

DEC 14 2018

CITY OF PORTSMOUTH
Zoning Board of Adjustment Application

Fill in below by printing in ink or typing / Complete all Blanks or indicate "N/A" if not applicable

Applicant Lisa Koppelman & Nicholas Cracknell Owner of Record Katherine Balliet & Carol Hollings

Applicant Street Address 13 Pickard St. Owner Street Address 11 Meeting House Hill Rd.

Applicant City / State / Zip Amesbury, MA 01913 Owner City / State / Zip Portsmouth, NH 03801

Applicant phone (978) 770 4789 Owner phone (603) 436 1590

Applicant e-mail njcracknell@yahoo.com

Location (street address) of proposed work: 11 Meeting House Hill Rd.

Existing use: Two-Family

Undersigned hereby requests:

- | | <u>Article and Section</u> |
|---|--|
| <input type="checkbox"/> Appeal from an Administrative Decision
See Article 2, Section 10.234.30 | <u>10.516.40 (Building Coverage)</u> |
| <input type="checkbox"/> Special Exception
See Article 2, Section 10.232.20 | <u>10.516.40 (Rearyard Setback)</u> |
| <input type="checkbox"/> Variance
See Article 2, Section 10.233.20 | <u>10.321(Expansion of a Non-Conformity)</u> |
| <input type="checkbox"/> Other _____
See Article 2, Section 10.233.20 | _____ |

To permit the following:

Expand a building coverage of 40% (1,364 SF) to 48% (1,634 SF) where 30% is permitted

Reduce the rear yard setback from 8 feet to 5 feet where 20 feet is required

The undersigned alleges that the required conditions exist for granting of this request according to the terms of the Zoning Ordinance as demonstrated in the attached submittals.

Only complete applications will be accepted by the deadline date. A complete application shall consist of: a completely filled out application with original signatures, the application fee, and 12 packets of required plans and any supporting documents or photos. Incomplete applications will not be accepted. Applications received after the deadline will be scheduled for the following month. The owner or his/her representative is required to attend the Public Hearing for the above appeal.

Katherine Balliet Carol Hollings 12.14.18
Signature of Owner _____ Date 12/13/18

Please PRINT name here Katherine Balliet & Carol Hollings

Applicant's Responsibilities

1. All applications for Variances and Special Exceptions must be submitted to the Planning Department prior to the published deadline. In the case of Appeals from an Administrative Decision, the appeal shall be filed no later than 30 days from the date of the action which is being appealed.
2. A Building Permit application must also be filed for the project for which zoning relief is being sought. The Building Permit application can be submitted with the Board of Adjustment application or filed prior. The Planning Department may waive this requirement when the application is for a substandard lot for subdivision purposes and no other zoning relief is required.
3. An applicant shall be one of the following: a) the owner of record of the property, or b) the holder of a valid purchase and sales agreement for the purchase of the subject property, or c) the holder of a valid option for the purchase of the subject property.
4. All applications shall include a written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (see Section 10.234.30 for Administrative Appeals, Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions).
5. It is the obligation of the applicant to submit adequate plans and exhibits in accordance with the terms of the Zoning Ordinance for all applications for Administrative Appeals, Variances, Special Exceptions, and Equitable Waivers.
6. One (1) original copy of a completed and signed "Board of Adjustment Application Check-List" shall accompany all applications.
7. For applications requesting dimensional relief, the minimum requirements for adequate plans shall include the following:

<input type="checkbox"/> Site Plan(s) showing existing and proposed conditions including: <ul style="list-style-type: none"> - Front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line) - Lot dimensions - Abutting street(s) and street names - Driveways / accessways - Dimensions (size and height) of structures - Dimensions and location of parking spaces 	<input type="checkbox"/> Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size) <input type="checkbox"/> Labeled photo(s) of existing conditions <input type="checkbox"/> Building plans and elevations of any <i>proposed</i> structures or additions <input type="checkbox"/> Interior floor plans for any renovations or expansion to existing structures
--	---

8. For applications requesting relief from land use requirements, the minimum requirements for adequate plans shall include the following:

<input type="checkbox"/> Site Plan showing dimensions and location of parking spaces including the scale (the scale is the ratio of the drawing's size relative to the actual size) <input type="checkbox"/> Interior floor plans and/or exterior site plans showing the location of the proposed use(s) <input type="checkbox"/> Labeled photo(s) of existing conditions

9. Plans should be 8 1/2" x 11" in size, 11" x 17" plans may be used only if the plan would otherwise be unreadable.
10. The Planning Department is authorized by the Board of Adjustment to refuse applications which do not meet these minimum requirements. The Planning Department may also require additional information and/or exhibits as needed to illustrate the scope of the project. Public Hearings shall not be scheduled, advertised or held until such time as the minimum requirements for adequate plans have been submitted. The Board may postpone any application requiring more information prior to any action being taken.
11. The applicant shall submit one (1) original and eleven (11) copies of the application and any plans, exhibits, and supporting documents.
12. The applicant shall provide electronic files in Portable Document Format (PDF) of all submittals.

I have read the above list of responsibilities, have provided all required information, and such information is current, accurate, and complete to the best of my knowledge.

Katherine Balch *Carl Holling* 12-14-18

 (Applicant's Signature, date)

The Applicant is encouraged to consider the following when completing the application:

- Provide neat and clear plans
- Use of color or highlights is encouraged in order to identify pertinent areas on plans
- Applicants are encouraged to review the application with a member of the Planning Department staff prior to submittal
- All applicants are encouraged to discuss the project with impacted neighbors

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VARIANCE APPLICATION

**A HISTORIC PRESERVATION PROJECT:
11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH**

SUBMITTED BY: Nicholas Cracknell and Lisa Koppelman

SUBMITTED TO: Portsmouth Zoning Board of Adjustment

December 26, 2018



Preservation of the c. 1790 Capt. Drisco House through Adaptive Reuse & Restoration

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LIST OF EXHIBITS

- EXHIBIT 1 – PROJECT OVERVIEW
- EXHIBIT 2 – VARIANCE CRITERIA
- EXHIBIT 3 – ASSESSOR’S CARD
- EXHIBIT 4 – ASSESSOR’S MAP
- EXHIBIT 5 – EXISTING CONDITIONS
- EXHIBIT 6 – EXISTING CONDITIONS PLAN
- EXHIBIT 7 – PROPOSED SITE PLAN
- EXHIBIT 8 – PROPOSED SITE CONDITIONS
- EXHIBIT 9 – PROPOSED ELEVATIONS
- EXHIBIT 10 – PROPOSED FLOOR PLANS
- EXHIBIT 11 – NEIGHBORHOOD CONTEXT MAP
- EXHIBIT 12 - HISTORIC DISTRICT SURVEY INFORMATION
- EXHIBIT 13 – HISTORIC PHOTOGRAPHS

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EXHIBIT 1 – PROJECT OVERVIEW

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PROJECT NARRATIVE



Figure 1 - 11 Meeting House Hill Road, Portsmouth, NH (2018 and c.1900)

Background

As shown in Figure 1, 11 Meeting House Hill Road consists of two fully detached structures which are located on the same parcel.¹ According to the property survey and deed information, the lot has approximately 3,422 SF of land area and 78 feet of frontage on Meeting House Hill Road. Accordingly to the 2017 historical survey of the Downtown Portsmouth National Register Historic District, the existing two-story historic Capt. Drisco House (c. 1790) is listed as a contributing historic structure while the abutting two-story garage/ barn structure (c. 1982) is listed as non-contributing. The use of the property is a two-family with both dwelling units located within the Drisco House.²

Zoning Information (GRB District)	Required	Existing	Proposed
Land Use	Single / Two-Family	Two-Family	Two-Family
Lot Area (SF)	5,000	3,422	3,422
Lot Frontage (Feet)	80	78.2	78.2
Lot Area Per Dwelling Unit (SF)	5,000	1,711	1,711
Building Height (Feet)	<35	19	26
Front Yard Setback (Feet)	5	3.6	3.6
Secondary Frontyard Setback (Feet)	5	17	7.2
Side Yard Setback (Feet)	10	0	0
Rear Yard Setback (Feet)	25	7.5	5.5
Open Space (%)	0.25	0.57	0.49
Building Coverage (%)	0.3	0.43	0.51

.48 N/R

As listed in the Zoning Table above, this application seeks two (2) dimensional variances and a variance to remove and replace an existing non-conforming garage structure. Variances are needed for an

¹ Note that the lot appears to be involuntarily merged after the corner lot was purchased in 1959 when the single family house was razed after an attic fire.

² The Drisco House was originally designed and used as a modestly-sized single family structure.

EXHIBIT 2 – VARIANCE CRITERIA

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VARIANCE CRITERIA

This petition of Nicholas Cracknell and Lisa Koppelman is for the property located at 11 Meeting House Hill Road in Portsmouth, NH. Relief is required from the Zoning Ordinance for the proposed alterations to the existing two-family structure on the property. A two-story, 260 SF expansion to the footprint of the existing garage and a 66 SF connector addition is also proposed between both structures. Two dimensional variances are required to support the proposed site plan. A variance for building coverage is required under Section 10.521 to allow a building coverage of 49% where 30% is the maximum coverage. Additionally, a dimensional variance under Section 10.521 is required to allow a rear yard setback of 5 feet where 20 is required. Said property is shown on Assessor's Map 103, Lot 59, and lies within the General Residence B District.

The existing two-family structure on said property has a frontyard setback of 3 feet on Meeting House Hill Road and a 7 foot frontyard setback on Manning Street (the secondary frontage), a right side setback of 1 foot and rear yard setback of 7.5 feet. The proposed expansion or replacement of the existing two-story garage structure includes a 260 foot increase in the footprint of the building in order to support a third garage space, 600 SF of living space on the second floor, and 350 SF of living space in the attic (for GLA of 950 SF +/-). The connector building will provide finished interior floor space for use by the c. 1790 Drisco House and retain the use of the structure as two-family.

Purpose and Spirit of the Ordinance - The proposed expansion and conversion of the garage structure into the second dwelling unit on the property will not alter the essential character of the neighborhood, threaten public health, safety or welfare, or otherwise injure "public right" because the property is located in a neighborhood where most of the structures and properties, including the immediate abutting properties, are non-conforming.

Substantial Justice - It is believed that the benefits to the applicants is not outweighed by harm to other individuals, as it will allow the Applicants to fully restore the exterior of the c.1790 Capt. Drisco House as a single family use (its original design and use) and adapt or replace the existing two story garage (c.1975) with a 2 ½ story barn-style structure with ground-floor parking for both units and provide a 950 SF +/- upper floor dwelling unit.

Property Values - The proposed addition will substantially increase the value of the property, thereby increasing the value of the surrounding properties.

Literal Enforcement - Literal enforcement of the ordinance would result in unnecessary hardship in that the applicants – without the benefit of relocating the second dwelling unit into the expanded or replacement barn-like structure would be forced to pursue a subdivision of the lot.⁴ This would result in

⁴ Note that the property consists of two separate deeds. 43 Manning Street is the portion of the lot that previously contained a 2 ½ story single family structure until a fire destroyed the building in 1958. Subsequent to the fire, the owner of 11 Meeting House Hill purchased the abutting lot and constructed the existing 2-story garage. At some point thereafter the city involuntarily merged the lots. Given the recent statues regarding involuntarily merged lots, it would appear that the lot may be able to be re-subdivided into the two prior lots. 43 Manning Street would then support a single family structure and 11 Meeting House Hill would continue to be a two-family use.

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a less efficient and lower-quality building that is likely to be out of character with the neighborhood. The proposed alterations or expansion will not interfere with the open space or parking requirements but would be burdened by a literal enforcement of the rear setback and building coverage requirement. Given the existing non-conforming status of the coverage and setbacks it would be unfair to impose it on the property located in an area where most other abutting properties are also non-conforming. If the zoning restriction were applied to the property it would not serve its purpose in a "fair and substantial way" nor enable the Drisco House to be restored as a single family dwelling.

As such, the applicants believe that this request for zoning relief is reasonable, that it will not alter the essential character of the neighborhood, and that it will allow for the restoration of the historic Capt. Drisco House into to a single family use, provide adequate parking and maintain the affordability of having a two-family use of the property.

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EXHIBIT 3 – ASSESSOR’S CARD

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11 MEETING HOUSE HILL RD

Location 11 MEETING HOUSE HILL RD

Mblu 0103/ 0059/ 0000/ /

Acct# 33008

Owner HOLLINGS BERNARD A

PBN

Assessment \$484,600

Appraisal \$484,600

PID 33008

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$185,200	\$299,400	\$484,600
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$185,200	\$299,400	\$484,600

Owner of Record

Owner HOLLINGS BERNARD A

Sale Price \$0

Co-Owner HOLLINGS ELSIE

Certificate

Address 11 MEETING HOUSE HILL RD
PORTSMOUTH, NH 03801

Book & Page

Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
HOLLINGS BERNARD A	\$0			

Building Information

Building 1 : Section 1

Year Built: 1790
Living Area: 1,522
Replacement Cost: \$260,050
Building Percent 65
Good:
Replacement Cost
Less Depreciation: \$169,000

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Building Attributes

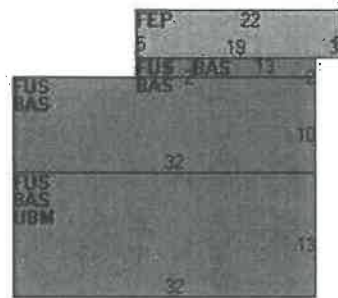
Field	Description
Style	2 Unit
Model	Residential
Grade:	C+
Stories:	2
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Gas
Heat Type:	Warm Air
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	8
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	0
Extra Openings	0

Building Photo



(<http://images.vgsi.com/photos2/PortsmouthNHPhotos//\00\01\{>

Building Layout



(<http://images.vgsi.com/photos2/PortsmouthNHPhotos//Sketcher>

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	774	774
FUS	Upper Story, Finished	748	748
FEP	Porch, Enclosed	110	0
UBM	Basement, Unfinished	416	0
		2,048	1,522

Extra Features

Extra Features	Legend
No Data for Extra Features	

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Land

Land Use

BY: _____

Land Line Valuation

Use Code 1040
Description TWO FAMILY
Zone GRB
Neighborhood 102
Alt Land Appr Category No

Size (Acres) 0.07
Frontage
Depth
Assessed Value \$299,400
Appraised Value \$299,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR7	GARAGE W FIN RM			432 S.F	\$16,200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$185,200	\$299,400	\$484,600
2017	\$185,200	\$299,400	\$484,600
2016	\$165,800	\$226,200	\$392,000

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$185,200	\$299,400	\$484,600
2017	\$185,200	\$299,400	\$484,600
2016	\$165,800	\$226,200	\$392,000

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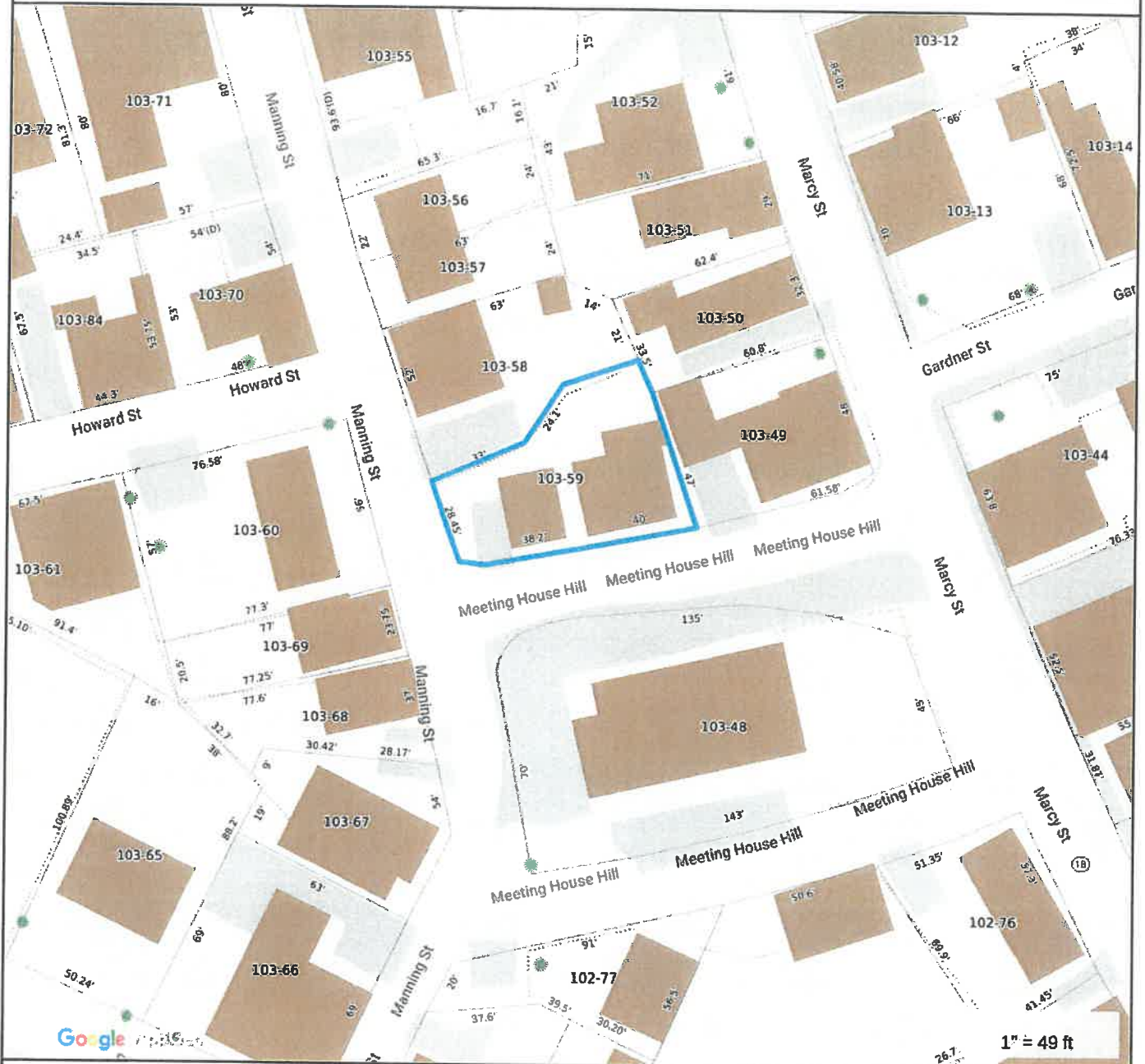
EXHIBIT 4 – ASSESSOR’S MAP

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11 Meeting House Hill Road



Property Information
Property ID 0103-0059-0000
Location 11 MEETING HOUSE HILL RD
Owner HOLLINGS BERNARD A


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**
 City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.
 Geometry updated 11/30/2018
 Data updated 11/19/2018

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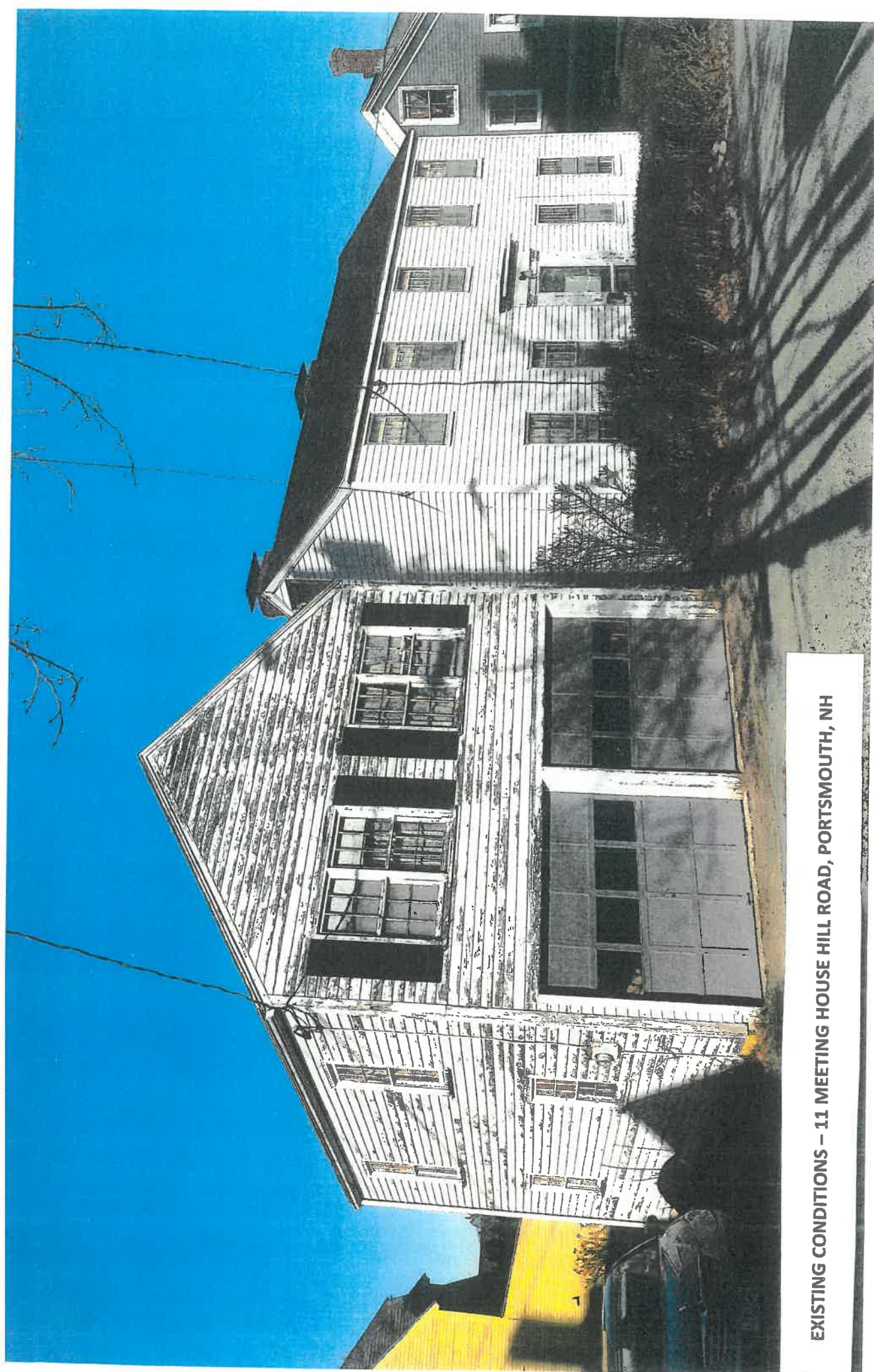
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EXHIBIT 5 – EXISTING CONDITIONS

