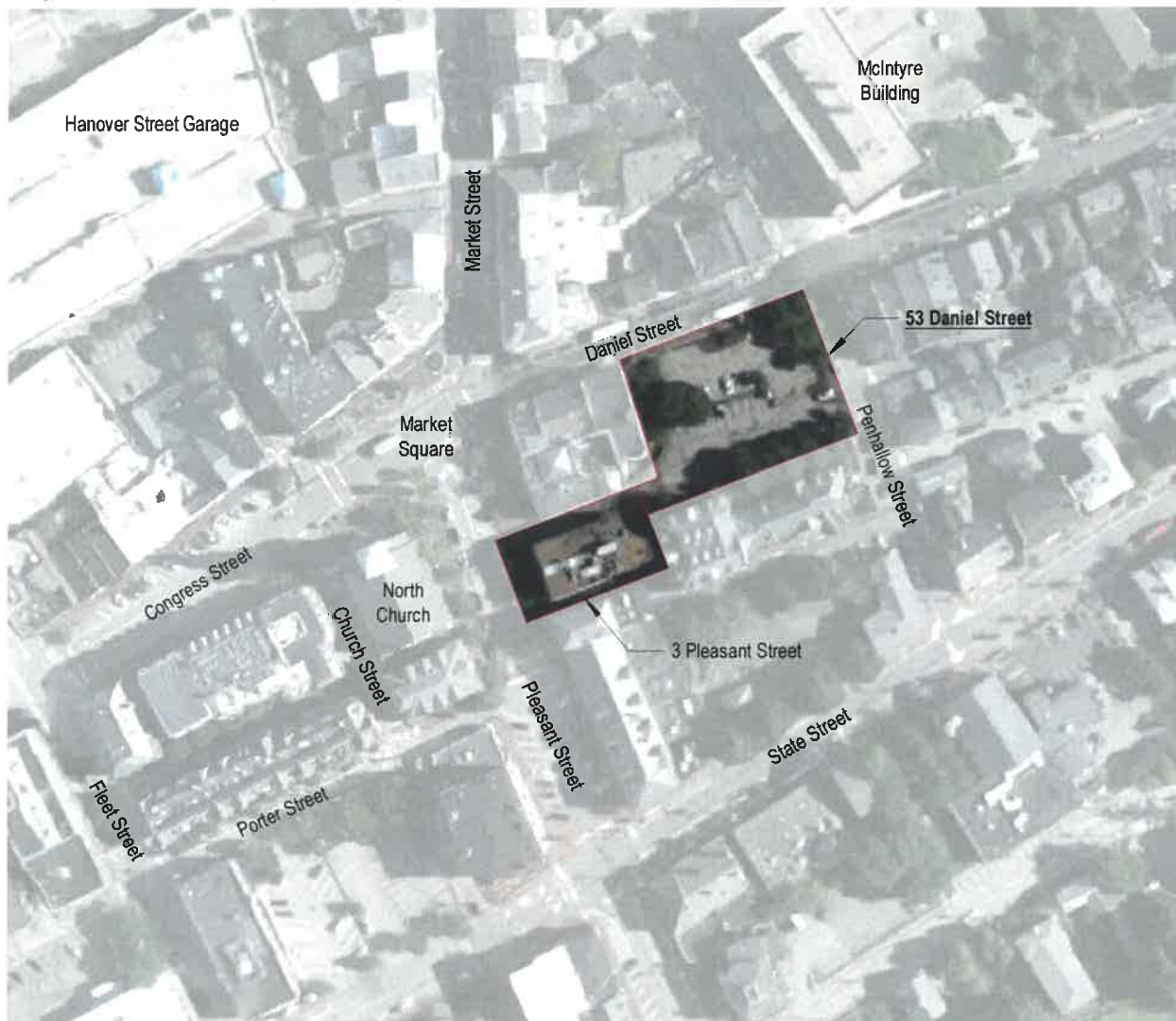
D1.1

COVER

MARKET SQUARE PLAZA Master Plan 53 DANIEL STREET
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Project Area - Aerial Perspective Image



