

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



11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

ADDENDUM

VARIANCE APPLICATION

FEBRUARY 13, 2019

February 13, 2019

Peter Stith, Planner
Mary Koepenick, Administrative Clerk
Portsmouth Board of Adjustment
City Hall
One Junkins Ave.
Portsmouth, NH 03801

Re: Zoning Relief - 11 Meeting House Hill Road, Portsmouth, NH
Carol Hollings & Katherine Balliet, Owners
Nicholas J. Cracknell and Elisa A. Koppelman, Applicants

Dear Zoning Board Members:

I am submitting this on behalf of Elisa A. Koppelman and myself. We respectfully request that you consider the following Addendum in support of our Variance application for 11 Meeting House Hill Road. The Addendum consists of three main parts as follows:

1. Design Review at the Historic District Commission.
2. Revised Property and Proposal Information.
3. Updated Response to the Variance Criteria.

In addition, there are eight exhibits in the appendix that illustrate the level of zoning compliance in the surrounding neighborhood as well as revised elevations and the material submitted and reviewed by the HDC on February 6th.

1. Design Review at the Historic District Commission

Subsequent to filing this application with both the Board of Adjustment (the "BOA") and the Historic District Commission (the "Commission") in mid-December, we have completed two (2) design review Work Sessions at the Commission. The first, held on January 2, presented the Commission with the original building and site improvements showing modifications to the exterior of the c. 1790 Captain Drisco House (the "Drisco House") and a new 2 ½ story, barn-style structure replacing the existing 2 story garage. The primary purpose of the Work Sessions is for the Commission to informally review the proposed improvements and provide us with preliminary, non-binding feedback on the scale, massing, height, placement and overall architectural style of the proposed structure (per Section 10.635.70 of the Zoning Ordinance).

Generally speaking, at the January meeting a majority of the Commission supported the overall size, scale and massing of the proposed secondary structure, however, a majority of the Commission and some members of the public also felt that the massing needed to be reduced (i.e. removal of the Manning Street dormer) and the details of the openings (windows and doors) and trim needed to be simplified so this barn-style structure would be less prominent

and more like the other so-called “background buildings” that contribute to the overall historic character of the street and surrounding neighborhood. At the same time, several abutters to the project spoke in opposition, stating that the proposed new structure was too large for the property, out of character with the surrounding neighborhood, lacked sufficient landscaping, and would adversely impact their distant water views and views to the South Meeting House.¹

In response to the comments received at the January meeting, on February 6th we held a second work session to continue with the informal review of our proposed building and site plans. As illustrated in Exhibit 8, out of respect to the comments received from the Commission and members of the public, we substantially revised the proposed barn-style structure to remove the long shed dormer facing Manning Street, changed the roofing material to red cedar from asphalt, simplified the rooflines, removed two windows, reduced the window sizing, and simplified the window and door casing and trim as requested. Additionally, we added landscaping and a brick walkway to the side yard with granite cobblestones located along the apron of the garage doors.

Although some additional refinement to the detailing of the windows, awnings, and the oversized center window was requested at the February 6th Work Session, the Commission expressed strong support for the simplicity of the revised design and felt it was appropriate for designing a new structure within this unique compact and authentic historic neighborhood. Moreover, they felt that the revised design was consistent with and respected the scale, height, massing, placement, and the wide variety of architectural styles of other existing historic structures within the surrounding neighborhood. Importantly, the Commission also felt that the new structure was not trying to recreate the former Peirce–Tuckerman House (present on the site for more than 200 years) or the barn that was previously located across the street at 36 Manning Street. Instead, the revised design was positively noted for using traditional barn language and the form, materials, and orientation of the Peirce-Tuckerman House to create a traditional building design with some subtle but important contemporary elements (i.e. the standing seam awnings, skylights, and aluminum-clad windows). The Commission also felt that the three garage/ barn door option on the revised plan was preferable to a two-door version both because of the functional utility of the garage space and the success in maintaining a more appropriate exterior appearance on the proposed barn-style structure.

In summary, although the Commission has not yet formally voted on the project, the record indicated that the Commission supports the concept of replacing the existing non-contributing and disproportioned 2 story garage structure (c.1982) with a new larger barn-style structure that references historical precedents, and complements and enhances the surrounding historic structures. In preparing for the public hearing, the Commission requested that the relatively new asphalt roof on the Drisco House be replaced with red cedar to match the barn-style

¹ Additionally, although already rejected by the City Attorney, one abutter raised the issue of me having a conflict of interest due to my employment with the city. For the record, I have no conflict of interest in either proposing or presenting this application. Like any other citizen, I am permitted to live in the city and to seek any needed zoning relief just as any other resident is. I also do not sit on the Planning Board or represent the Planning Board as a member of the HDC, as was incorrectly suggested by the abutter.

structure. They also requested we consider reducing the projection of the standing-seam metal awnings to be more in keeping with the simplified trim and façade details. Accordingly, we will be revising the elevations and floor plans for a Work Session / Public Hearing before the Commission on March 6th where we anticipate approval of the proposed alterations to the exterior of the Drisco House and addition of the new barn-style structure (see updated elevations in Exhibit 7).