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EXISTING CONDITIONS - 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

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EXHIBIT 6 – EXISTING CONDITIONS PLAN

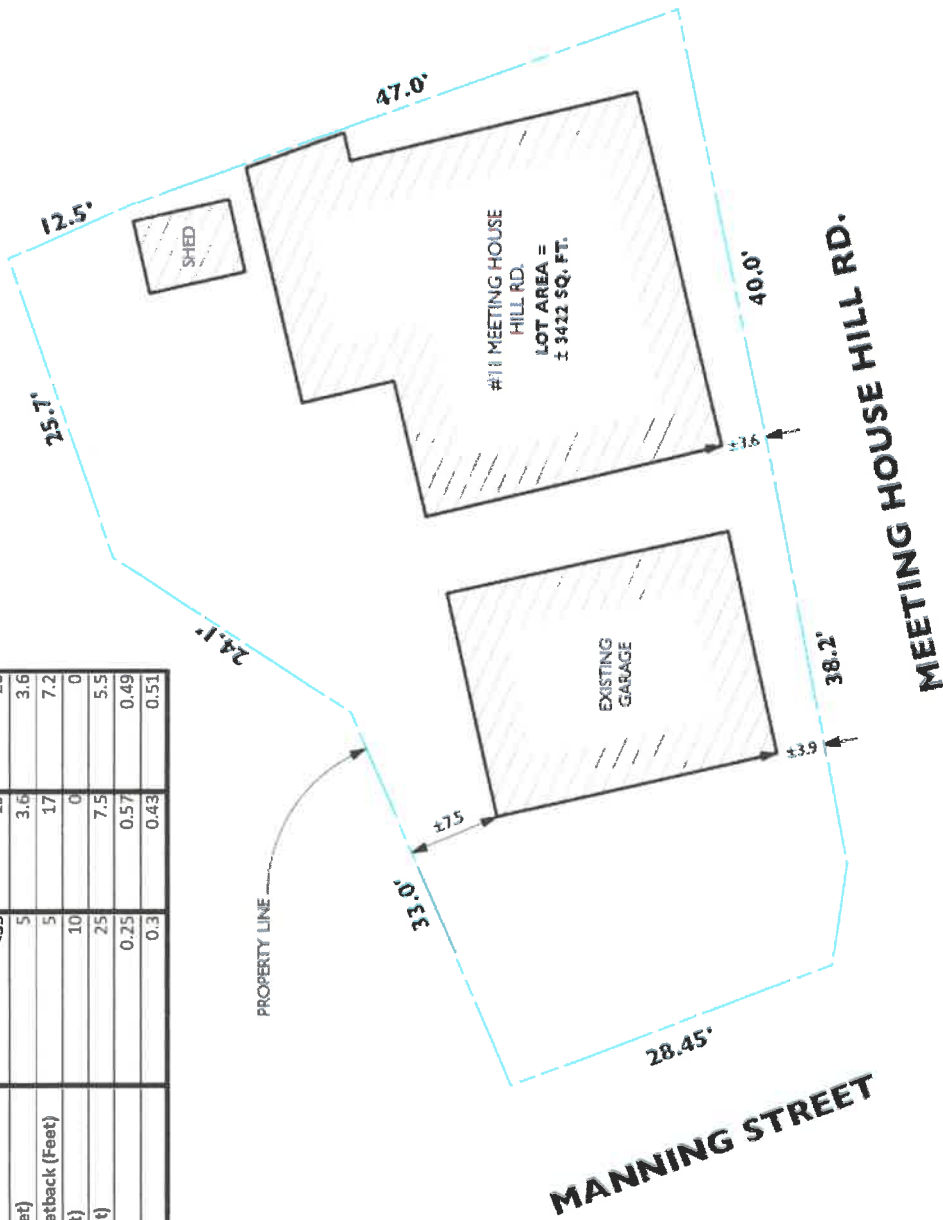
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Zoning Information (GRB District)	Required		Existing		Proposed	
	Single	Two-Family	Two-Family	Two-Family	Two-Family	Two-Family
Land Use						
Lot Area (SF)	5,000	5,000	3,422	3,422	3,422	3,422
Lot Frontage (Feet)	80	80	78.2	78.2	78.2	78.2
Lot Area Per Dwelling Unit (SF)	5,000	5,000	1,711	1,711	1,711	1,711
Building Height (Feet)	<35	<35	19	19	26	26
Front Yard Setback (Feet)	5	5	3.6	3.6	3.6	3.6
Secondary Frontyard Setback (Feet)	5	5	1.7	1.7	7.2	7.2
Side Yard Setback (Feet)	10	10	0	0	0	0
Rear Yard Setback (Feet)	25	25	7.5	7.5	5.5	5.5
Open Space (%)	0.25	0.25	0.57	0.57	0.49	0.49
Building Coverage (%)	0.3	0.3	0.43	0.43	0.51	0.51



EXISTING SITE PLAN

FOR
THE CAPTAIN JAMES DRISCO HOUSE
AT
11 MEETING HOUSE HILL RD.
PORTSMOUTH, NH

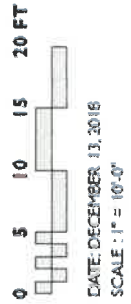


EXHIBIT 7 – PROPOSED SITE PLAN

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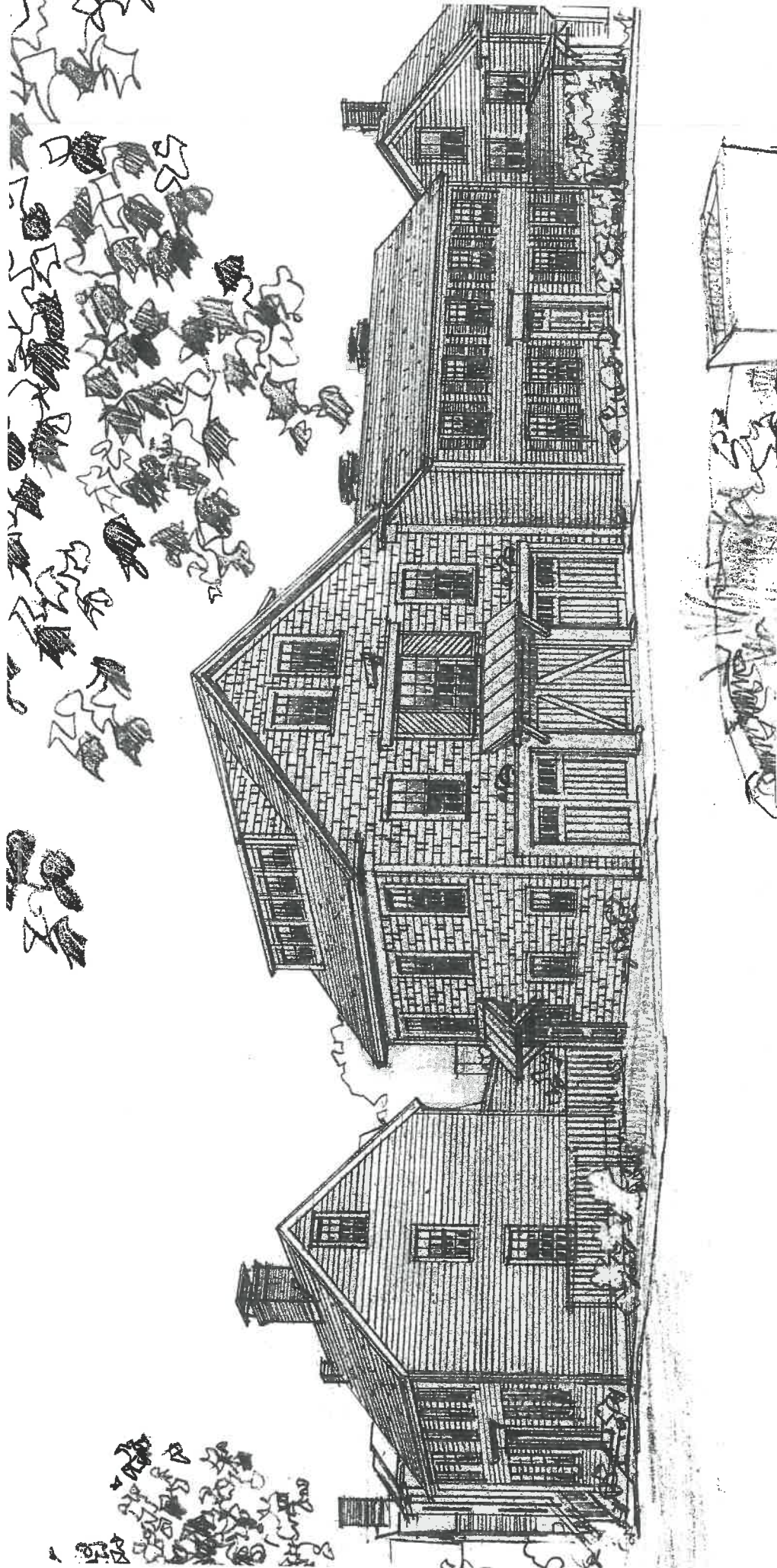
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EXHIBIT 8 – PROPOSED SITE CONDITIONS

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PROPOSED CONDITIONS - 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

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EXHIBIT 9 – PROPOSED ELEVATIONS

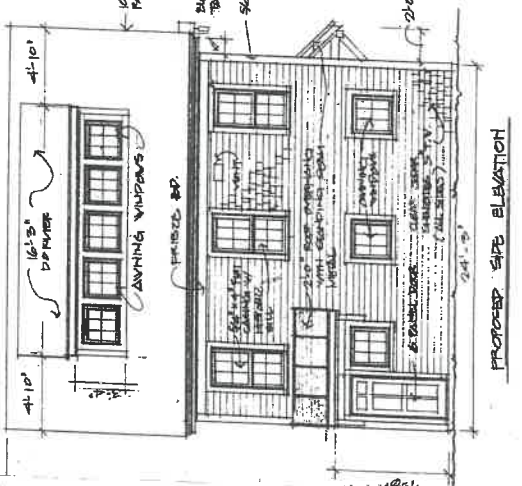
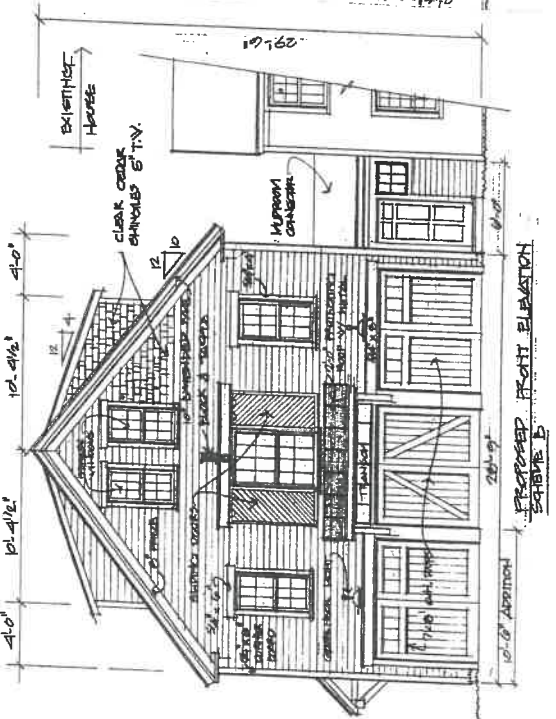
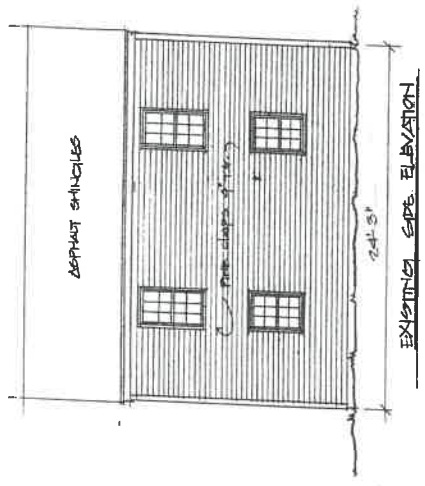
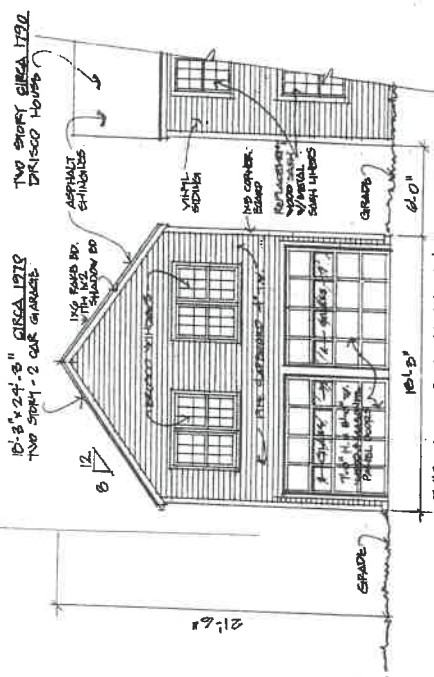
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CAPTAIN DRISCO HOUSE (ORCA HQ) - CRACKHELL RESIDENCE (CIRCA 1979)
 SCALE: 1/4" = 1'-0"
 DRAW: 1/1/2018
 A.3

Alternative Front Elevation



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EXHIBIT 10 – PROPOSED FLOOR PLANS

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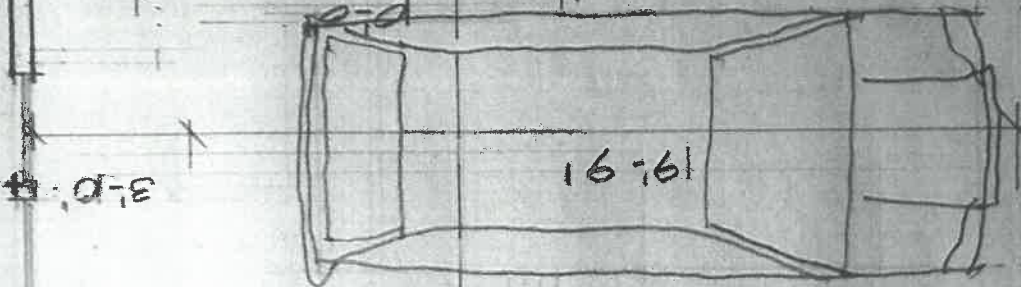
PROPOSED FIRST FLOOR PLAN

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24'-7"

STORAGE
HUB
STAIRS

3'-0"



STRUCTURAL BEAM
AND POST

WALL TO BE
REMOVED

19' x 9'

16' x 16'

6'-0"

8'-0"

9'-0"

8'-0"

1'-0"

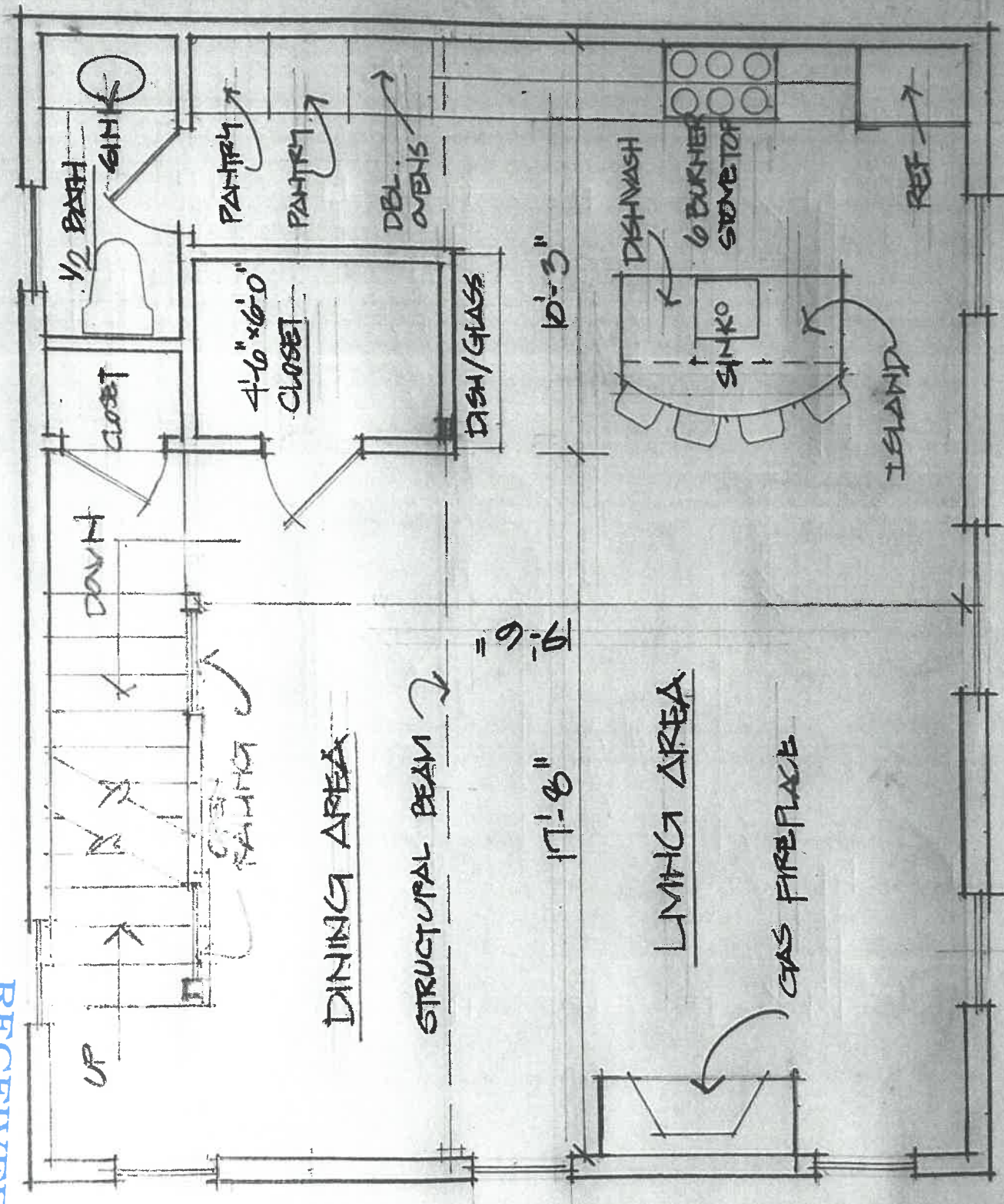
1'-0"

1'-6"

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

24'-3"

PROPOSED SECOND FLOOR PLAN



SECOND FLOOR

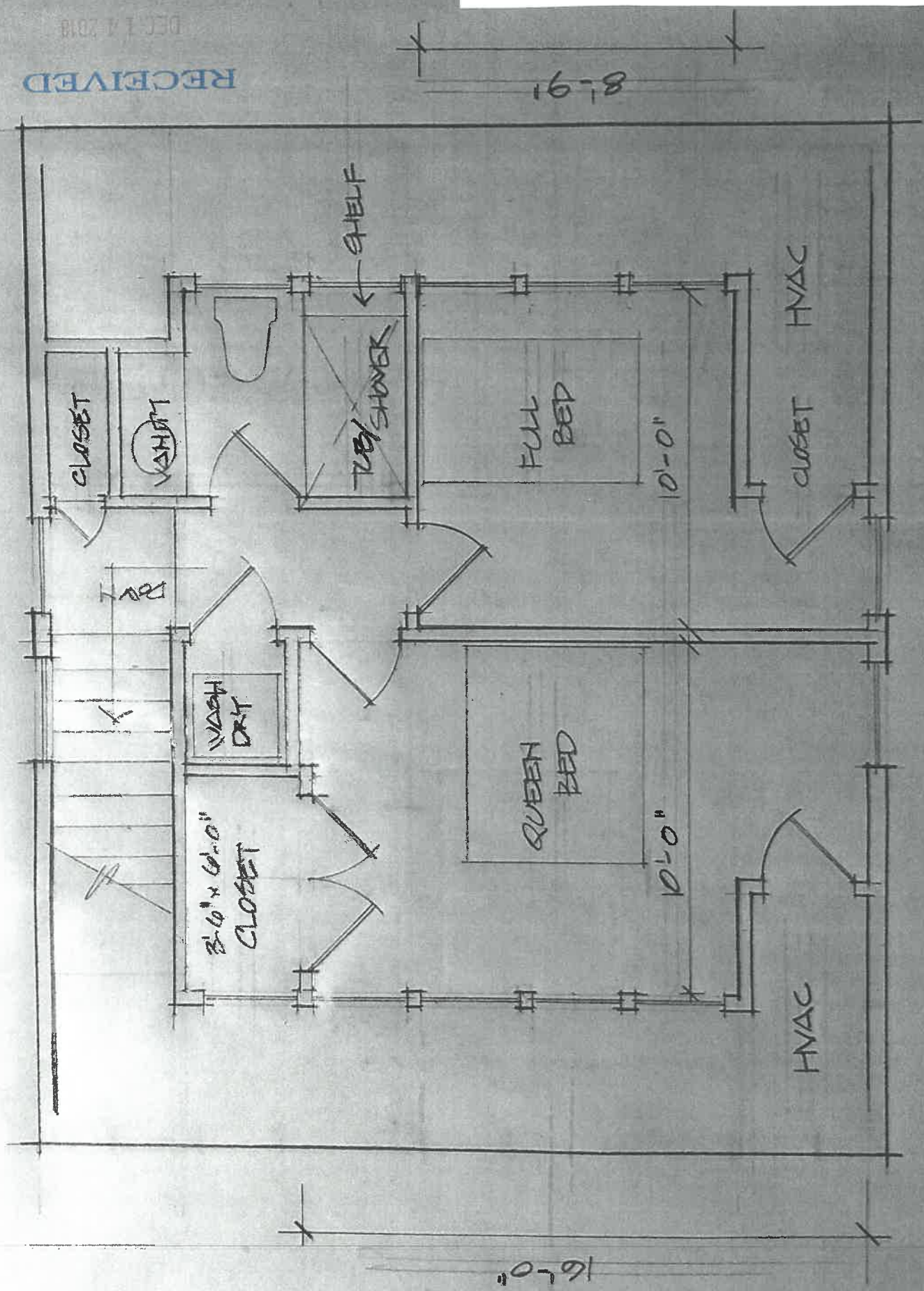
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PROPOSED ATTIC FLOOR PLAN