Project Area - Aerial Satellite Plan Image

Market Square Plaza comprises two connecting parcels in the heart of downtown Portsmouth. This application focuses on the larger parcel on the corner of Daniel & Penhallow Streets, currently used as private surface parking. In conjunction with the adjacent 3 Pleasant Street renovations, this project seeks to enliven and enhance pedestrian vibrancy. Project goals include:

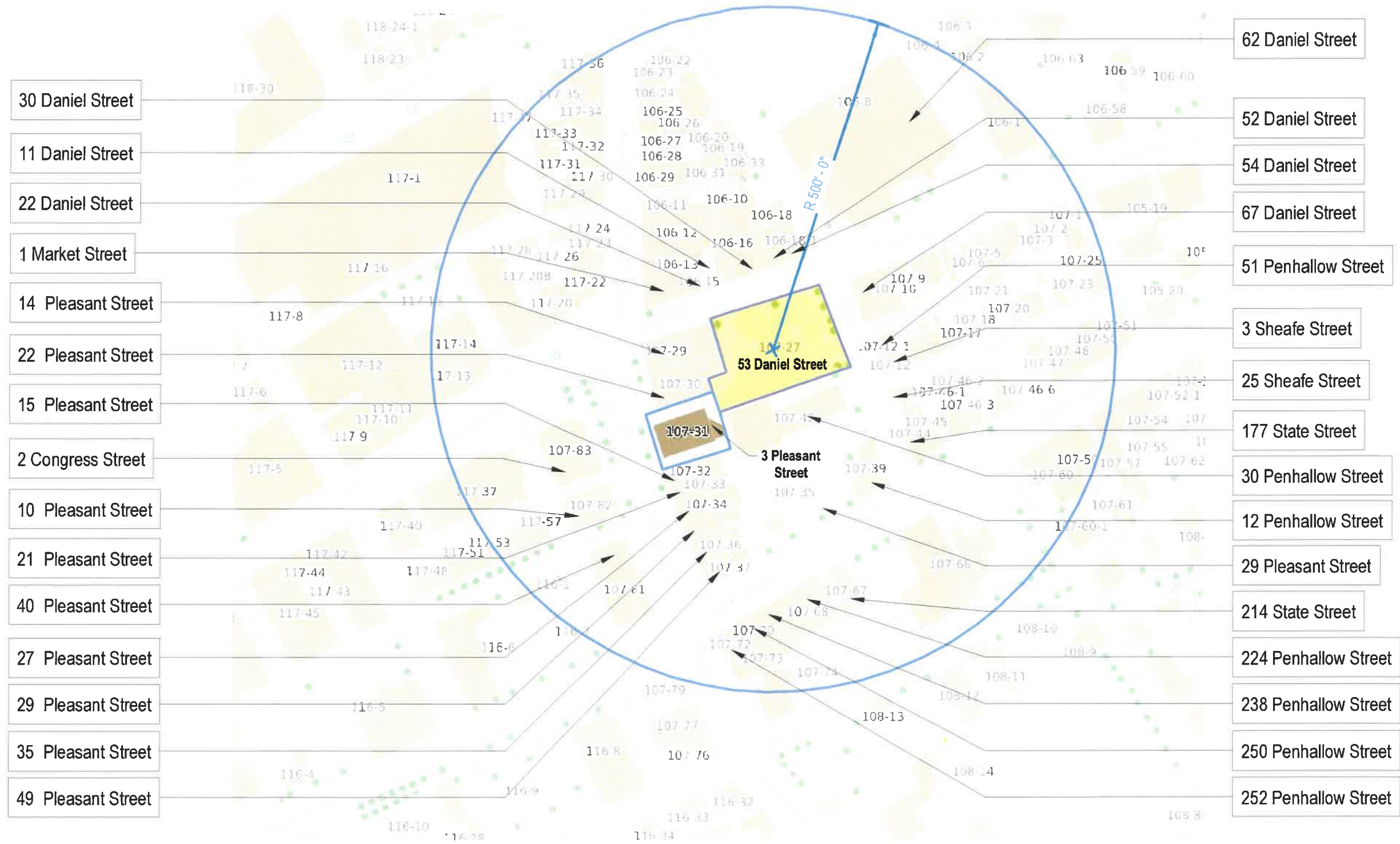
- Widened sidewalk plazas, with room for outdoor dining, artist and musician spaces.
- Onsite parking increased by including two levels of underground parking.
- Existing power lines to relocate underground
- Street level public open market, with office space above.
- Public courtyard pocket plaza, gardens and landscaped accessways
- Public art incorporated at street level spaces
- High performance sustainability and energy conservation