2. Revised Property & Proposal Information:

Existing Conditions:

As a recap to our application, 11 Meeting House Hill Road is a 3,155 +/- SF lot in the heart of the South End in Portsmouth, NH (see existing conditions in Exhibit 8). The historically significant Drisco House, constructed in 1790, stands on the lot which is located within the GRB and Historic Districts. The Drisco house is also listed on the Downtown Portsmouth National Register Historic District. Additionally, it is listed in both the Inspection and Assessor's Records as a two-family structure.²

Proposed Restoration and New Construction:



Proposed Restoration and New Construction at 11 Meeting House Hill Road, Portsmouth, NH

This application seeks to convert the Drisco House back into a single family dwelling and relocate the second dwelling unit into the upper floor and attic of a new 2 ½ story, barn-style structure that would replace the existing 2 story structure. Both buildings would be connected by a 66 SF single-story connector. Off-street parking for both dwelling units would be available on the ground-floor of the new barn-style structure. The exterior of the Drisco House is proposed to be restored to its original appearance consistent with the historic period of the

² According to the current owners, the two-family use was established prior to acquisition by the current owners in the 1950s. A separate kitchen and dwelling unit is located on each floor of the Drisco House.

structure. The vinyl siding will be removed and the windows, doors and chimneys will be repaired. Additionally, at the request of the Commission, a red cedar roof is proposed to replace the new asphalt roof. Fencing, brick walkways and cobblestone aprons will also be added to the front and side-yards of the structures.

History of the Property:

As a key feature to understanding our design approach undertaken with this project we extensively looked at the historic land use pattern and precedents for this property. In 1959, an attic fire in the abutting lot (43 Manning Street), the Peirce-Tuckerman House (the “Peirce House”), resulted in the owner dismantling the remaining portions of the structure and conveying a small portion of this corner lot to 51 Manning Street for added parking. The remaining lot area (1,577 SF) was then conveyed to the owner (Mr. Hollings) of 11 Meeting House Hill Road. For the next twenty years, Mr. Hollings passively used this corner lot for a small playground area and for his own off-street parking.

Twenty years later, in 1981, Mr. Hollings then sought variances and approval from the BOA and the Commission to construct a 24’ x 28’, 2-story accessory structure on the vacant corner lot. The proposed structure was intended for ground-floor parking with a workshop on the second floor. According to the minutes of the BOA meeting, some of the abutting property owners as well as a majority of BOA members objected to the building design and the scale of the original proposed structure. The HDC’s review had similar findings. As a result, the size, scale and orientation of the proposed new building was reduced and the BOA approved the needed variances for a reduced setback (to 10’) and an increase in building coverage (to 71.6%).³ The HDC also approved the project with stipulations that revised the orientation, window design, and the roof pitch.

After standing for nearly 40 years at the top of Meeting House Hill, the applicant and a majority of HDC members feel the approved 1981 design and dimensions resulted in an awkward, disproportionate, and a generally unsuccessful building design for new construction within a historically sensitive context. As such, this application is seeking to address these design shortcomings. If approved, this application will result in the removal of an entirely unsympathetic and poorly-designed accessory structure (which is itself nonconforming) on a historically important and valuable property and its replacement with a new structure that both enhances and respects the historical land use pattern and the associated historic structures in the surrounding neighborhood.

3. Updated Response to Variance Criteria:

Dimensional Variances

Understanding variances were already granted for setbacks and coverage in 1981, this application is seeking relatively *de minimis* dimensional variances for rear yard setback (from

³ Examining the 1981 application and proceedings for the proposed project appear to show several irregularities with the building setbacks and coverage. For example, it is unclear how 71.6% coverage would have been achieved based on the submitted plans and records.

7.5' to 5') and an increase in building coverage (from 43% to 48%)⁴. Presented to the HDC as part of their design review process of the proposed scale, height, massing, and placement of the new barn-style structure, the proposed barn-style structure was compared to the average setback, height, volume, and coverage of over 45 of the surrounding properties and structures. The following map and table illustrates a comparison of the proposed project to the surrounding structures and lots.