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THIRD FLOOR























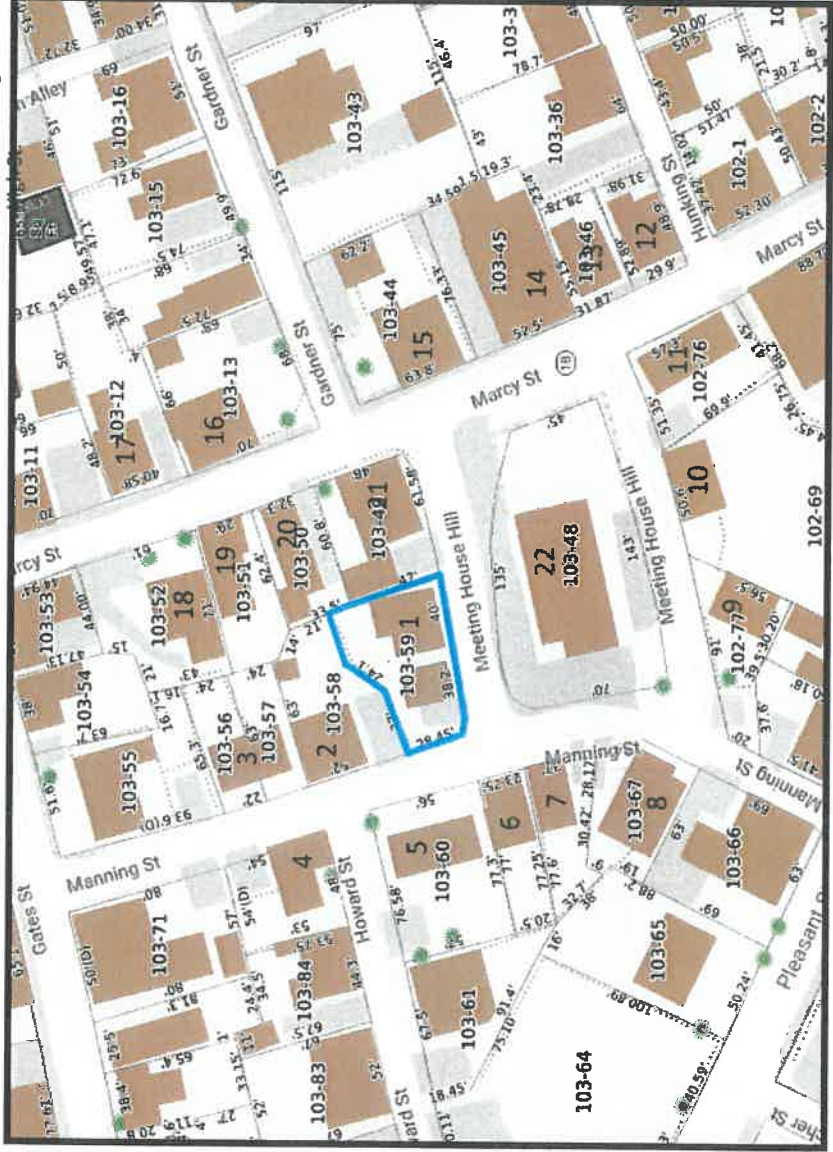

EXHIBIT 11 – NEIGHBORHOOD CONTEXT MAP

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NEIGHBORHOOD CONTEXT MAP – 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

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EXHIBIT 12 - HISTORIC DISTRICT SURVEY INFORMATION

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Site number:

Address 11 Meetinghouse Hill St.

New tax map(1979) U3 lot59 size 3090sq.f
Old tax map 7 lot40 size

Owner HOLLINGS, Bernard et al
Address 11 Meetinghouse Hill St.

Location of legal description:
Rockingham County Registry of Deeds
Hampton Road; Exeter, New Hampshire
03833

Representation in existing surveys:
HABS NR NHL
HABS Other

Date c. 1820
Source: Estimate Other:

Historic name
Common name
Original owner
Architect/bldr.

Functional type house
Present use, if different

Moved Date
Altered Date

Effect: Focal Contributing
non-contributing Intrusion

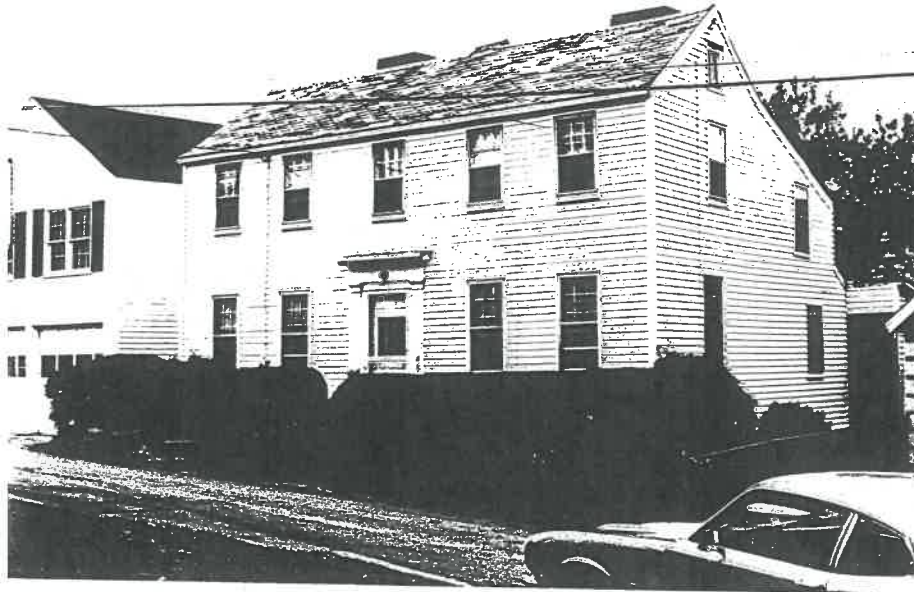


Photo roll 9 no. 14
Negative with: Portsmouth Advocates
Description
Date taken by

1. Style Federal No. of stories 2½ No. of bays 5 x 2

2. Overall plan: Lean-to.

3. Foundation: Brick Stone Poured concrete Concrete block
Artificial stone Other

4. Wall structure: Woodframe Brick Stone Other
If wood: Post and beam Balloon frame

5. Wall covering: Clapboard Wood shingle Flushboard Imitation ashlar
Brick Stone Stucco Composition board Aluminum Vinyl
Sheet metal Asphalt shingles Other

6. Roof: Gable Hip Shed Mansard Flat Gambrel Other

7. Specific features (location, no., appearance of porches, windows, doors, chimnies, dormers, ells/wings--see also description), decorative elements:
Flat entablature and pilastered doorway.

8. Outbuildings:
Non contributing modern two-story garage.

(over.....

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BY:

PORTSMOUTH
ADVOCATES, INC.

P.O. BOX 4066 · PORTSMOUTH, NEW HAMPSHIRE 03801
603-431-2499

Description:

A 2½ story, elngth to street, with two inset chimneys along the rear wall. The five part facade with center door has later Greek Revival doorway with flat entablature and plain pilasters. The aluminum siding has destroyed the window trim; sash is 6/6 above, 9/6 below with irregular fenestration on the two story lean-to and one story shed addition.

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Portsmouth Downtown Historic District
Name of Property

Rockingham Co., NH
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

COLONIAL/Postmedieval English

COLONIAL/Georgian

EARLY REPUBLIC/Federal

MID-19TH CENTURY/Gothic Revival

MID-19TH CENTURY/Greek Revival

LATE VICTORIAN/Second Empire

LATE VICTORIAN/Italianate

LATE VICTORIAN/Queen Anne

LATE VICTORIAN/Stick

LATE VICTORIAN/Shingle Style

LATE VICTORIAN/Romanesque

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style

MODERN MOVEMENT

MODERN MOVEMENT/Art Deco

OTHER

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood, brick, stone, synthetic, asbestos, asphalt, concrete, metal, glass

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Portsmouth Downtown Historic District (the District) represents a significant concentration of historic resources within the city of Portsmouth, a historic fishing and industrial community in the northeast corner of Rockingham County, New Hampshire. The District consists of an irregularly shaped area encompassing 33.6 acres (0.05 square miles) bounded on the east by the shoreline of the Piscataqua River from the Market Street Bridge south to the bridge to Shapleigh Island, including the wharves and Little/Round Island; New Castle Avenue and South Street to the eastern side of Junkins Avenue to the south; Christian Shores, the Route 1 Bypass, and Walker Street to the north; and the first block west of Maplewood Avenue and two extensions on Islington Street southwest to Jewell Street; and Middle Street southwest to South Street on the west. The District encompasses 1,250 buildings, 3 structures, 28 sites, and 9 objects, with 1,290 contributing resources and 194 non-contributing resources, as well as 2 historic districts and 33 individual properties that are previously listed in the National Register, 5 of which are

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Portsmouth Downtown Historic District

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also National Historic Landmarks, and also contribute to the current district.¹ Non-contributing resources were either constructed after the period of significance or are older buildings which no longer retain sufficient integrity to contribute to the District. The north end of the District consists primarily of commercial buildings, with multi-family, mixed-use, civic, and ecclesiastical buildings interspersed. The South End is predominantly residential in nature, and the West End consists of commercial development at the northeast, and residential development to the southwest. Numerous parks and cemeteries, including planned and pocket parks, are interspersed throughout the District. The primary commercial area, surrounds Market Square in the east part of the District and extends along streets radiating outward from the square including Market, Islington, and State streets. The commercial center is predominantly characterized by multi-story brick commercial buildings interspersed with large civic buildings, particularly on the south side of Islington Street near Market Square and Middle Street. The residential area is concentrated to the south and west of the commercial area, encompassing the two previously listed historic districts.

Portsmouth, New Hampshire, is the only city in Rockingham County and is the fourth largest community in the county, with a population of approximately 21,500 people in an area of 16.8 square miles. The city is located on the western shore of the Piscataqua River, which serves as the boundary between Maine and New Hampshire, and is surrounded by the town of Newington to the north, Greenland to the west, and Rye to the south. Major transportation routes, including Interstate 95, U.S. Routes 1 and 4, and New Hampshire Routes 1A, 16, and 33 run through the city, connecting it to Portland, Maine, to the northeast, Boston, Massachusetts, to the south, and numerous New Hampshire communities to the north, south, and west. The area of Market Square, at the intersection of Market, Islington, and Pleasant streets, is the center of the commercial district and the focus of much of the civic development in the city, including banks, churches, and the Portsmouth Athenaeum. Today the Market Square area is home to restaurants, shops, banks, and churches, as well as a significant number of large modern buildings.

This documentation serves as the first District-wide National Register documentation for the Portsmouth Downtown Historic District.

¹ Previously listed resources within the District are: Strawberry Banke Historic District (NRIS 75000236, listed June 20, 1975), Wentworth-Gardner and Tobias Lear Houses Historic District (NRIS 79000319, listed October 30, 1979), MacPheadris-Warner House (NHL) (NRIS 6600028, listed October 15, 1966), Moffatt-Ladd House (NHL) (NRIS 68000010, listed November 24, 1968), Wentworth-Gardner House (NHL) (NRIS 68000012, listed November 24, 1968), Whidden-Ward House (NRIS 71000077, listed, November 5, 1971), Hart-Rice House (NRIS 72000083, listed August 7, 1972), James Neal House (NRIS 72000112, listed August 7, 1972), Henry Sherburne House (NRIS 72000087, listed August 8, 1972), Daniel Pinkham House (NRIS 72000086, listed November 3, 1972), Nutter-Rymes House (NRIS 72000085, listed November 3, 1972), Jeremiah Hart House (NRIS 72000081, listed November 14, 1972), John Hart Jr. House (NRIS 72000082, listed November 14, 1972), Simeon P. Smith House (NRIS 72000088, listed November 14, 1972), John Paul Jones House (NHL) (NRIS 72000084, listed November 28, 1972), Shapley Town House (NRIS 73000173, listed February 28, 1973), Portsmouth Public Library (NRIS 73000172, listed March 20, 1973), Phoebe Hart House (NRIS 73000170, listed April 2, 1973), Samuel Beck House (NRIS 73000167, listed April 3, 1973), Morton-Benedict House (NRIS 73000168, listed May 11, 1973), Portsmouth Athenaeum (NRIS 73000171, listed May 24, 1973), Gov. John Wentworth House (NRIS 73000175, listed June 29, 1973), Gov. John Langdon Mansion (NHL) (NRIS 74000197, listed December 2, 1974), Rundlet-May House (NRIS 76000133, listed June 7, 1976), St. John's Church (NRIS 78000417, listed January 31, 1978), South Parish (NRIS 79000210, listed August 21, 1978), New Hampshire Bank Building (NRIS 79000207, listed September 10, 1979), Larkin-Rice House (NRIS 79000205, listed November 29, 1979), Rockingham Hotel (NRIS 82001693, listed March 11, 1982), South Ward Hall (NRIS 82001695, listed April 19, 1982), Franklin Block (NRIS 84003228, listed June 7, 1984), Haven-White House (NRIS 85001195, listed June 6, 1985), Matthew Livermore House (NRIS 85003359, listed October 11, 1985), Portsmouth Cottage Hospital (NRIS 96000954, listed September 13, 1996), Pearl Street Church (NRIS 03000925, listed September 13, 2003).

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Portsmouth Downtown Historic District
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Narrative Description

Setting

The Portsmouth Downtown Historic District contains the historic commercial core of Portsmouth and some of the oldest residential areas in the city to the south of the commercial corridor. The city of Portsmouth is arranged on a grid of streets oriented approximately northeast-southwest, with the oldest residential development at the south end of the District, where the topography of the city slopes down to meet the Piscataqua River on the east, and the majority of the commercial development along Islington and Market streets in the north end. Major streets, including Islington, Pleasant, and portions of Market streets, are two-way, with numerous shorter one-way streets radiating off to the north and south; the majority of streets in the District are lined with concrete or brick sidewalks along at least one side. Commercial buildings in the District are predominantly large, steel-framed, brick, commercial blocks, with smaller free-standing commercial buildings generally along the western end of Islington Street. Residential buildings are generally of wood-frame construction and demonstrate the continuum of residential styles in New England, including Federal, Georgian, Greek Revival, Italianate, Second Empire, Queen Anne, Colonial Revival, and contemporary styles. Several of the large Federal and Georgian houses, now historic house museums, have associated Colonial Revival-era gardens. Outbuildings in the District range from historic carriage houses and garages to small sheds, some of pre-fabricated construction.

Several parks and playgrounds are interspersed throughout the District, predominantly south of Islington Street, including Prescott Park on the east side of Marcy Street, Langdon Field and the Leary and Central Fields/South Mill Playground south of the South Mill Pond, Haven Park on the north side of the South Mill Pond, and numerous pocket parks in former building lots; a small number of monuments are located on landscaped traffic islands. Peirce Island, near Prescott Park, is predominantly used for outdoor recreation space, including walking trails, a municipal boat launch, and a Works Progress Administration-era swimming pool; the island is also home to a municipal water treatment plant and the State fish pier. Several large municipal parking lots and garages are in the District, predominantly near the commercial area, with smaller lots near recreational and park spaces. Three cemeteries dating to the late seventeenth and early eighteenth centuries are within the District and consist of small, grassy areas surrounded with low walls and filled with predominantly slate markers. A small cemetery with tombs, vaults, and graves is associated with the St. John's Church. Strawberry Banke, near the center of the District adjacent to the Piscataqua River, is a collection of historic houses in an outdoor museum setting, with restored and recreated historic gardens. Interpretive signage including waysides and plaques, give historical information about the development and history of Portsmouth, including the Portsmouth Black Heritage Trail, the Portsmouth Peace Treaty Tour, and the Portsmouth Harbor Trail.

European settlement of Portsmouth dates to about 1630, when colonists on the *Pied Cow* sailed up the Piscataqua River and established a colony at Strawberry Banke, named for the wild strawberry plants near the river bank. Before the eighteenth century, Portsmouth (formally named in 1653) began to develop as an urban town along the waterfront and surrounding Puddle Dock in what is now the South End. International maritime trade, especially the mast trade with the English Royal Navy, encouraged growth of the small settlement and led to early financial success of local merchants, who located their large estates and businesses close to the waterfront for ease of access. Industrial sites including workers housing developed around the South Mill Pond. In the mid- to late eighteenth century, the waterfront was densely developed with wharves and warehouses supporting maritime industries, and streets emanated from the water's edge leading west on, what are now, Islington and Middle streets. The downtown

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commercial district was densely developed along major thoroughfares, such as Market Square, as well as Market, Court, Daniel, Pleasant, and Congress streets, by the early to mid-eighteenth century; however, early nineteenth-century fires destroyed early construction. The adjacent North End residential area developed in the early eighteenth century near Deer and High streets. Early nineteenth-century industrial development was largely centered in the West End, where residential neighborhoods were fully laid out southeast of the railroad tracks by the end of the century. These neighborhoods included early planned subdivisions, enclaves of worker and artisan houses, and larger estates. World War I and World War II resulted in population growth and increased residential development in the Portsmouth area, as workers flocked to the nearby Portsmouth Naval Shipyard and Atlantic Shipyard (outside the District). Post-war growth was slow and the experiences of urban renewal in the mid- to late twentieth century led to an expanse of the local tourism industry, in particular with the creation of the Strawberry Bank Museum. The Portsmouth Naval Shipyard, the oldest U.S. Navy yard, is located across the Piscataqua River in Kittery, Maine, and has defined and supported much of the maritime development of Portsmouth. The shipyard is accessible to the downtown by Memorial Bridge, a major transportation linkage built in 1920 that was removed and replaced (2012–2014) with a bridge similar to the historic structure.

Resource Descriptions

Two of the historic districts previously listed in the National Register—Strawbery Banke Historic District and Wentworth-Gardner and Tobias Lear Houses Historic District—encompass multiple streets and are discussed before all the other properties listed by street address. All other properties previously listed in the National Register are discussed in their relevant street section. The following resource descriptions are organized alphabetically by street, then by street number. Map Identification codes (IDs) for each resource linked to the District Data Sheet and Historic District Maps are shown at the right of the address line as (#).

STRAWBERY BANKE HISTORIC DISTRICT

(A)

The Strawberry Banke National Register Historic District (NR listed 1975) is located in the east side of Portsmouth, and the District, separated from the Piscataqua River by Prescott Park. The Historic District is bounded on the north by Court Street, on the east by Marcy Street, on the south by the south property lines of houses on the south side of Hancock Street, and on the west by the west side of Washington Street. One property in the District, the **Shapley Townhouse, 454 Court Street** (ca. 1814) was individually listed in the National Register in 1973. In 1975, the Strawberry Banke Historic District included 49 buildings; today there are 53 buildings and 3 landscapes within the boundaries.² Strawberry Banke is the original site of the 1630 Portsmouth settlement and as the only remaining section of the city with a concentration of seventeenth- and eighteenth-century construction. The Historic District is characterized by colonial-period architecture, gardens, and settlement patterns set within a twentieth-century designed landscapes. The resource descriptions in the Strawberry Banke Historic District present the overall landscape first, followed by resources organized alphabetically by street, then by street number.

² The 1975 Strawberry Banke Historic District nomination states there are “approximately 50 buildings,” and lists 49 in the ownership section (Garvin 1974b). Since 1975, two buildings—3 Hancock Street and 5 Hancock Street—were demolished and replaced with new buildings (ca. 2000); three new buildings were constructed—one-story storage shed on Washington Street (ca. 1990); Tyco Visitor’s Center, 14 Puddle Dock Lane (2006, expanded 2013); and Carter Collections Center and Rowland Gallery, 65 Washington Street (ca. 2007)—; and one landscape was added—Strawbery Banke Community Garden. For the Portsmouth Downtown Historic District nomination, all resources within the Strawberry Banke Historic District are considered to have been previously listed in the National Register.