D1.2

INTRODUCTION

MARKET SQUARE PLAZA Master Plan
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53 DANIEL STREET



D1.3

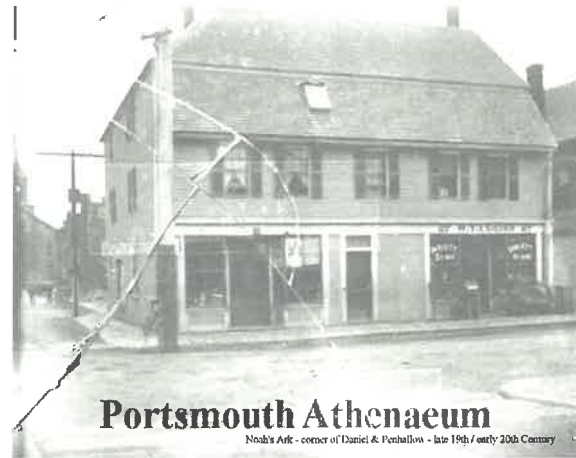
CONTEXT MAP

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Corner of Daniel & Penhallow Streets, "Noah's Ark", "Clagett-Hart House"



Portsmouth Athenaeum
Noah's Ark - corner of Daniel & Penhallow - late 19th / early 20th Century



Portsmouth Athenaeum
Noah's Ark - corner of Daniel & Penhallow - late 19th / early 20th Century

Corner of Daniel & Penhallow Streets, "Noah's Ark"



Upper Daniel Street look south, behind Market Square building. Mid 20th century

Daniel Street, at Current parking lot



Penhallow Street (at current parking lot)



Portsmouth Athenaeum
Penhallow Street, from intersection of State Street, looking north

Penhallow Street from corner of State Street

Daniel @ Penhallow Streets

Noah's Ark

1740 – Noah's Ark (also known as the Clagett-Hart House) was on the south corner of Daniel & Penhallow Streets. Built around 1740, the house was badly damaged by fire in 1761 when owned by Wyseman Claggett (Clagett).

1770's - By the time of the Revolution, Noah Parker resided in what had become a pretentious edifice known as Noah's Ark from which Ark Street (now Penhallow) got its name. Noah Parker was a blacksmith & whitesmith, and also became Portsmouth's first universalist minister.

1791 -- Jacob Sheafe purchased the building for his daughter, who married Hugh Henderson. Upon his death, she married William Hart and they resided there until her death in 1845 at the age of 99. The house was torn down in the 1960's and became a parking lot.

1813 – Massive fire destroyed almost the entire area. Noah's Ark survived.

1816 -- Old US Custom House across Penhallow was constructed along with adjoining brick rowhouses on Daniel & Shaeffe.

1850's – New style emerges, with Daniel St buildings behind Market Square constructed with mastic over brick; terra cotta & cast iron details, wide brackets cornices and corner quoins.

Late 1800's – 40-60 Penhallow Street constructed, 2 story wood framed multi-family housing.