Surrounding Neighborhood Context for 11 Meeting House Hill (46 Properties)

TABLE 1 - SURROUNDING NEIGHBORHOOD CONTEXT DATA (46 PROPERTIES):

	PROPOSED PROJECT	NEIGHBORHOOD AVERAGE	ZONING REQUIREMENT (GRB)	% OF LOTS WITH NON-CONFORMITY
REAR YARD SETBACK	5 FT*	15 FT	25 FT	72%
BUILDING COVERAGE	48 %	40 %	30 %	76%
BUILDING HEIGHT	23.5 FT	24 FT	35 FT	0
LOT SIZE	3,422 SF	3,190 SF	5,000 SF	87%
GROSS FLOOR AREA	3,270 SF	3,438 SF	NA	NA
FLOOR AREA RATIO	0.96	1.23	NA	NA

*Given the barn-style structure is located on the corner lot owned in common by 11 Meeting House Hill it is really a sideyard to 43 Manning Street where the Peirce-Tuckerman House was formerly located.

As the data above illustrates, the proposed relief in setback and coverage is consistent with the surrounding neighborhood context.

⁴ Note that the BOA already granted a variance for a 10' rear yard setback and a building coverage of 71.6%. Although the 1981 application appears to have several numerical irregularities that were included in the decision, it appears from the record that the core shortcoming of the proposed structure was its architectural design and general incompatibility with the surrounding historic properties.

Variance Criteria:

- 1. The variance will not be contrary to the public interest; and**
- 2. The spirit of the ordinance is observed.**

It is commonly understood that the first step in assessing the validity of the zoning relief is to determine whether granting a variance is not contrary to the public interest and is consistent with the spirit and intent of the ordinance. These criteria are considered together - pursuant to *Malachy Glen Associates, Inc. v. Town of Chicester*, 155 N.H. 102 (2007) and its progeny. Upon examination, it must be determined whether granting a variance “would unduly and to a marked degrees conflict with the ordinance such that it violates the ordinance’s basic zoning objectives.” *Id.* “Mere conflict with the zoning ordinance is not enough.” *Id.*

Whether a variance is contrary to the public interest and/or observes the spirit of the ordinance relates to the purposes of the ordinance. Section 10.121 of the Ordinance provides that the purpose is to promote safety and the general welfare of Portsmouth and its region in accordance with the City’s Master Plan by regulating:

- 1. The use of land, buildings and structures for business, industrial, residential and other purposes:** *In this application the use will remain a two-family structure. Despite most structures being single family uses, the density and intensity of the proposed project will be in keeping with other properties in the surrounding neighborhood.*
- 2. The intensity of land use including lot sizes, building coverage, building height and bulk yards and open space:** *As shown in the table above, the proposed project is consistent with the surrounding lot sizes, building coverage, building height, setbacks, parking, and open space.*
- 3. The design of facilities for vehicular access, circulation, parking and loading:** *The proposed project maintains the minimum required 1.3 off-street parking spaces per unit (for a total of 3 spaces) for the two-family use and does not adversely impact the circulation and vehicular access on the property.⁵*
- 4. The impacts on properties of outdoor lighting, noise, vibration, stormwater runoff from flooding:** *Other than a wall sconce light at the side door on Manning Street there are no outdoor lights proposed on the structure. No new use is proposed so no additional noise impacts will result. In fact, with covered parking replacing the surface parking space the noise levels should be reduced. Stormwater runoff will be managed with gutters and downspouts and not adversely impact the abutting properties.*
- 5. The preservation and enhancement of the visual environment:** *The c. 1790 Drisco House and the 1981 garage are both victims of shear age and deferred maintenance. The*

⁵ Since the construction of the 2 story garage in 1982, three off-street parking spaces have existed on the property as one car regularly uses the surface parking space along Manning Street. Thus, given the regular presence of a parked car in the sideyard, the proposed barn-style structure design does not adversely impact the sightlines on Meeting House Hill Road.

proposed project seeks to restore the exterior of the Drisco House and construct a new barn-style structure that the HDC has supported as appropriate and preferred over the existing two-story garage. These actions will both preserve and enhance the visual environment and the quality and character of the Historic District.

6. **The preservation of historic districts and buildings and structures of historic architectural interest:** *This project specifically meets this intention. Historic portions of the interior house will be maintained (moldings, trim, floor boards...). The c. 1790 Drisco House will be restored and the exterior returned to its former glory. The new barn-style structure has also been designed to improve the integration of modern parking needs into a building design that both respects and enhances the surrounding historic buildings. Both buildings will result in a high-quality finish that will add to the beauty and charm of the immediate neighborhood.*
7. **The protection of natural resources including groundwater, surface water, wetlands, wildlife habitat, and air quality:** *These issues are not impacted by this project.*

In considering whether the variances “in a marked degree, conflict with the ordinance such that they violate the ordinance’s basic zoning objectives”. *Malachy Glen, supra*, also held:

One way to ascertain whether granting the variance would violate basic zoning objectives is to examine whether it would alter the essential character of the neighborhood Another approach is to determine whether the granting of the variance violates basic zoning objectives is to examine whether granting the variance would threaten the public health, safety or welfare.