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Portsmouth Downtown
Historic District
National Register Documentation
Portsmouth, New Hampshire

District Map

KEY:

- DISTRICT BOUNDARY
- PREVIOUSLY LISTED NATIONAL HISTORIC LANDMARK OR NATIONAL REGISTER PRIORITY RESOURCE INDIVIDUALLY LISTED IN THE NATIONAL REGISTER
- CONTRIBUTING RESOURCE
- CONTRIBUTING LANDSCAPE TO AREA, OR THE DOWNTOWN PORTSMOUTH HISTORIC DISTRICT
- NON-CONTRIBUTING RESOURCE
- RESOURCE MAP 10
- DISTRICT MAP 10

1 IN. = 100 FT.

SHEET 9

Portsmouth Downtown Historic District

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asphalt-shingle-clad hipped roof with curved brackets at the overhanging eaves and massive brick chimney at the ridge. Walls are clapboard and rest on an elevated fieldstone and brick foundation. The facade has a wood-paneled entrance door with pedimented and denticulated entablature, fluted pilasters, and a six-light transom. The entrance is elevated over a basement-level with an entrance porch accessed by stairs on the northwest and southeast sides. The southwest elevation has a two-story, two-bay hip-roof ell at the center bay flanked by one-story, one-by-one-bay, hip-roof ells. Most windows are twelve-over-eight or eight-over-eight, double-hung, wood replacement sash. C

170 Brewster House, ca. 1930

(807)

The Brewster House at 170 Mechanic Street is a two-story, two-by-two-bay, rectangular, wood-frame Colonial Revival-style residence with asymmetrical northeast (facade) elevation. The building has an asphalt-shingle-clad side-gambrel roof with full-width shed-dormers on the northeast and southwest slopes and a brick chimney at the ridge. The facade has a partially glazed, wood-paneled entrance door surmounted by a pedimented gable roof supported by columns at the northwest side. The northwest elevation has a one-story, one-by-one-bay hip-roof ell. The southeast elevation has a one-story, one-by-five-bay, hip-roof ell. Most windows are six-over-one, double-hung, wood replacement sash. C

177 Geno's Coffee Shop, mid-20th century

(808, 809, 810)

Geno's Coffee Shop at 177 Mechanic Street is a one-and-one-half-story, two-by-four-bay, rectangular, wood-frame mixed-use building with asymmetrical southwest (facade) elevation. The building has an asphalt-shingle-clad front-gable roof with full-width shed dormer on the southeast and northwest slopes. The northwest side of the facade has a one-story, one-by-one-bay, hip-roof entrance vestibule with metal entrance door. The southeast elevation has a one-story, one-by-one-bay, shed-roof ell with entrance on the southwest elevation. Most windows are six-over-six, double-hung, wood replacement sash. C

A mid-twentieth-century, one-story, one-bay, wood-frame garage with asphalt-shingle-clad front-gable roof, wood-shingle walls, and a vertical-board door is southeast of the mixed-use building. C

An early twentieth-century, one-and-one-half-story, one-by-two-bay, wood-frame garage with asphalt-shingle-clad front-gable roof, wood-shingle and clapboard walls is southwest of the mixed-use building set on wooden piers over the water. It has an overhead rolling garage door and six-over-six double-hung, wood sash windows C

MEETING HOUSE HILL ROAD

Meeting House Hill Road is a circular road on an elevation that runs southwest to northeast from the east side of Manning Street to the southwest side of Marcy Street encircling the Portsmouth Public Meeting House. The road is characterized by low density urban development in close proximity to a religious building.

11 Residence, ca. 1780

(811, 812)

The house at 11 Meeting House Hill Road is a two-story, five-by-one-bay, rectangular, wood-frame Federal-style residence with symmetrical southeast (facade) elevation. The building has an asphalt-shingle-clad side-gable roof with paired brick chimneys at the rear slope. Walls are vinyl and rest on a brick foundation. The facade has a wood-paneled entrance door with flat entablature and pilasters. The

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Portsmouth Downtown Historic District

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northwest elevation has a two-story, shed-roof ell. Most windows are nine-over-six or six-over-six, double-hung, wood replacement sash. *C*

A late twentieth-century, two-story, two-bay, wood-frame garage with asphalt-shingle-clad front-gable roof, clapboard walls, paired overhead rolling doors, and six-over-six double-hung wood sash windows is west of the residence. *NC*

12 Residence, ca. 1870

(813)

The house at 12 Meeting House Hill Road is a two-and-one-half-story, two-by-two-bay, rectangular, wood-frame Italianate-style side-hall residence with asymmetrical northeast (facade) elevation. The building has an asphalt-shingle-clad front-gable roof with overhanging eaves and a brick chimney at the southeast slope. Walls are clapboard and rest on a brick foundation. The northwest side of the facade has a wood-paneled entrance door under a hip-roof hood supported by brackets, and a hip-roof bay window is at the southeast side. Most windows are two-over-two, double-hung, wood sash. *C*

MELCHER STREET

Melcher Street is located north of South Mill Pond and south of Strawberry Banke Museum. The street runs southwest from Pleasant Street and ends at the bank of South Mill Pond. The wholly residential street is characterized by the Mark Wentworth Home on the west side of the street and single-family houses set close to the road along the east side.

1 Residence, ca. 1850

(814)

The house at 1 Melcher Street is a two-and-one-half-story, three-by-four-bay, rectangular, wood-frame Greek Revival-style side-hall residence with asymmetrical northwest (facade) elevation. The building has an asphalt-shingle-clad front-gable roof with overhanging eaves, wide molded cornice forming a pediment at the gable, and brick chimney at the southwest slope. Walls are clapboard with horizontal board at the front gable and rest on a brick foundation. The northeast side of the facade has a wood-paneled entrance door with rectangular sidelights, four-light transom, pilasters, and flat entablature. Most windows are six-over-six, double-hung, wood replacement sash. *C*

3-5 Double House, ca. 1880

(815)

The house at 3-5 Melcher Street is a two-story, four-by-two-bay, rectangular, wood-frame Italianate-style double house with symmetrical northwest (facade) elevation. The building has an asphalt-shingle-clad side-gable roof with overhanging eaves, slight gable returns, and paired brick chimneys at the ridge. Walls are vinyl and rest on a brick foundation. The facade has paired entrance doors with simple surround underneath a shared hip-roof porch supported by columns and flanked by hip-roof bay windows. The southeast elevation has a two-story, one-by-four-bay, hip-roof ell. Most windows are two-over-two, double-hung, wood sash. *C*

7 Residence, ca. 1850

(816, 817)

The house at 7 Melcher Street is a two-and-one-half-story, three-by-six-bay, rectangular, wood-frame Greek Revival-style side-hall residence with asymmetrical northwest (facade) elevation. The building has an asphalt-shingle-clad front-gable roof with overhanging eaves, gable returns, and paired brick chimneys

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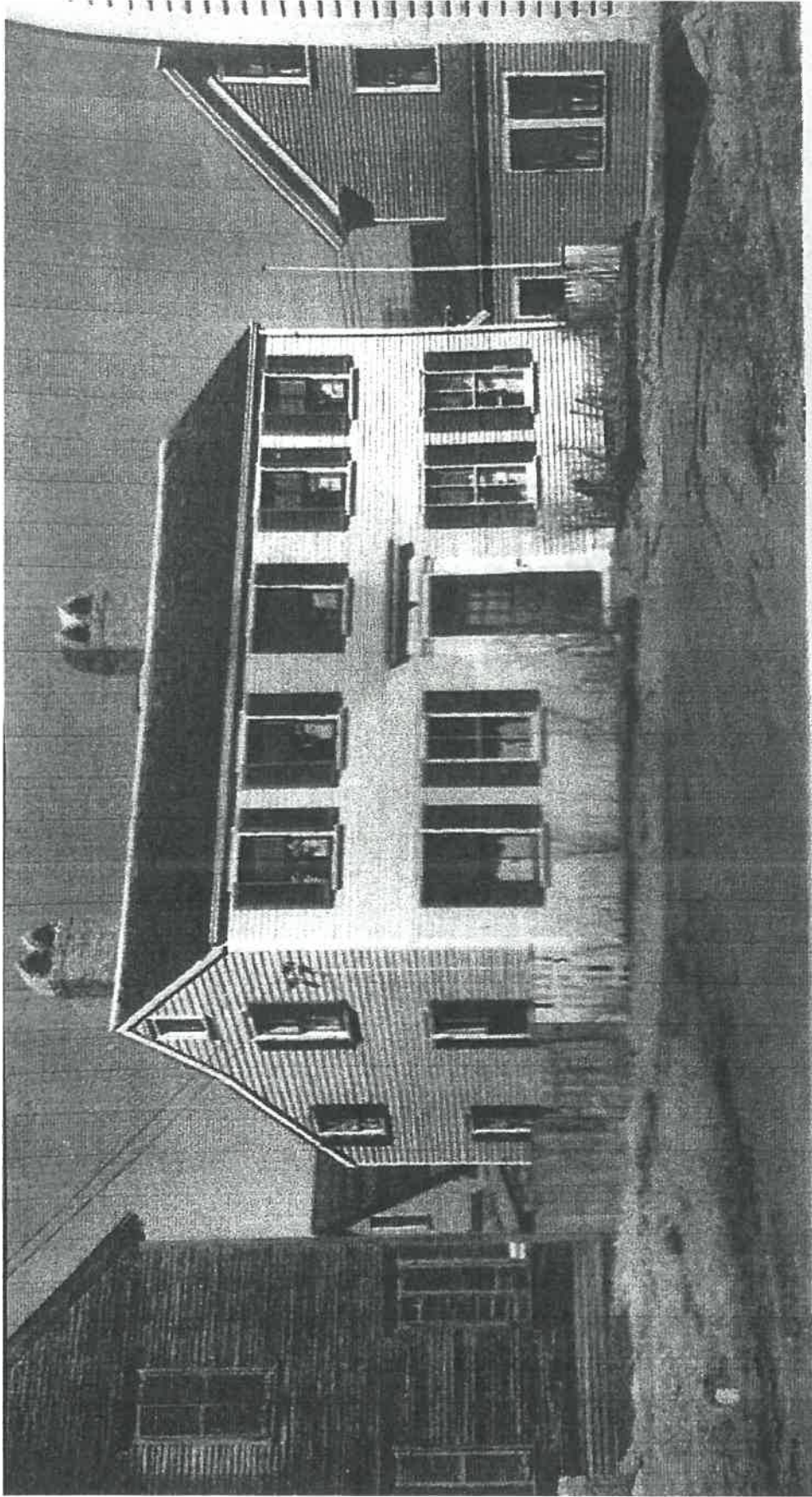
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EXHIBIT 13 – HISTORIC PHOTOGRAPHS

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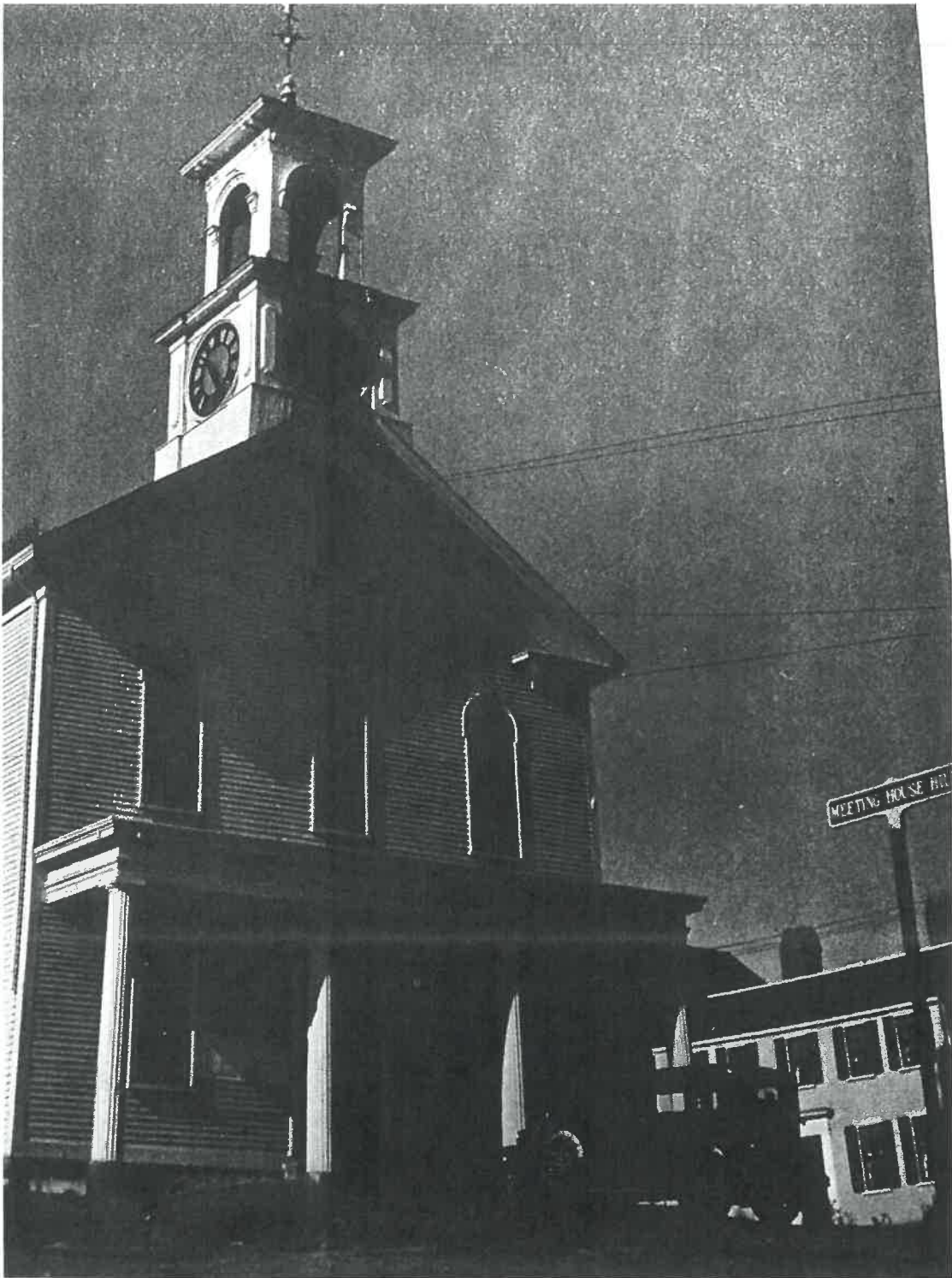


There is the salty atmosphere of a sea captain's house in this sunny veteran on Meeting House Hill, Washington Street (*Bellevue*) proves that when an old Portsmouth thoroughfare can escape the affront of telephone poles it becomes highly picturesque.

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1914

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DEC 14 2013

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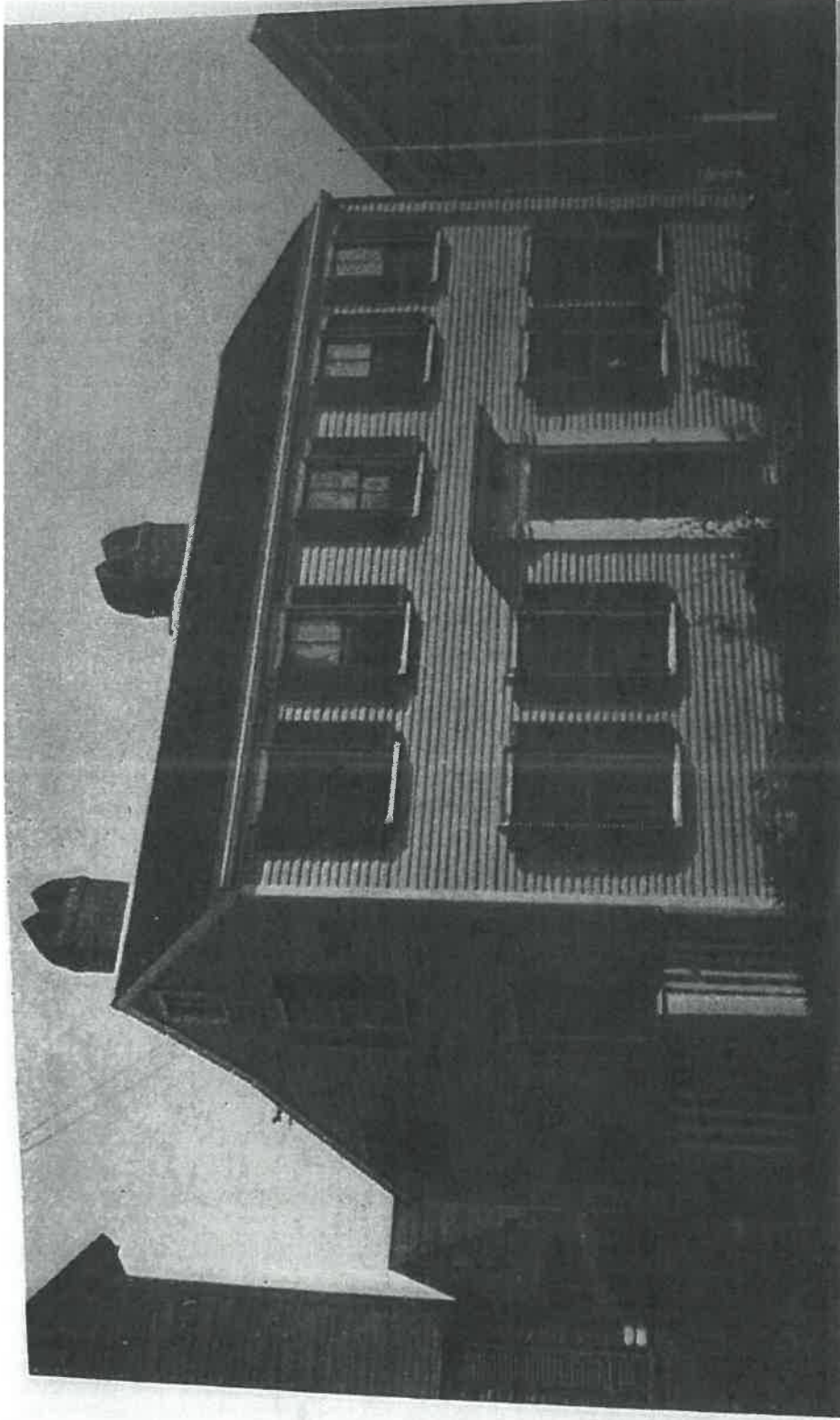


Fig. 224

DRISCO HOUSE—MEETING HOUSE HILL FACING THE SOUTH WARD ROOM, PORTSMOUTH
Capt. Nathaniel Pierce sold this property just after the Revolution to Capt. James Drisco, who probably built the house about 1790.