Early 1900's – Eagle Photo & Gilley's Lunch truck move into side ell and open lot west of Noah's Ark.

1950's – Noah's ark and adjacent buildings razed for parking lot in a wave of Urban Renewal. Newspaper building and its neighbors diagonally across intersection razed for McIntyre Federal Building.

D1.4

HISTORY

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53 DANIEL STREET



WEST



SOUTH



EAST



NORTH



WEST

D1.5

EXISTING CONDITIONS - SITE

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ARCHITECTS
INTERIORS
PLANNERS



D1.6

EXISTING CONDITIONS - CONTEXT

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1 Market

22 Daniel

30 Daniel

52 Daniel

54 Daniel

Daniel Street

Market Square

14 Market Square

12 Market Square

53 DANIEL ST
(proposed)

Gateway

DINING

SCULPTURE

UTILITIES

SERPENTINE WALL - MURAL

3 Penhallow

3 Pleasant

DINING

15 Pleasant

21 Pleasant

Parking & Serviceway

77 Daniel

79 Daniel

107/10

107/10

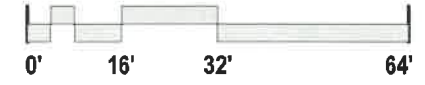
17

Sheafe Street

11 Sheafe



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



D1.8

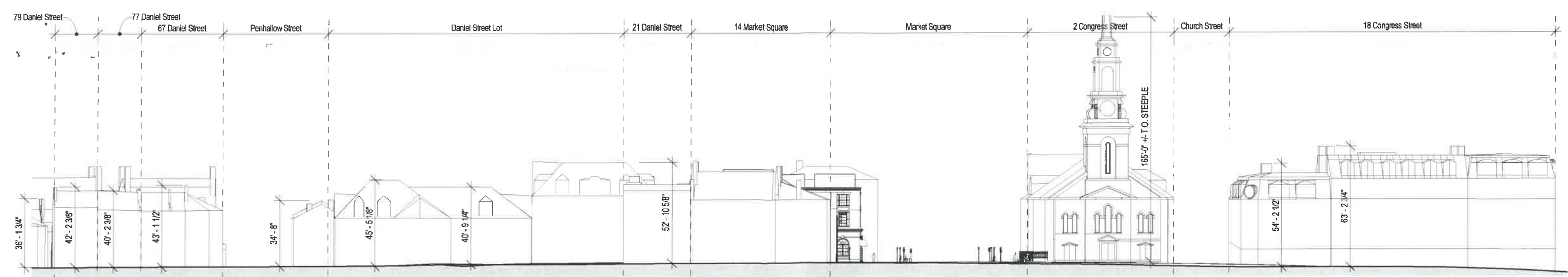
PROPOSED SITE PLAN

MARKET SQUARE PLAZA Master Plan
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53 DANIEL STREET