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1888

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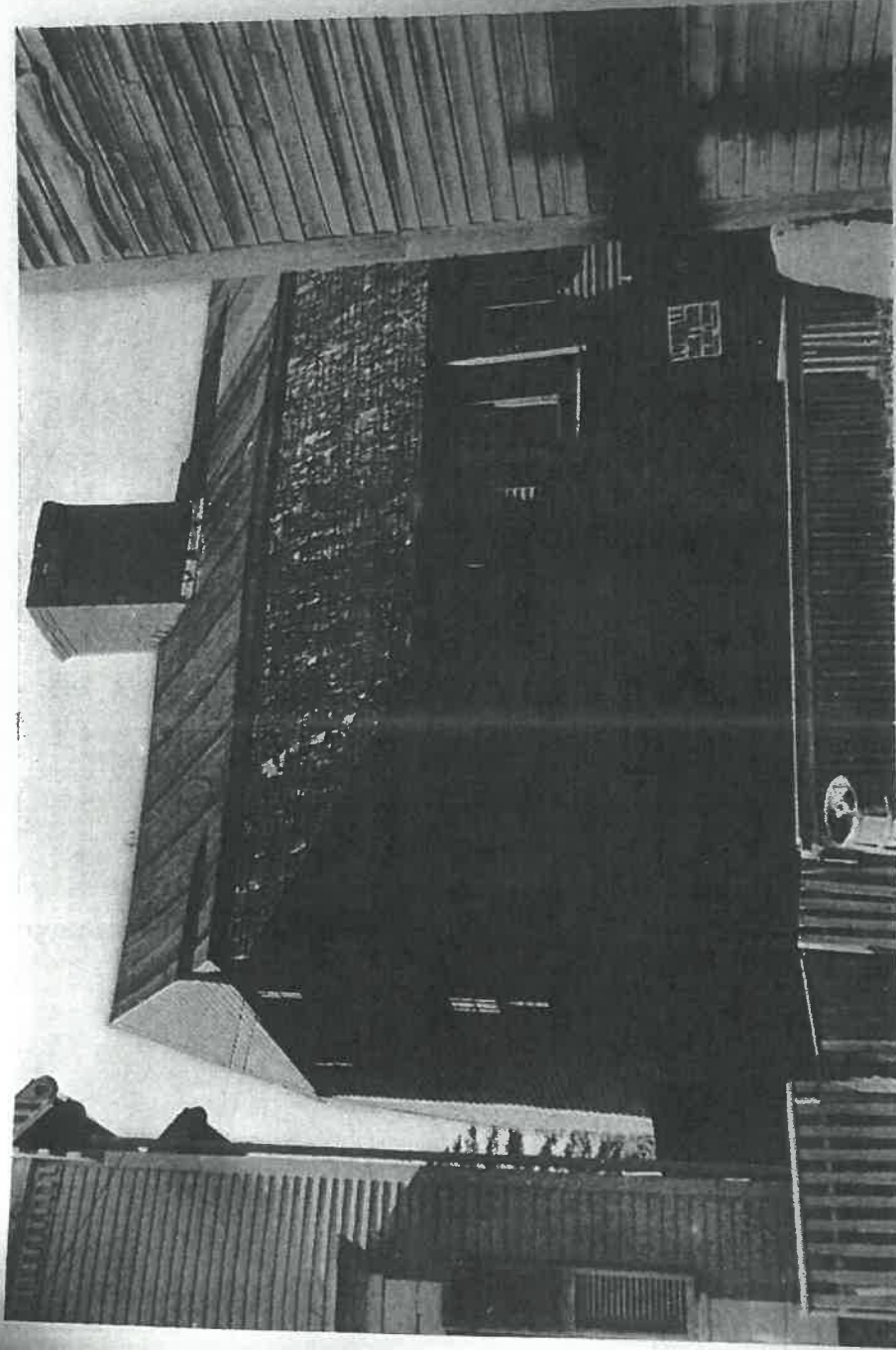


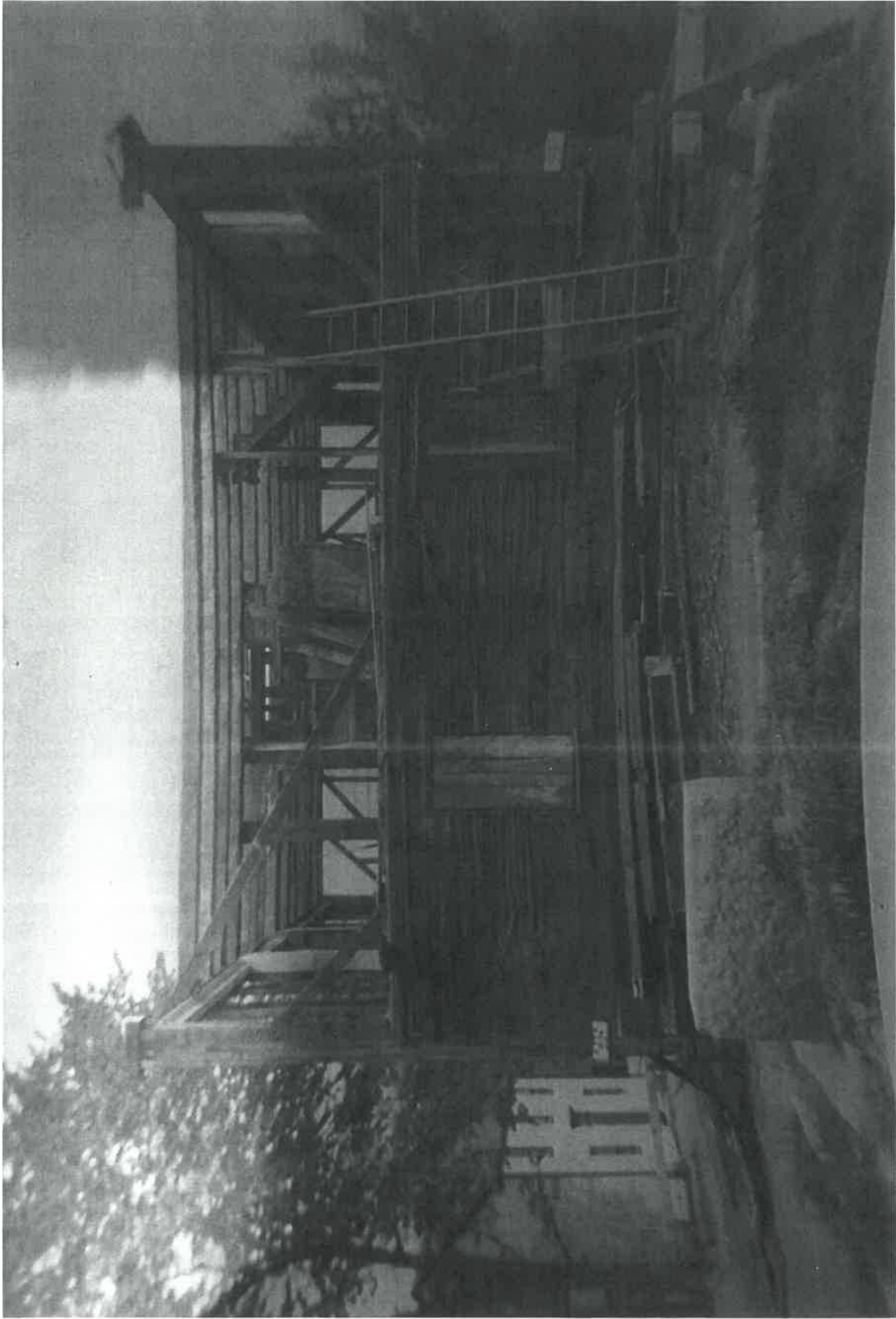
Fig. 211

CAPTAIN DANIEL FERNALD HOUSE (1732) MANNING STREET COR. OF HOWARD, PORTSMOUTH
Built in 1732 by Capt. Samuel Frost, and occupied for many years by Capt. Daniel Fernald. In the war of 1812 Capt. Fernald smuggled powder for the American forces.

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1814

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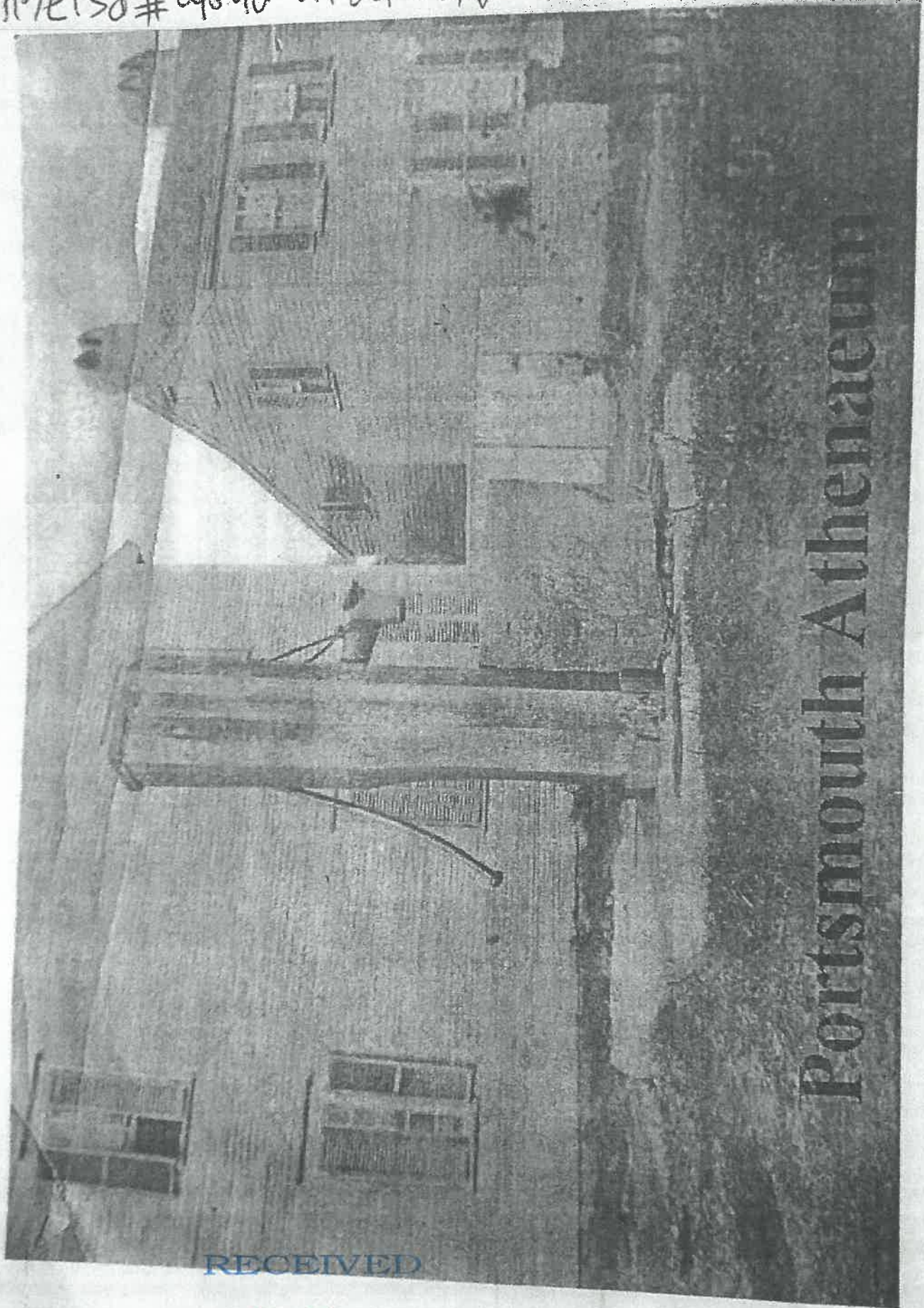


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Supposedly 1890s. Athenaeum photo # P51764



Portsmouth Athenaeum

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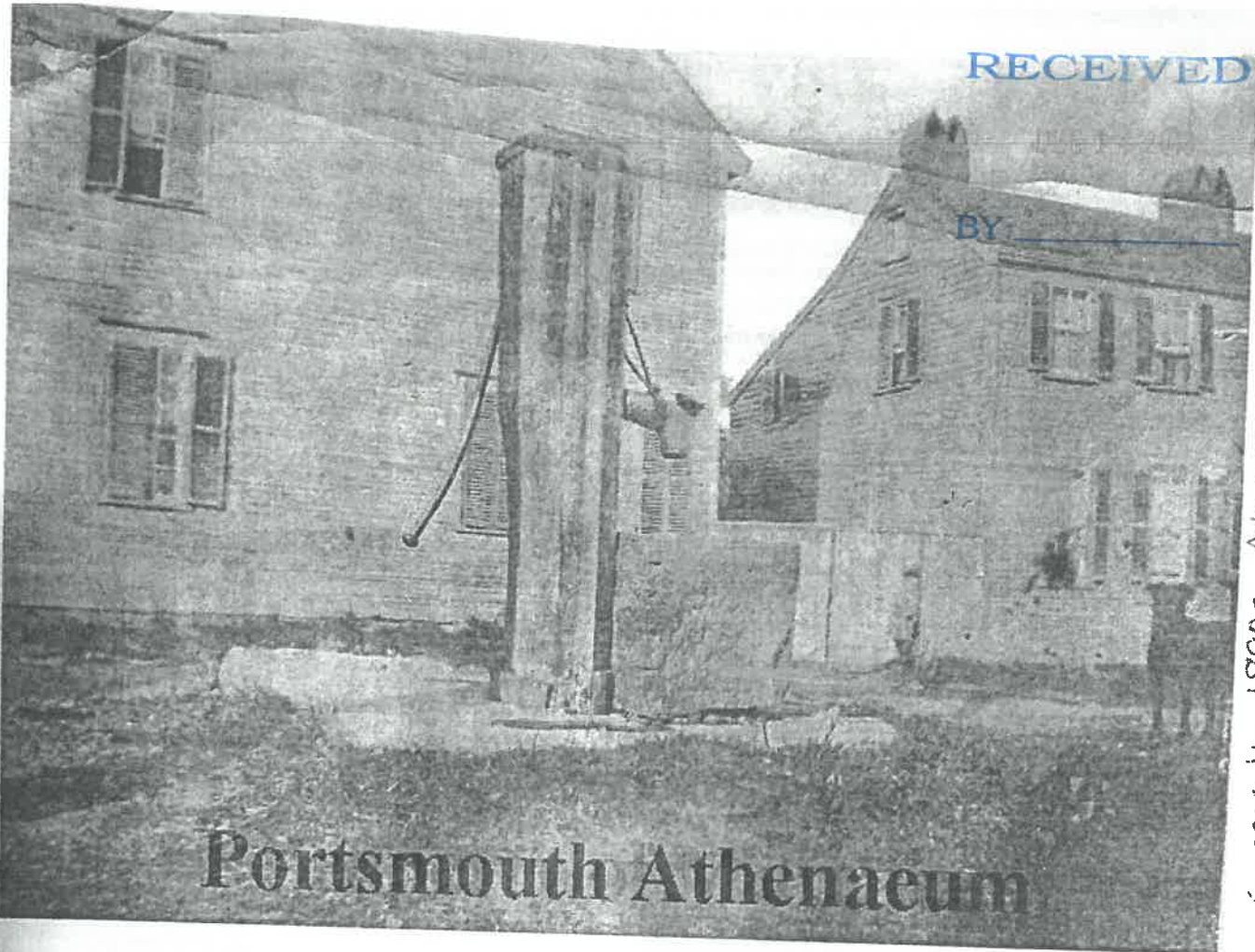
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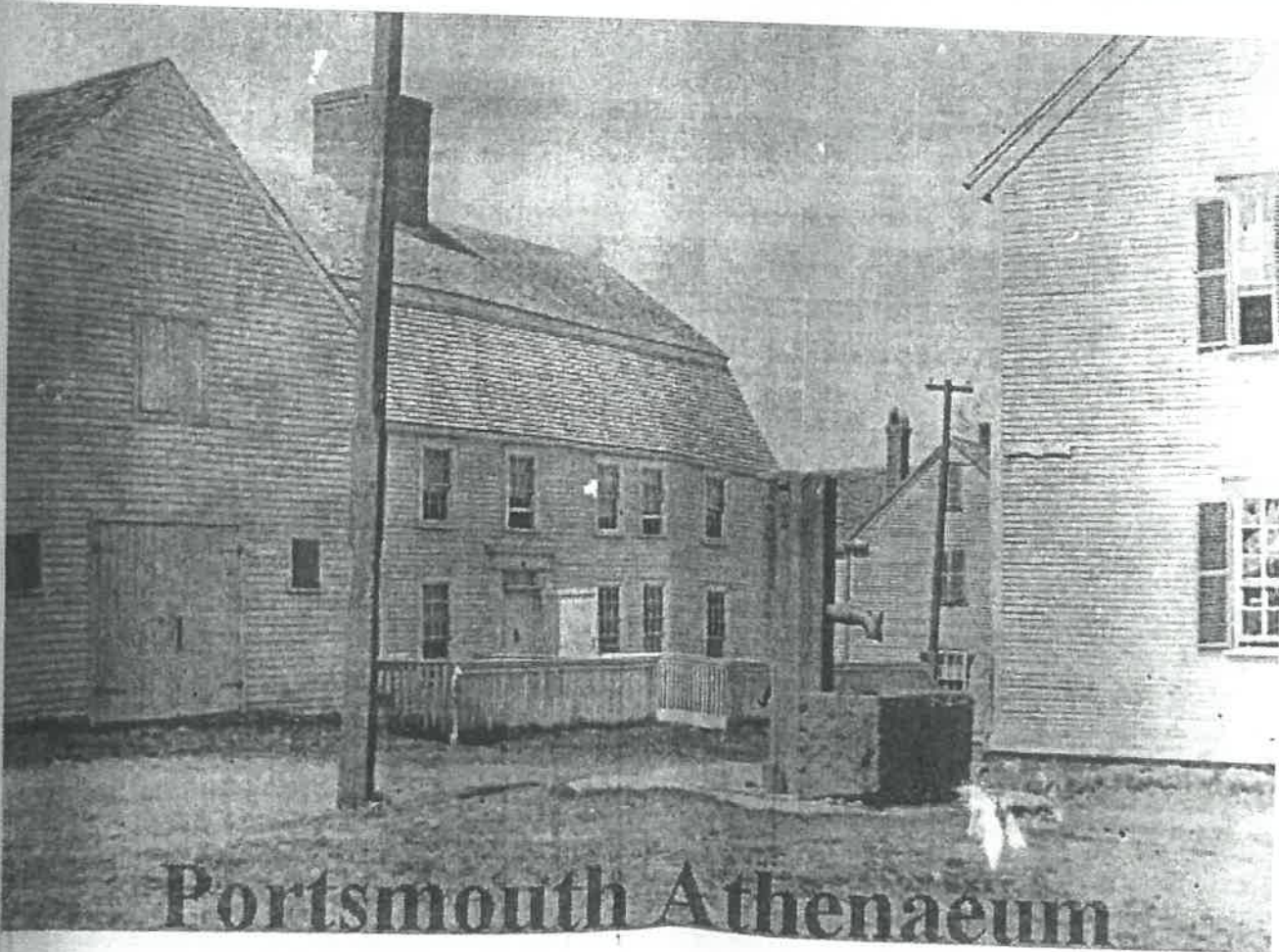
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supposedly 1890s Athenaeum photo # PS1764



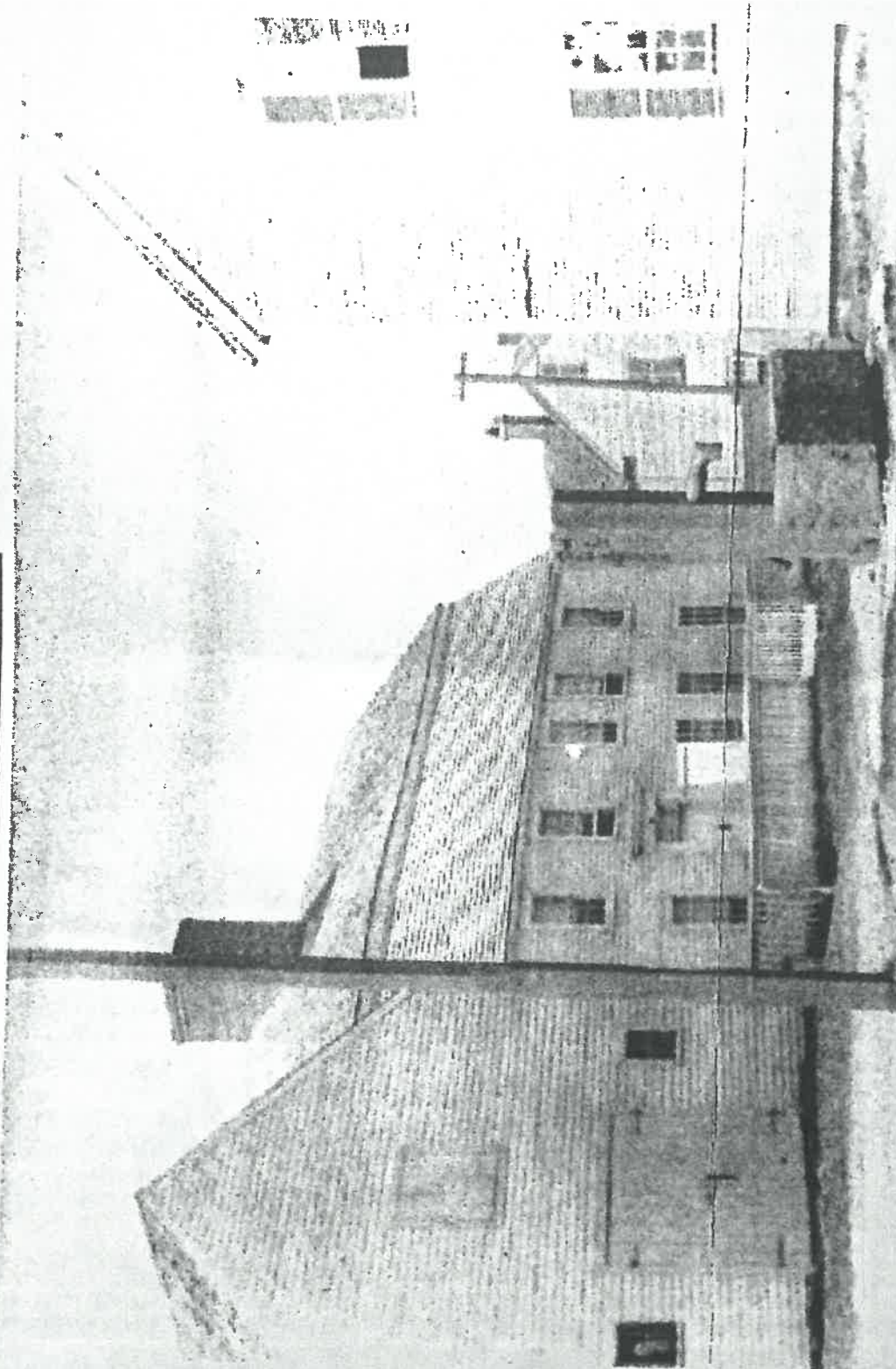
Portsmouth Athenaeum



Portsmouth Athenaeum

supposedly 1890s Athenaeum photo # PS16573
published in Ray Brighten's They Came To Fish

Close This Window



Portsmouth Athenaeum

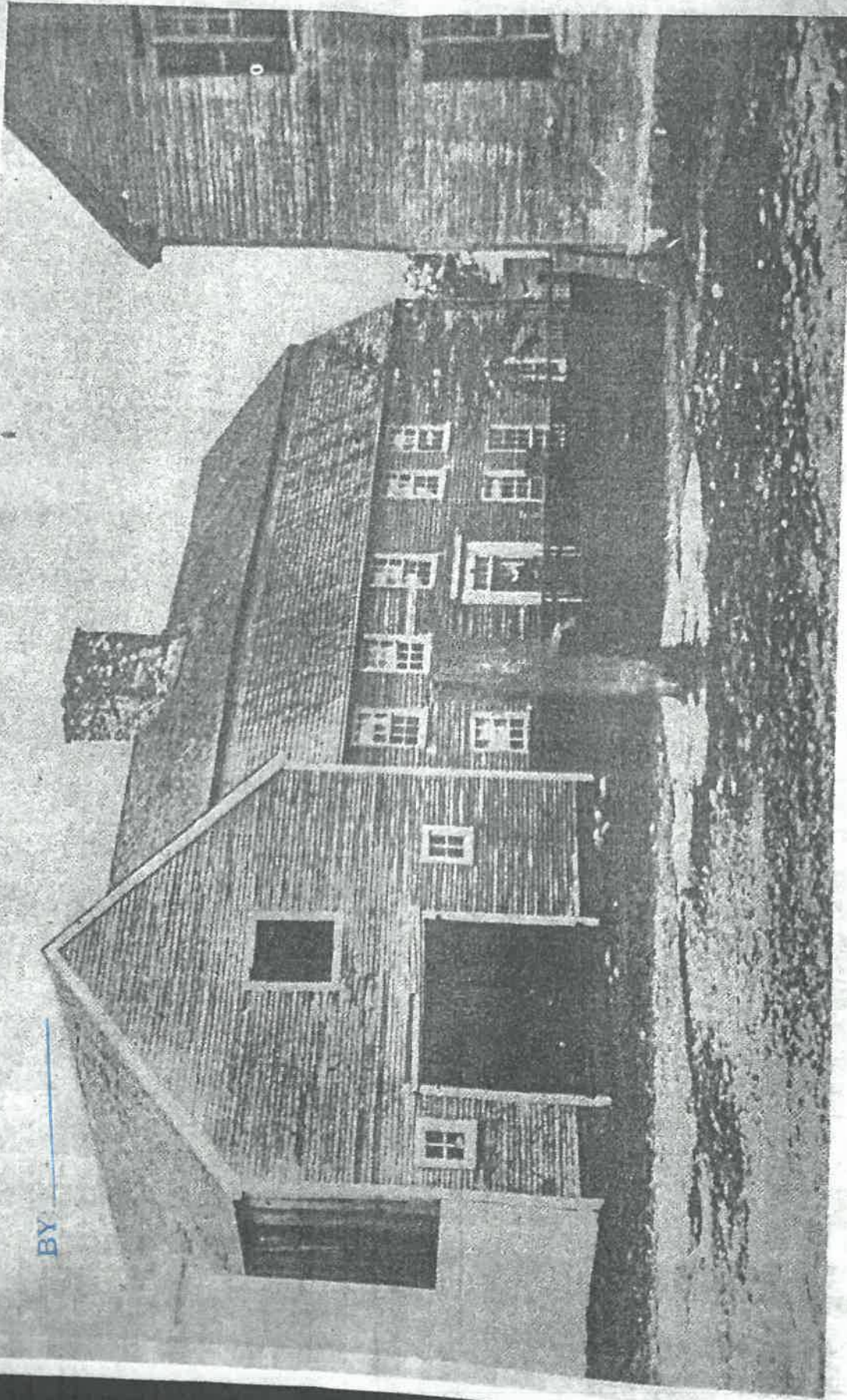
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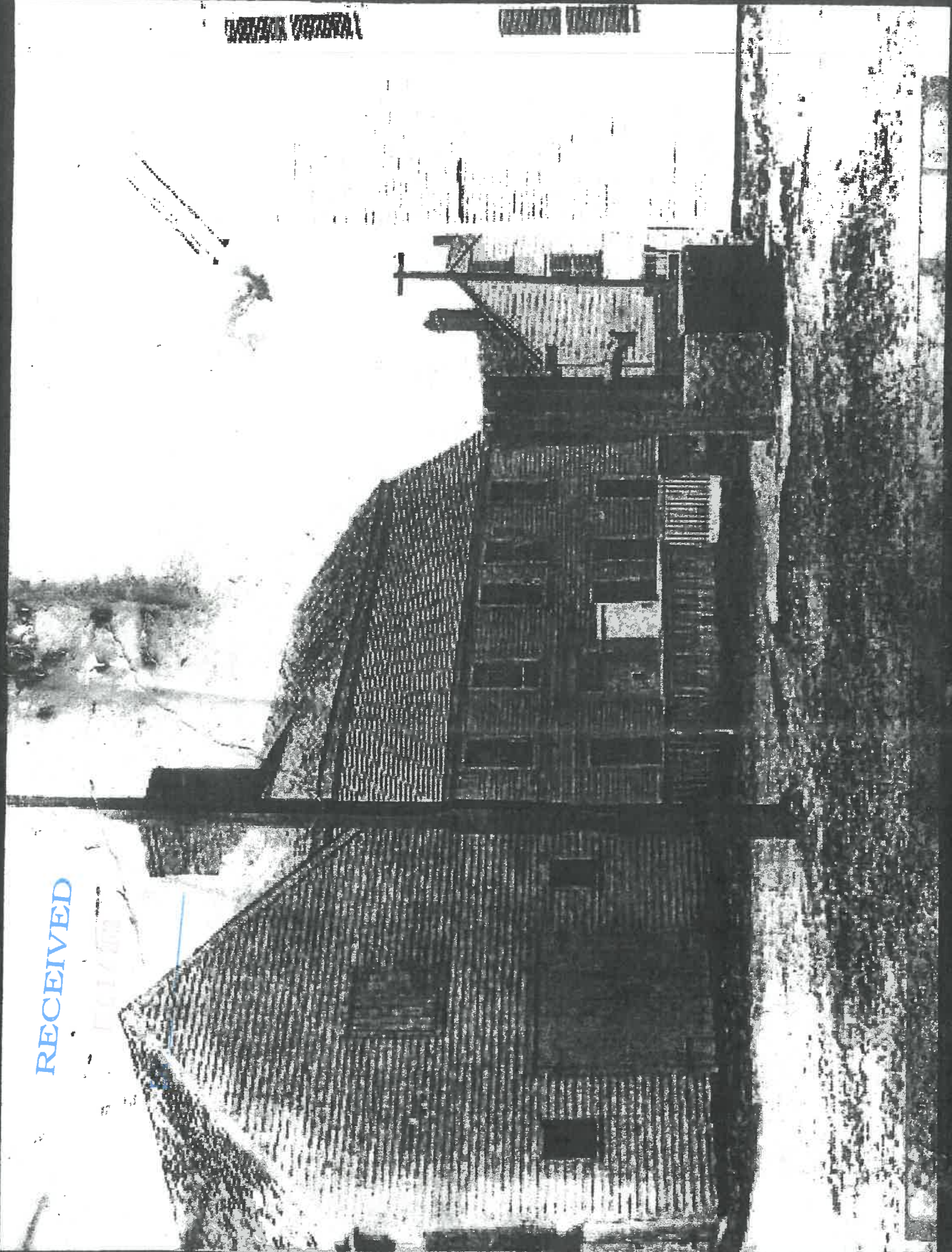
↳ Kawbery Bank owned photo - published in James Carvill's Historic Fortsummit -

Supposed
1870s

Handwritten scribbles and marks on the right edge of the page.

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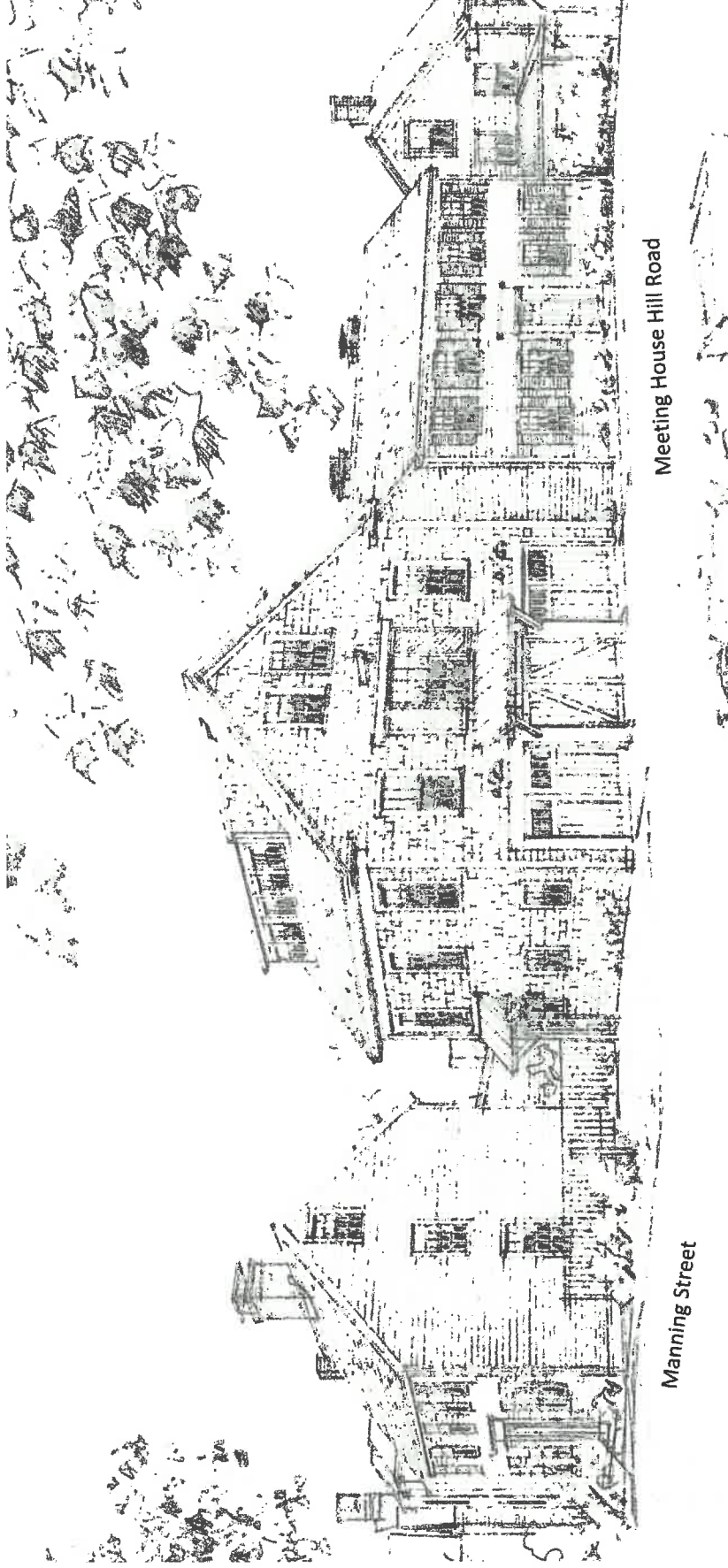
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This is a photograph of what the Meetinghouse Hill Well and Pump looked like many years ago. This photo was probably taken in the late 1800's.

Notice the houses in the background. Can you find those houses today? What is the same and what has changed? The barn in the picture is long gone. What is there now?

CAPTAIN DRISCO HOUSE (C.1790) RESTORATION & NEW CONSTRUCTION PROJECT

11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH



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HDC - WORK SESSION 1-2-19

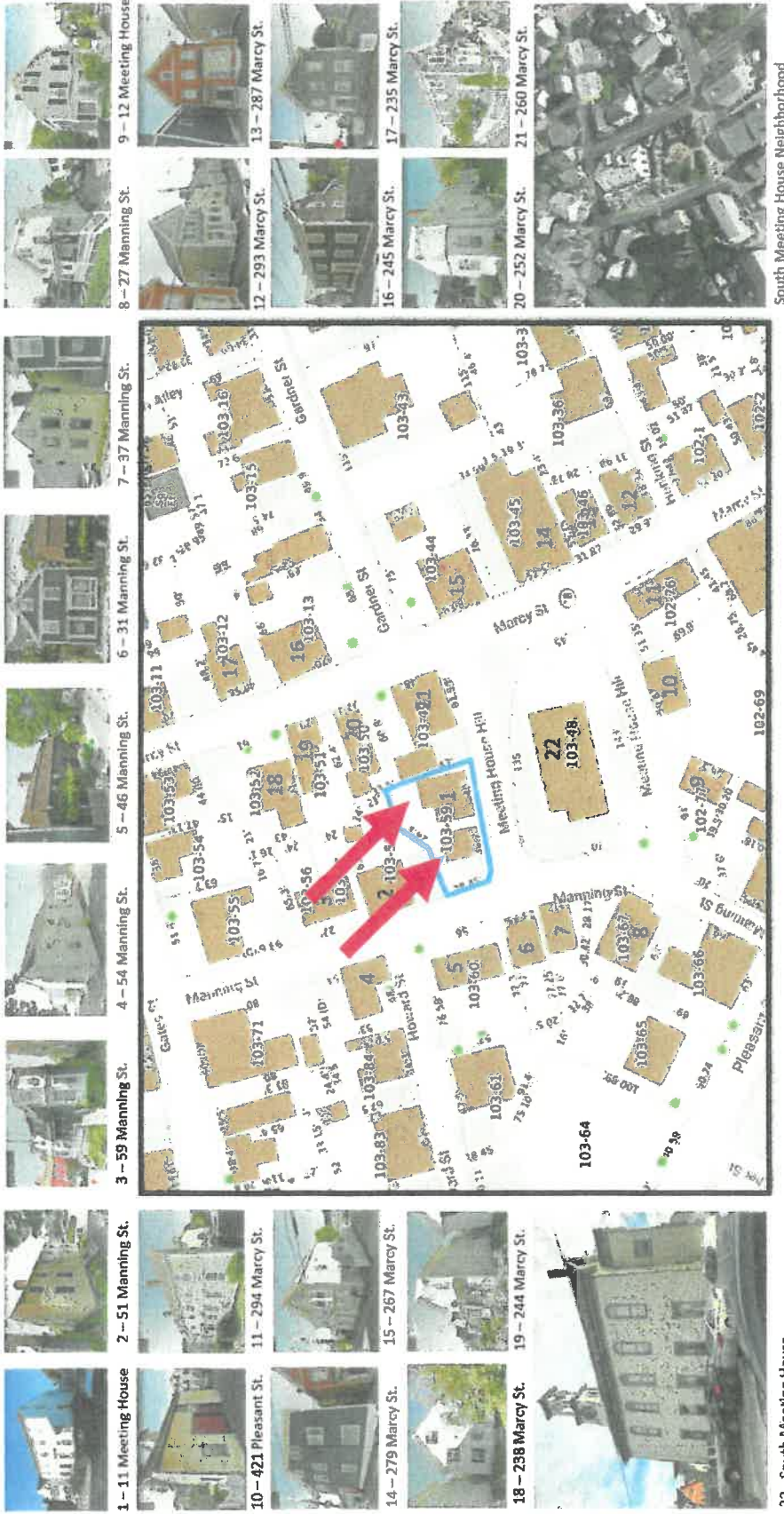
JAN - 7 2019

BY: _____

HDC – WORK SESSION 1-2-19

- **PROPERTY ADDRESS – 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH**
- **PROJECT APPLICANTS – ELISA KOPELMAN AND NICHOLAS CRACKNELL**
- **PROPERTY OWNERS – CAROL HOLLINGS AND KATHERINE BALLEET**
- **PROJECT ARCHITECT – RICHARD SHEA, ARCHITECT**
- **PROJECT GOALS – RESTORATION OF THE CAPTIAN DRISCO HOUSE (C.1790) & PARTIAL RECONSTRUCTION OF 43 MANNING STREET**
- **PROJECT OBJECTIVES:**
 - 1. PARTIALLY RECONSTRUCT THE HISTORIC SCALE, MASSING, AND VOLUME OF MANNING STREET & MEETING HOUSE HILL ROAD**
 - 2. RESTORE THE CAPTIAN DRISCO HOUSE (C.1790) AS A SINGLE FAMILY STRUCTURE**
 - 3. PROVIDE AT 3-4 CARS IN OFF-STREET PARKING SPACES**
 - 4. IMPROVE THE STREETScape WITH FENCING, COBBLESTONES, AND LANDSCAPING**
 - 5. PROVIDE FUNCTIONAL PROGRAM SPACE TO SUPPORT THE COST OF THE RENOVATION**
- **PROJECT BACKGROUND: EXISTING CONDITIONS, HISTORICAL LAND USE PATTERN AND ZONING**
- **DEVELOPMENT OPTIONS: TWO-FAMILY AND THREE-FAMILY OPTION**
- **PROJECT DESIGN: ELEVATIONS, FLOOR PLANS AND REFERENCE IMAGES**
- **QUESTIONS AND COMMENTS**
- **SUMMARY AND NEXT STEPS**

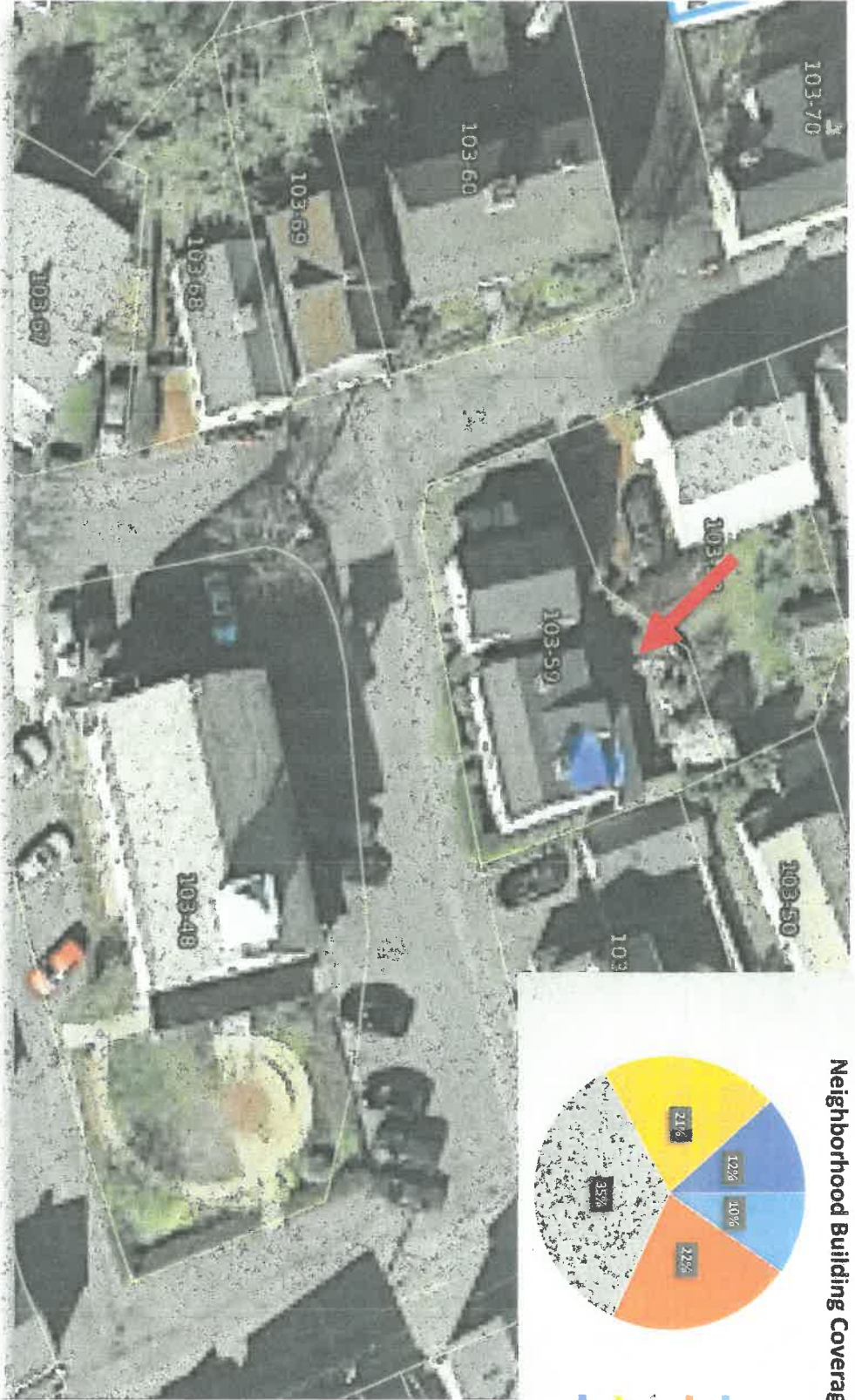
NEIGHBORHOOD CONTEXT MAP – 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH



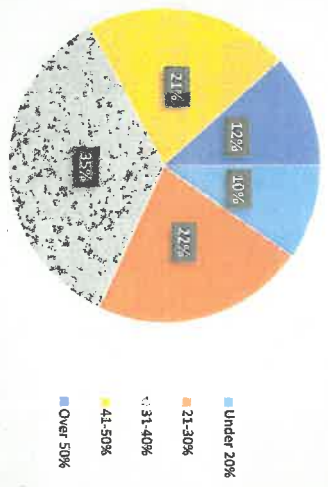
NEIGHBORHOOD CONTEXT – 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