JSA

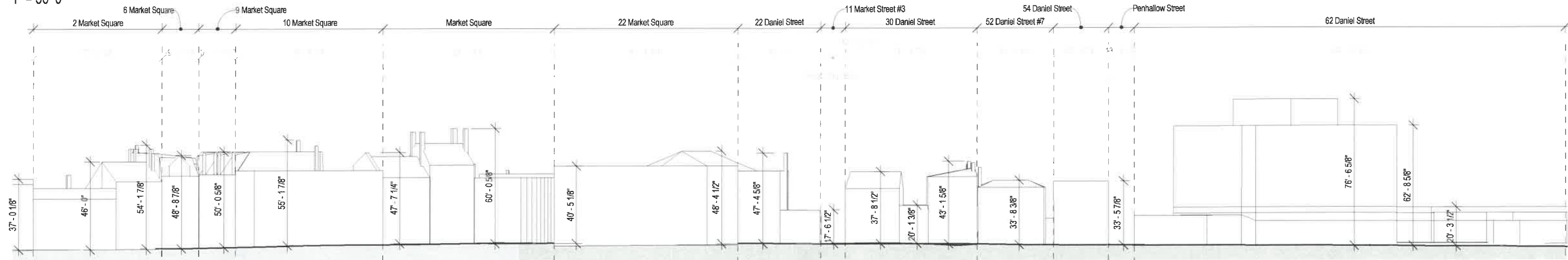
ARCHITECTS
INTERIORS
PLANNERS



Street Section 01 - Daniel Street Looking South

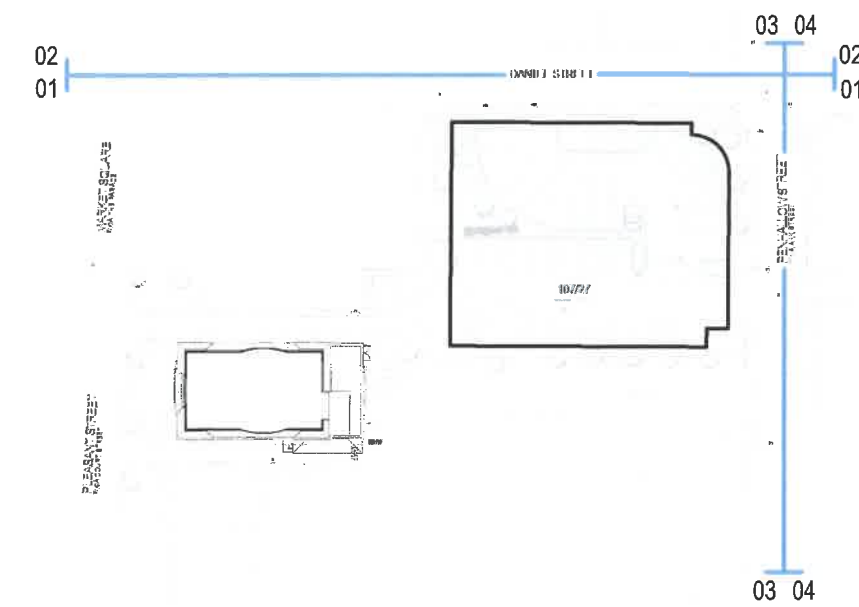
1" = 50'-0"

SITE: 53 DANIEL ST



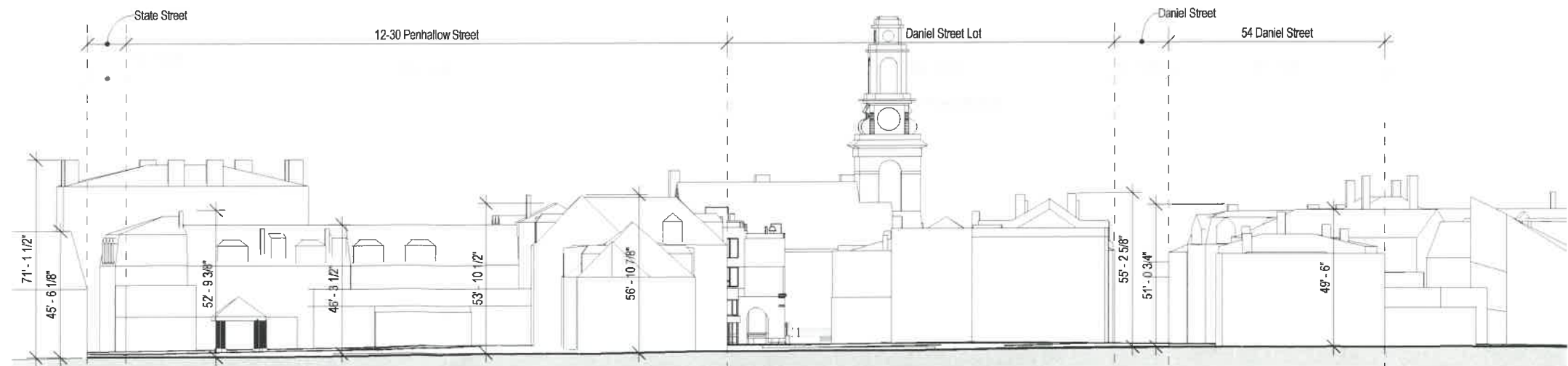
Street Section 02 - Daniel Street Looking North