NEIGHBORHOOD CONTEXT

EXISTING CONDITIONS -- 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH



Neighborhood Building Coverage

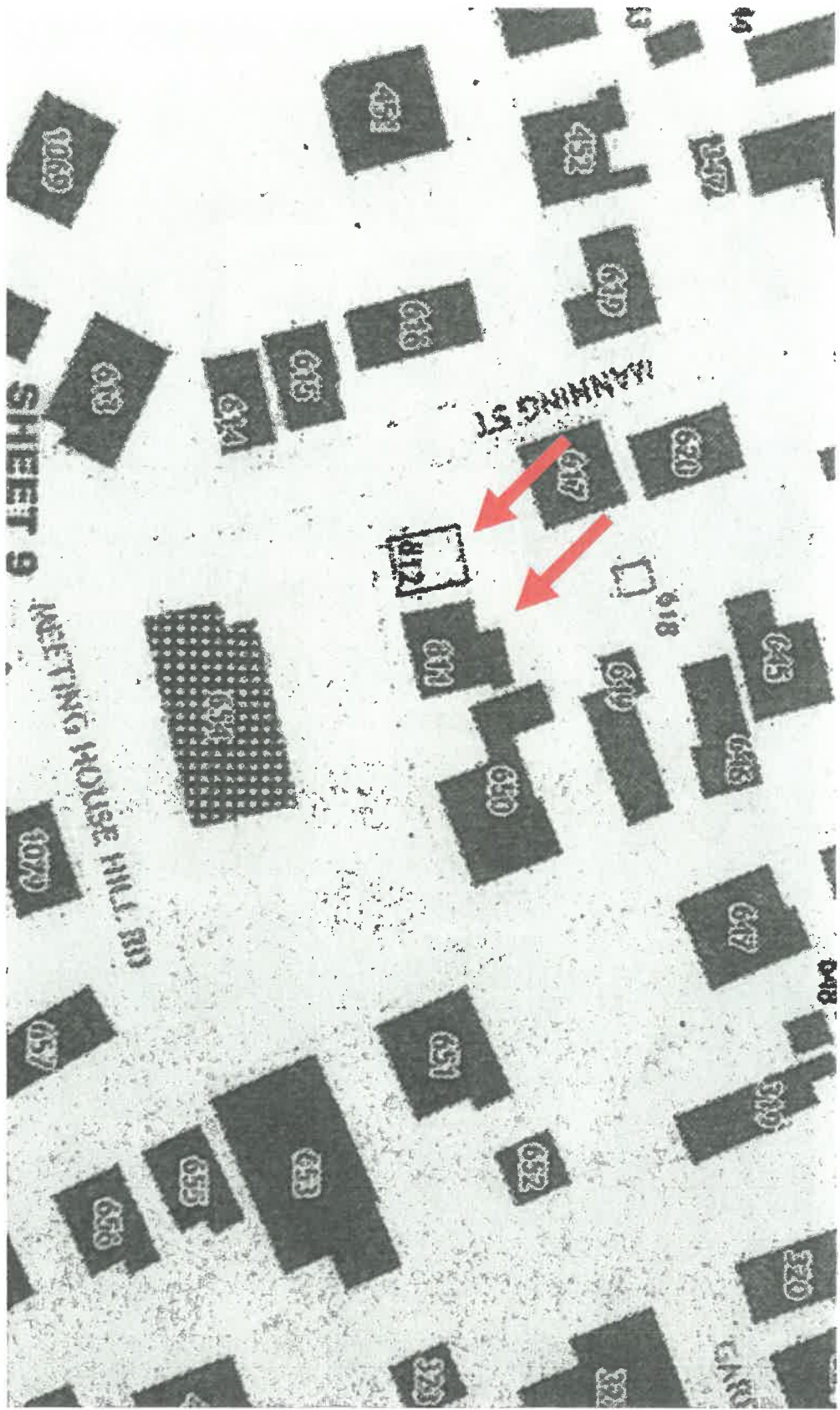


AERIAL IMAGE



EXISTING CONDITIONS -- 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

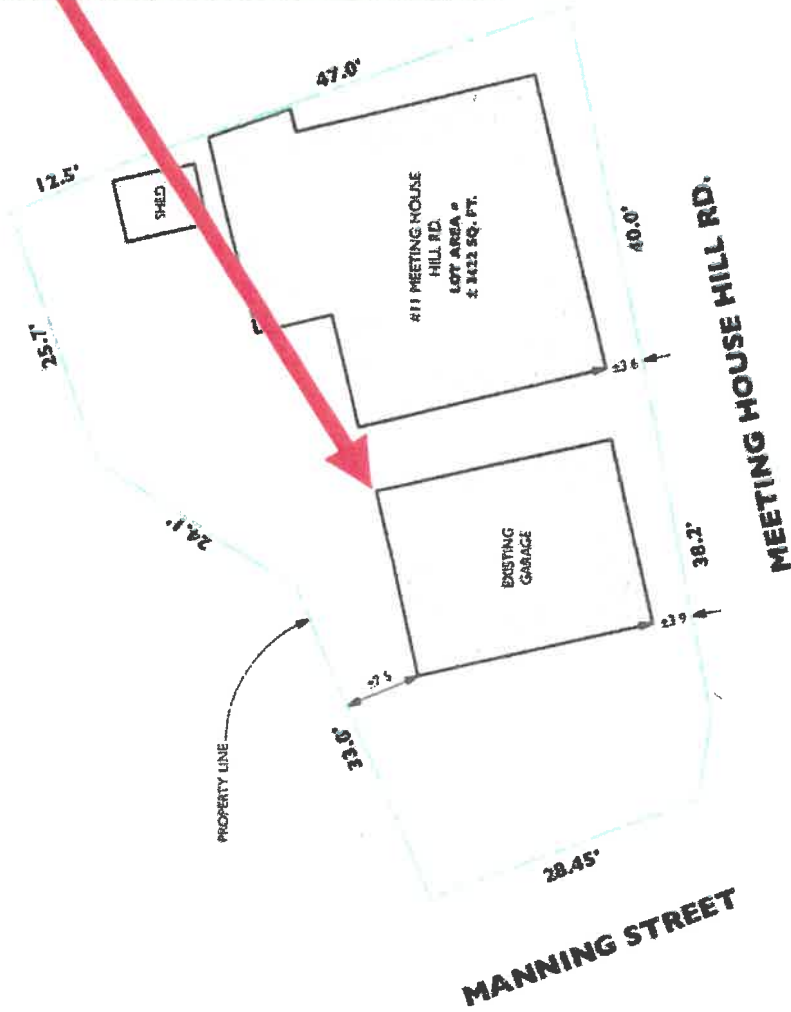
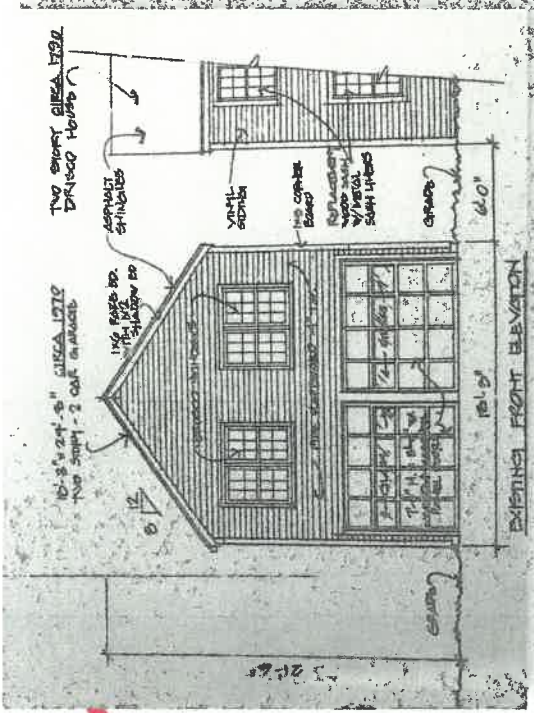
EXISTING CONDITIONS



CONTRIBUTING AND NON-CONTRIBUTING STRUCTURES (2017)

**PORTSMOUTH'S NATIONAL REG. HISTORIC DISTRICT
(2017)**

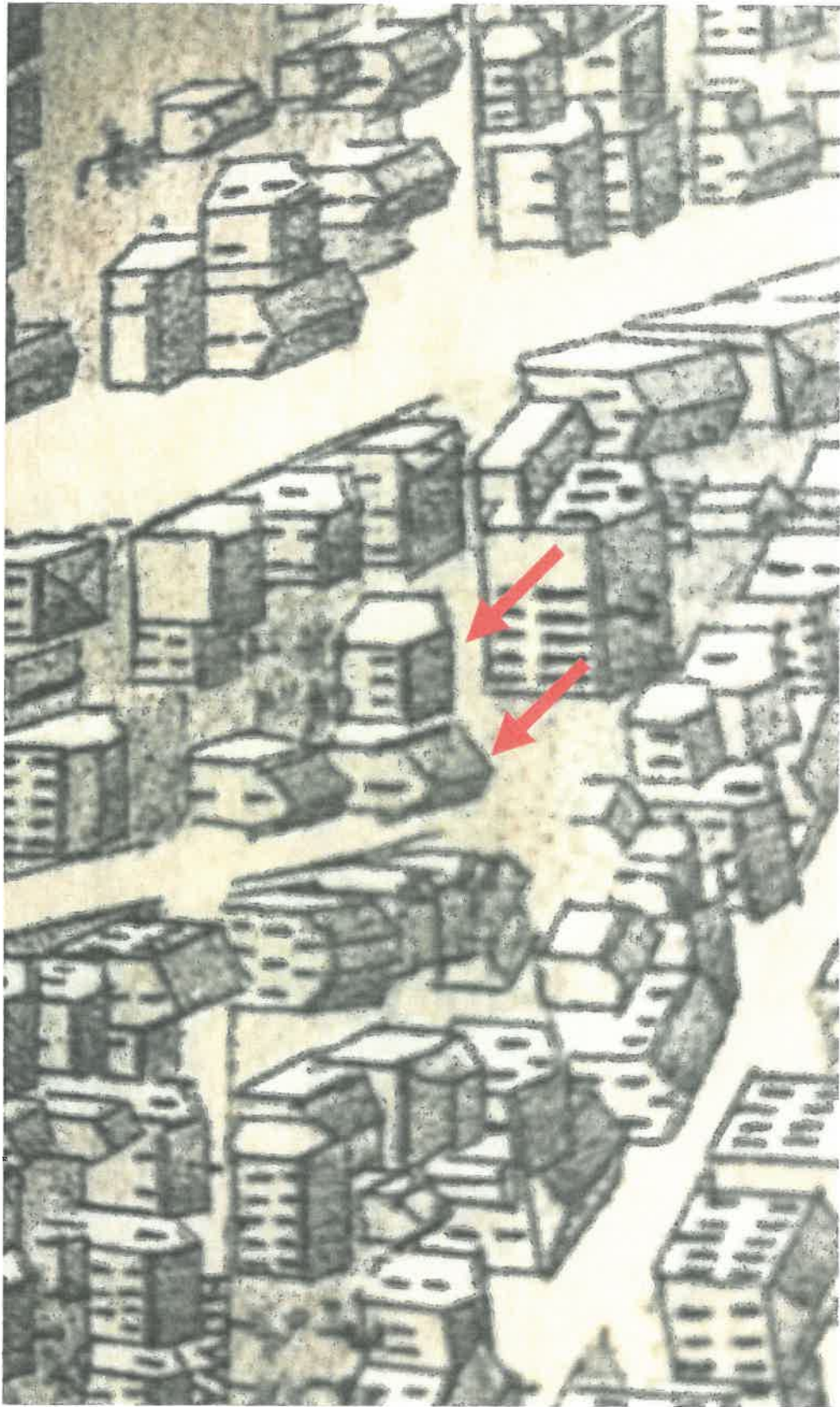
EXISTING SITE PLAN



EXISTING SITE PLAN

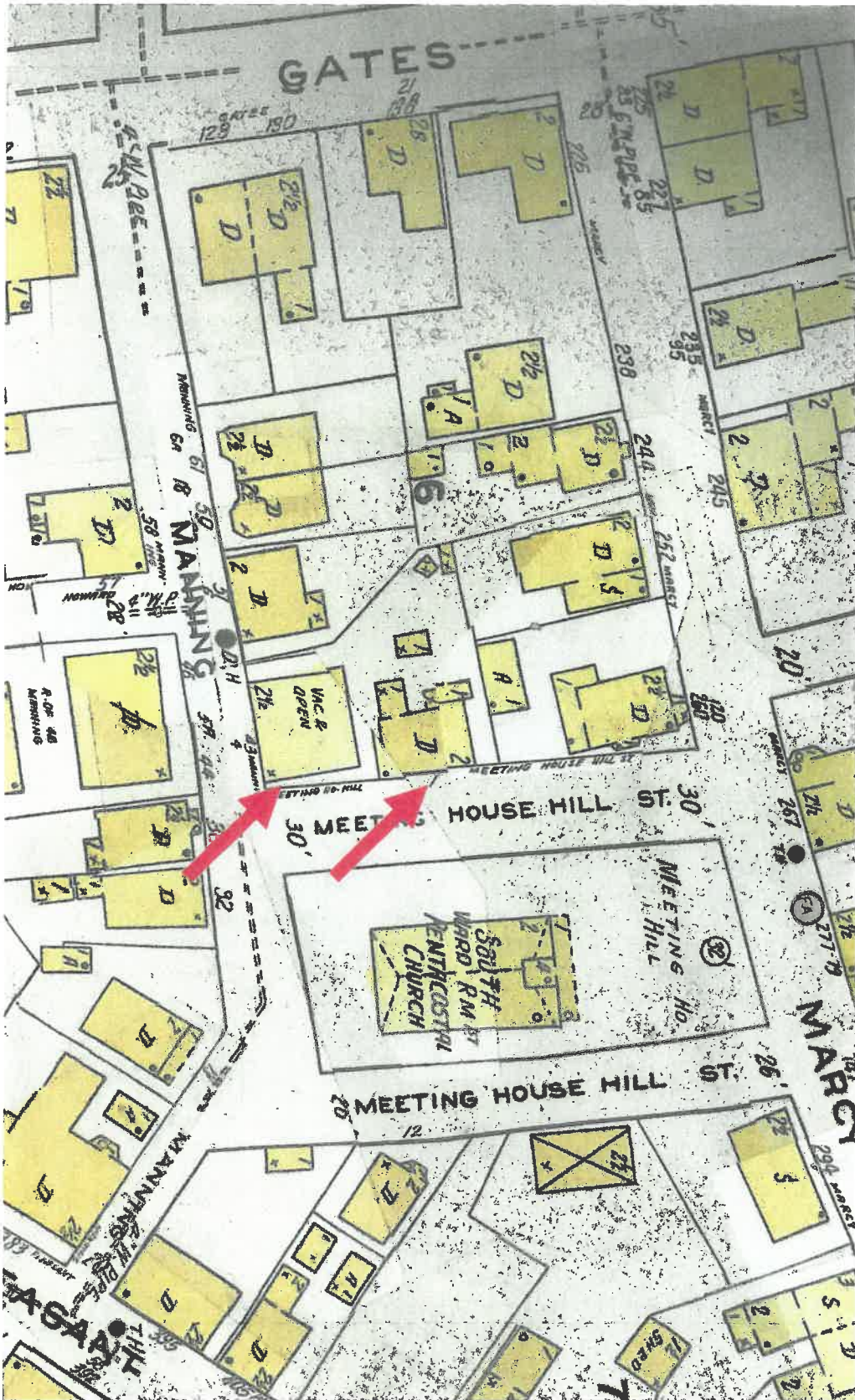
FOR
 THE CAPTAIN JAMES DRISCO HOUSE
 AT
 11 MEETING HOUSE HILL RD.
 PORTSMOUTH, NH

PORTSMOUTH, NH (C. 1888)

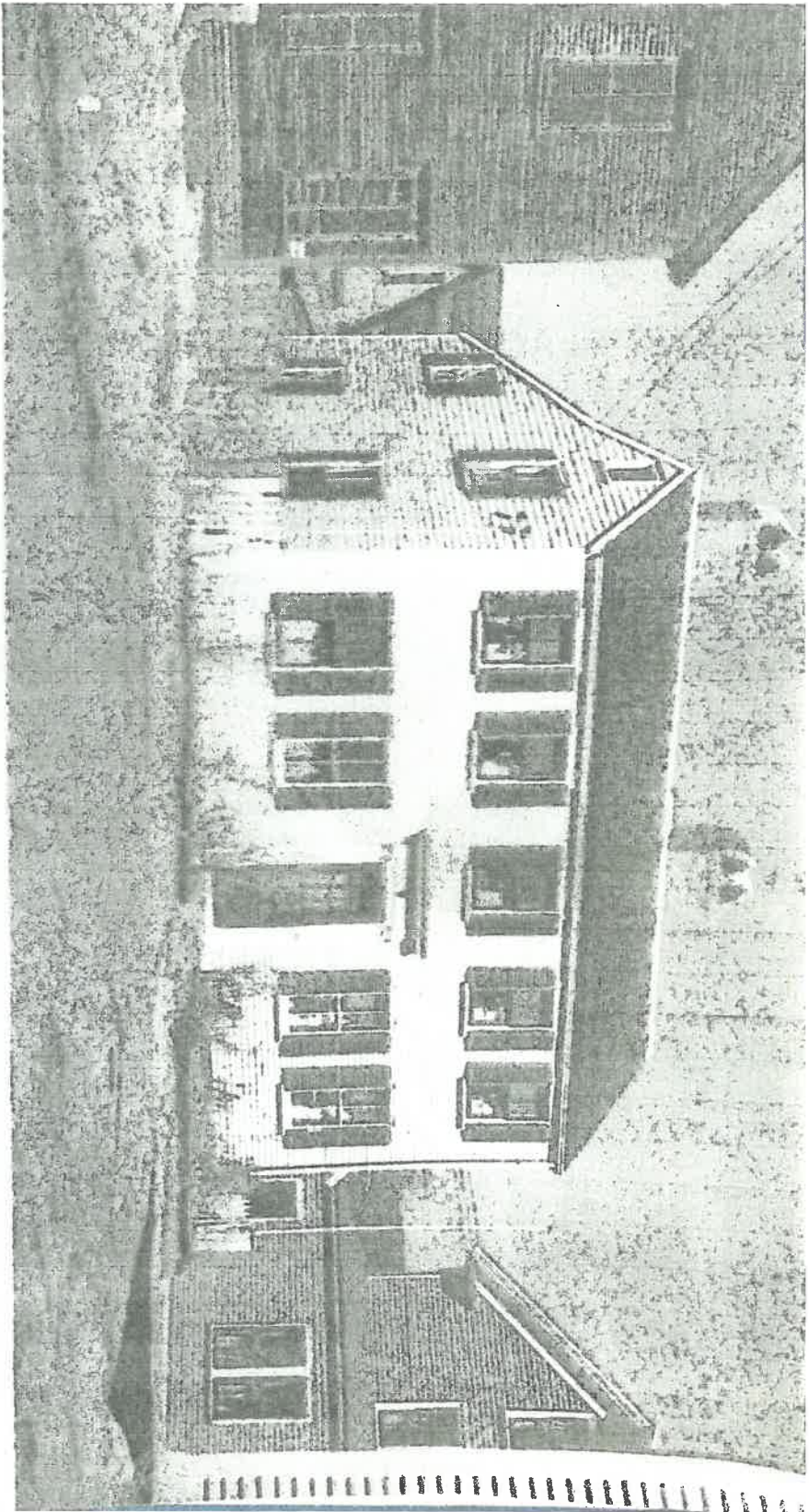


**A HISTORICAL PERSPECTIVE - MEETING HOUSE HILL
(C. 1888)**

11 MEETING HOUSE HILL SHOWING 43 MANNING ST. (C. 1950)



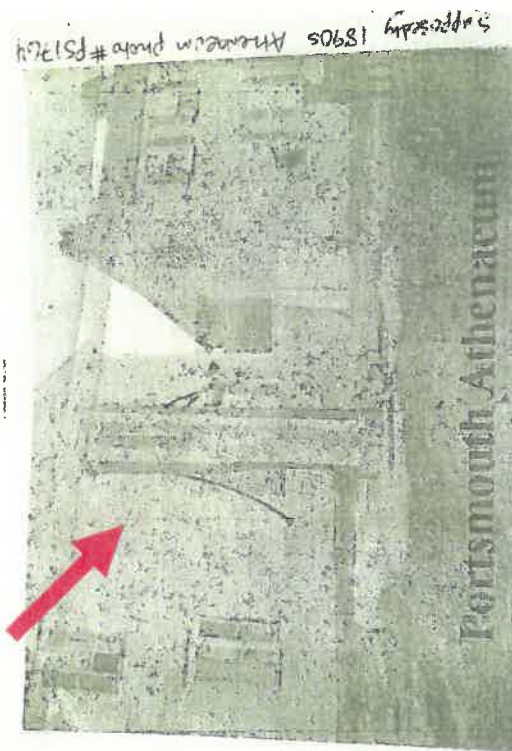
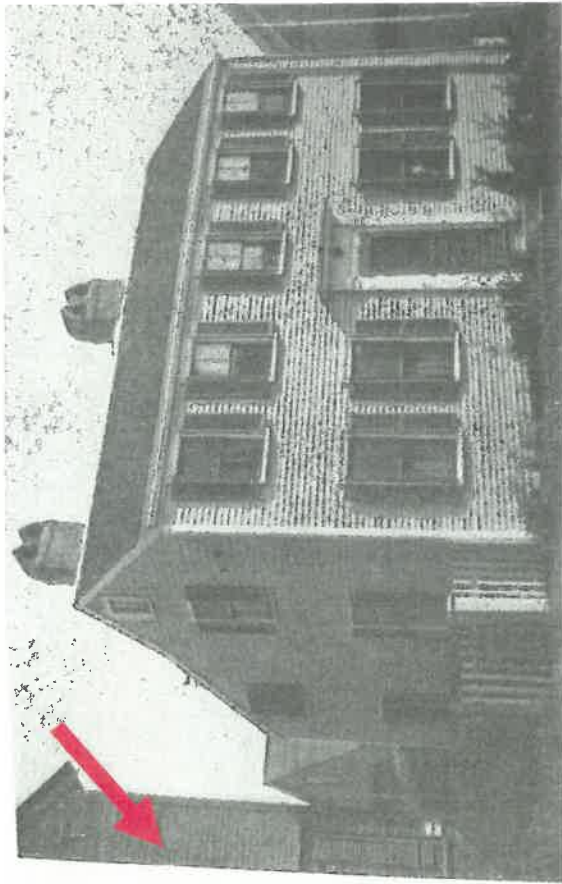
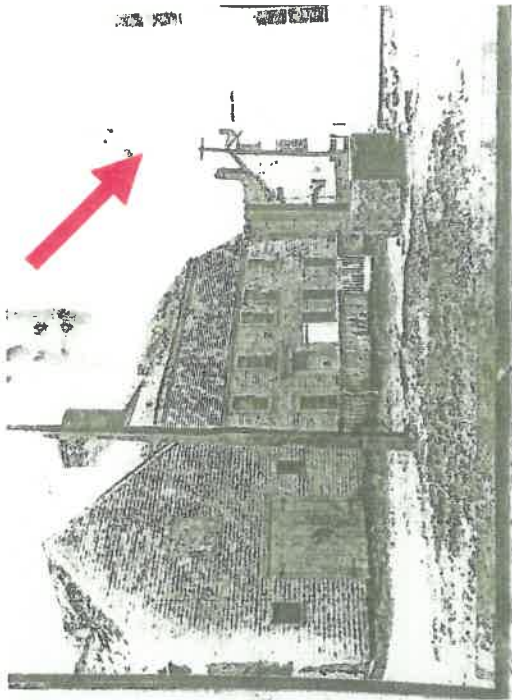
SANBORN MAP (C. 1950), PORTSMOUTH, NH



There is the salty atmosphere of a sea captain's house in this sunny veteran on Meeting House Hill. Washington Street (below) proves that when an old Portsmouth thoroughfare can escape the taint of telephone poles it becomes highly picturesque.