1" = 50'-0"



Street Section Key Plan

1" = 100'-0"



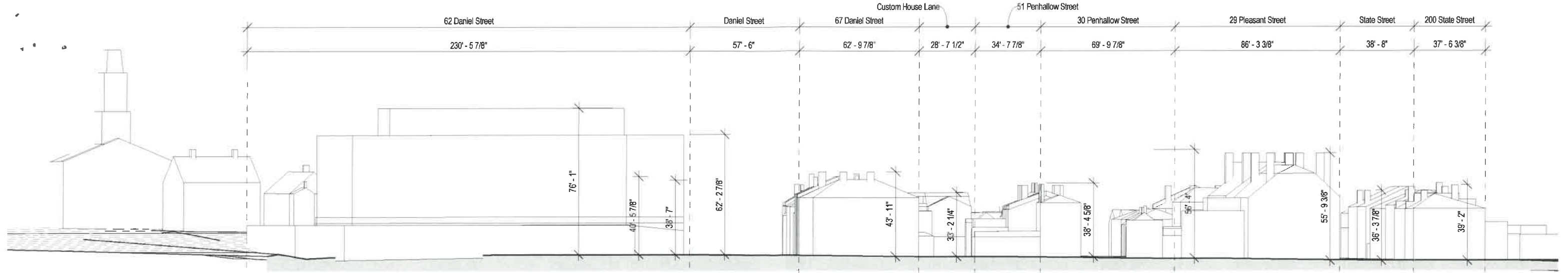
Street Section 03 - Penhallow Street Looking West

1" = 50'-0"

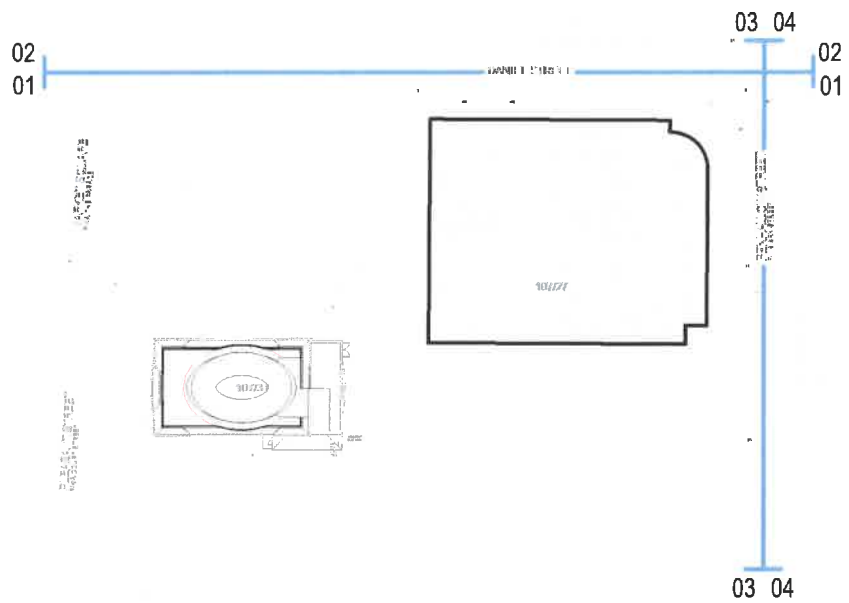
SITE: 53 DANIEL ST

D1.9 **STREET SECTIONS**
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Street Section 04 - Penhallow Street Looking East
 1" = 50'-0"



Street Section Key Plan
 1" = 100'-0"

D1.10 **STREET SECTIONS**
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