**CAPTIAN DRISCO HOUSE AND 43 MANNING STREET
(C. 1890)**

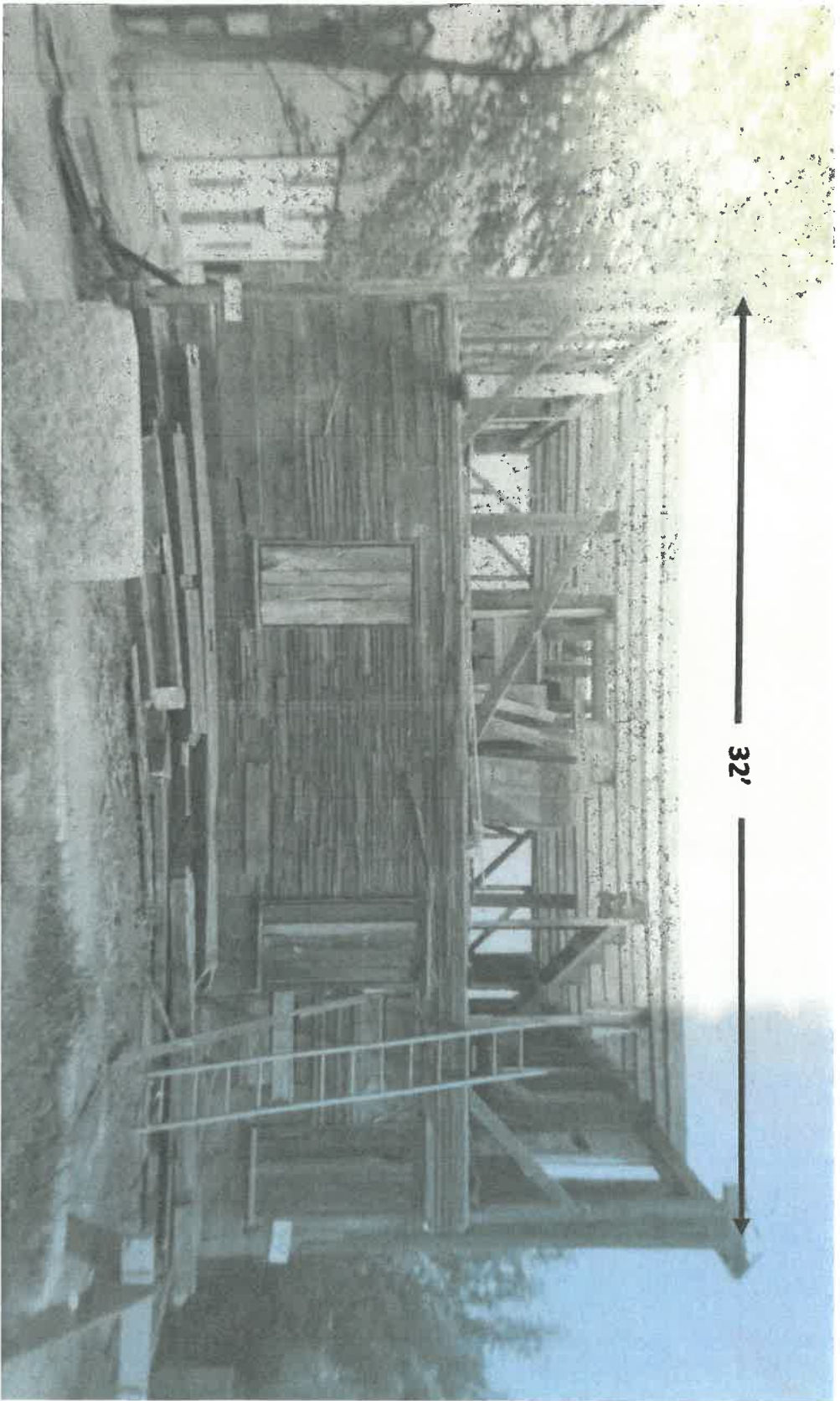
43 MANNING ST. - VOLUME, HEIGHT, HEIGHT & FOOTPRINT



Supporting 1890s Athenaeum photo #PS1764

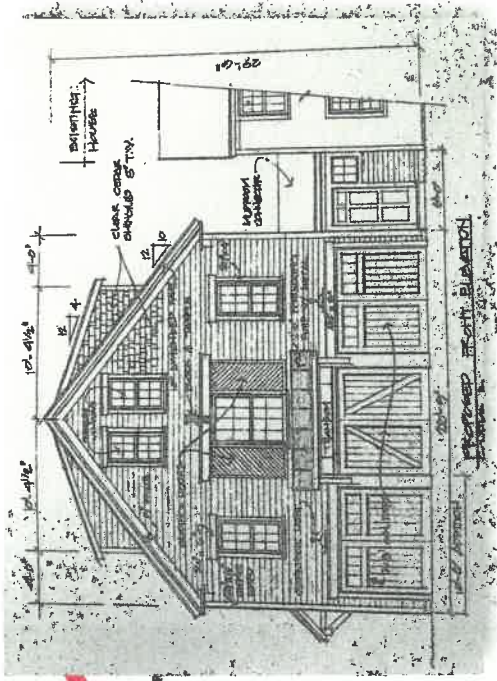
Portsmouth Athenaeum

Portsmouth Athenaeum

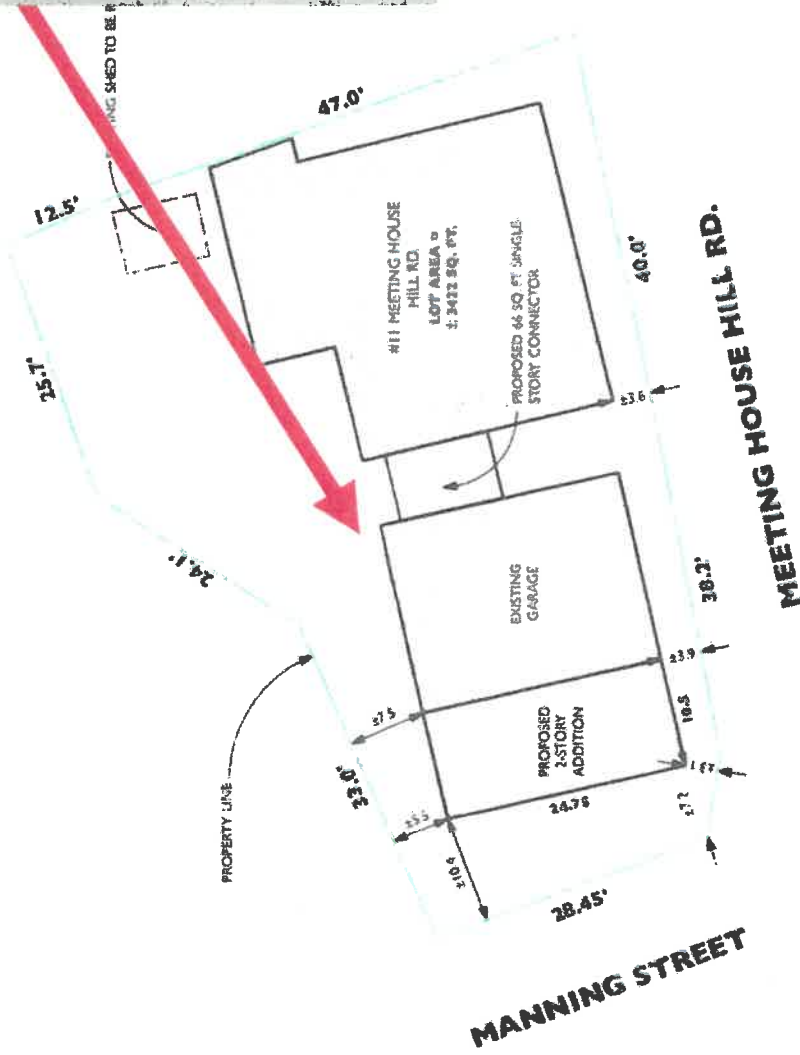


DEMOLITION OF 43 MANNING STREET (C. 1956), PORTSMOUTH, NH

DEMOLITION OF 43 MANNING STREET
(C. 1956)

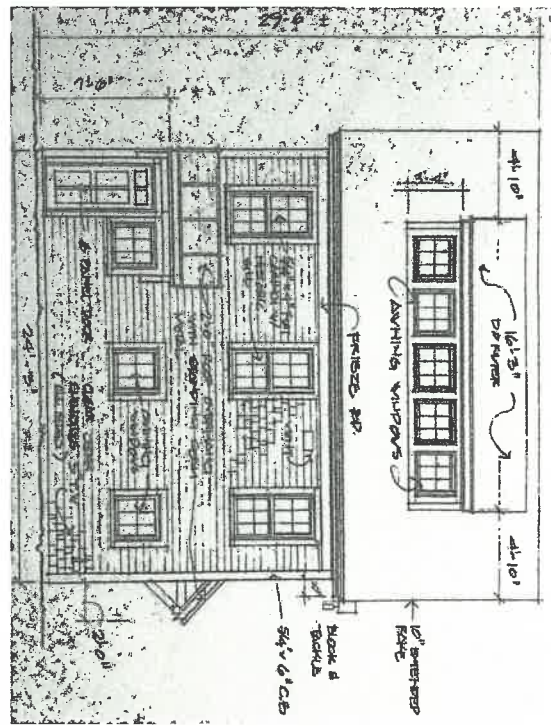
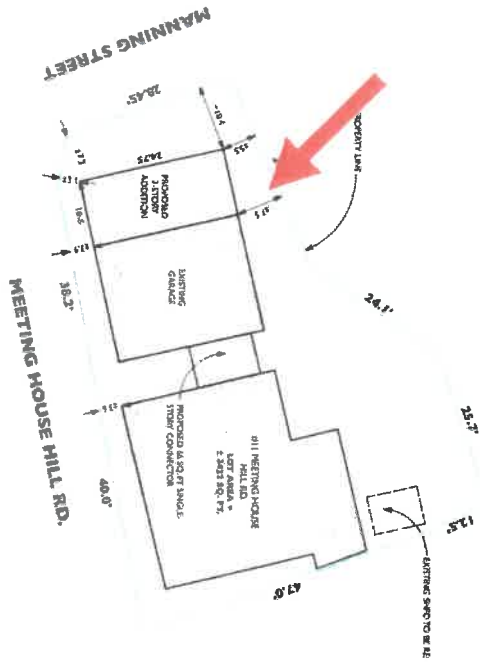
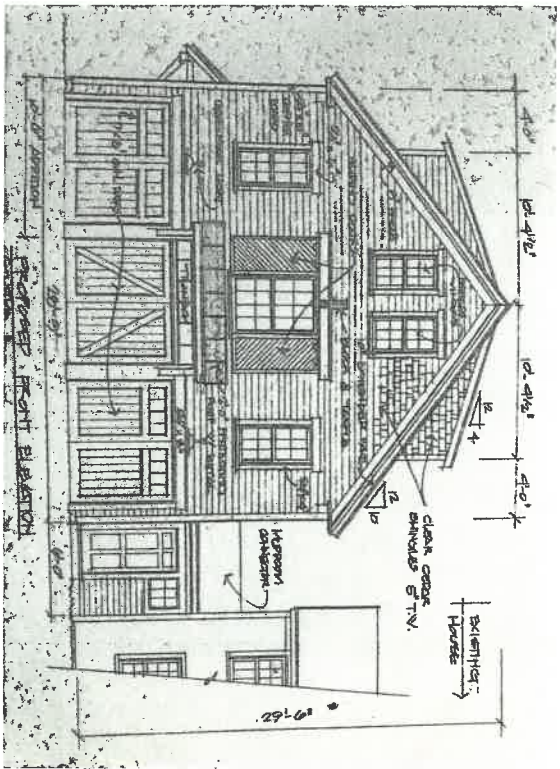
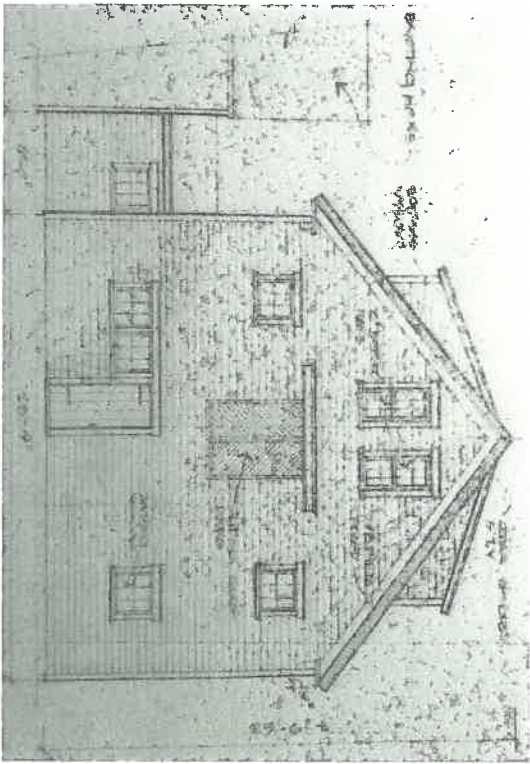


PROPOSED SITE PLAN



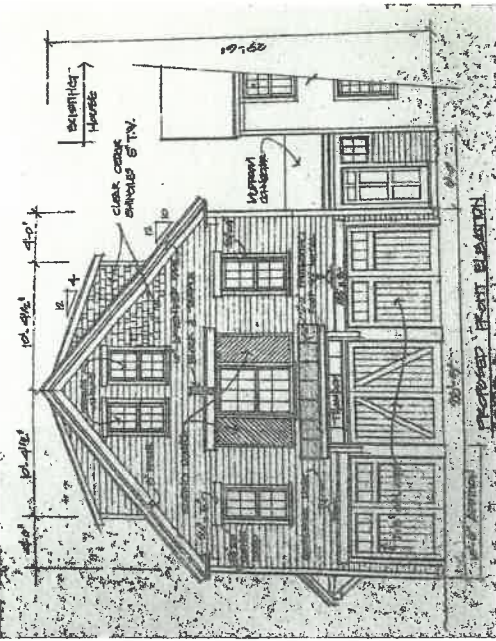
PROPOSED SITE PLAN

FOR
THE CAPTAIN JAMES DRISCO HOUSE
AT
11 MEETING HOUSE HILL RD.
PORTSMOUTH, NH

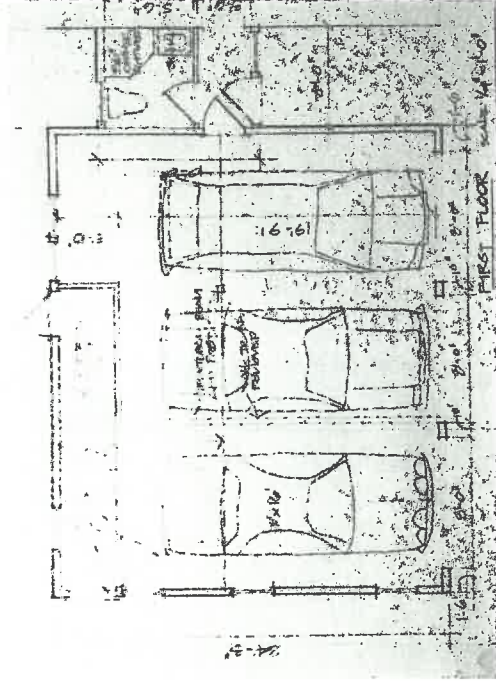


PROPOSED BUILDING ELEVATIONS

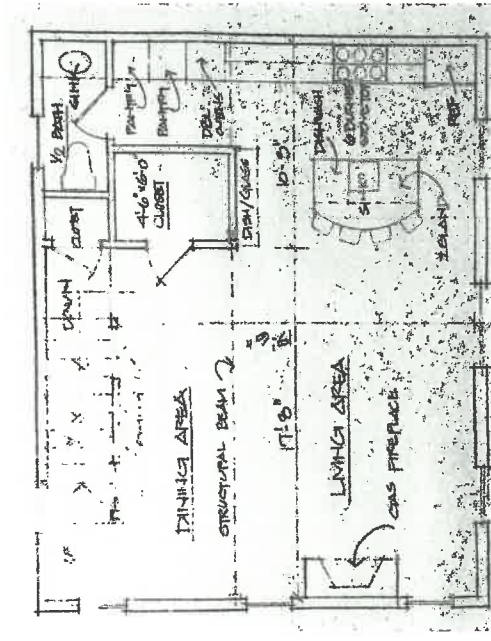
PROPOSED FLOOR PLANS



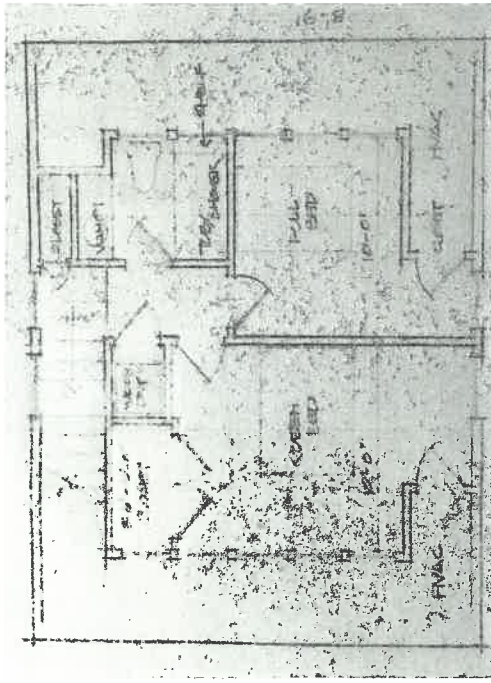
FRONT ELEVATION



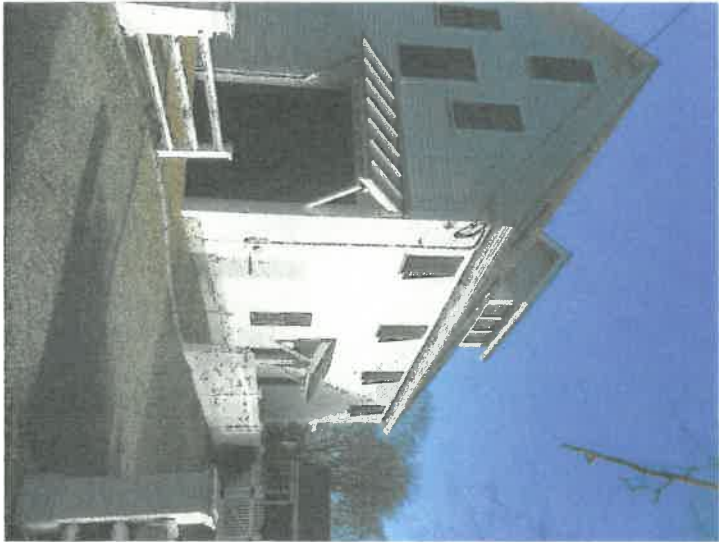
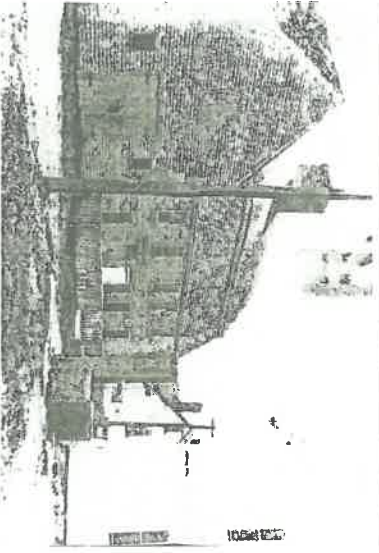
GROUND FLOOR WITH CONNECTOR



SECOND FLOOR



ATTIC FLOOR



REFERENCE IMAGES