The number of dwelling units will not change with this project. Although the existing garage will be replaced with a larger structure, the proposed density, footprint, building placement, coverage, setbacks and open space are consistent with the surrounding properties (see the maps and images shown on Exhibits 1-5). Thus, granting the variances will in no way alter the essential character of the neighborhood and the proposed new construction and alterations to the c. 1790 Drisco House will preserve and enhance the visual environment and will in no way threaten public health, safety or welfare.

3. Granting the dimensional variances will not diminish surrounding property values.

Dimensional Variances:

The proposed restoration and new construction plan will not adversely impact the surrounding properties. Moreover, the proposed zoning relief for setbacks and building coverage are consistent with both the spirit and intent of the ordinance and also, the essential and distinct character of the surrounding neighborhood. A historically insignificant and frankly unsightly and out of scale structure will be removed from the neighborhood and the historically significant South End. Building setbacks, coverage and open space all effect the use and

enjoyment of a property. In this case we have evaluated the purpose and intent of each and how the on-the-ground data compares to the purpose and intent of the ordinance.

Setbacks

Protection of the health, safety and general welfare of the public is taken into consideration while weighing the many aspects of contemporary zoning regulations. For example, providing adequate fire separation between structures as well as reasonable light and air are largely reflected in the building height, coverage and setbacks on a property. In the case of the GRB District, the minimum frontyard setback is 5 feet, the sideyard setback is 10 feet and the rear yard setback is much larger at 25 feet. The front yard is shallower due to the presence of an open, unencumbered public street which usually ranges in the width of the right-of-way of between 20-50 feet. In this case Manning Street is approximately 25 feet in width. The sideyard setback is wider to accommodate the need for adequate fire separation between the structures as it allows for openings (windows and doors) in the sidewalls.⁶ In an urban environment – especially where the buildings are located closely together and directly along the street edge, the rear yard is intended to provide light, air and privacy for passive occupant uses. In the case of the GRB, the minimum rear yard setback is 25 feet but the average is closer to 15 feet (see Exhibits 2-3). Due to its location on a corner lot, the proposed new barn-style structure will be located more than 25 feet from the nearest abutting structure.⁷

Building Coverage

Building coverage and height are the key limiting factors in determining the scale, mass and volume of a new structure. In the GRB District, the maximum building coverage is 30%. In the case of the surrounding neighborhood, with an average lot size of 3,100 SF this would translate to an average of 930 SF of building footprint. However, when applying this standard against the existing structures and lots in the surrounding context, more than 75% of the structures are non-conforming to coverage with an average coverage of approximately 40% (see Exhibit 1). This would suggest that the essential character of the neighborhood is more densely-developed than the existing zoning code requirements. This also explains why the BOA has many requests for relief from coverage as even the addition of a generator, condenser or small shed would require a dimensional variance to the coverage requirements.

Building Height

The maximum allowable height in the GRB District is 35 feet. However, largely due to historic house design, few structures are close to this height within the surrounding

⁶ Note that, like the International Building Code (which requires a minimum of 5 feet of setback for any openings on a sidewall), setting the minimum at 10 feet presumes that a new structure may be located adjacent to a lot with an existing structure located directly on the property line. Thus, rather than 10 feet per lot, only 10 feet between structures is needed for adequate fire protection and the protection of public safety.

⁷ Also note that the rear-yard setback is oddly higher in the GRB District than the significantly lower-density GRA which only requires 20 feet.

neighborhood; the average building height is closer to 24 feet in this neighborhood (see Exhibits 4-5). Importantly, the existing structures that have heights near or in excess of 30 feet also have building coverages of between 45-55% - significantly higher than what is currently permitted under the zoning ordinance.

Light and View Issues:

To the extent that the Board of Adjustment considers the potential impact on abutters as to issues of the light, and/or and views, such impacts are insufficiently material to form a reasonable basis for denying the requested zoning relief for the proposed project.

View Issue

Portsmouth does not have a view ordinance to protect a property owner from having his or her private views obstructed by new structures, fencing or landscaping. Thus, any prospective buyer in the Portsmouth market should first ask if the existing private view is protected prior to acquisition. With no local land use regulation protecting private views legally enforceable easements would usually be required to protect a view across a private property. Notwithstanding the lack of a specific view ordinance, even if the BOA considers the issue, it is without material merit as to the proposed project.

For more than a century, the density of the existing housing in extensive expanse of South End neighborhood between the proposed project and the Piscataqua River and related waterfront has all but obliterated water views for the neighbors on Manning Street immediately abutting the proposed project. Though the abutters at 36 and 46 Manning Street may have a “sliver” of a view of the water from a second or third story bedroom, bathroom or hallway window, there is little or no such water view from their respective front yards and/or first floor living quarters. Any argument that that their property values are materially diminished by the potential loss of their very limited second or third floor water views lack sufficient merit for the BOA to consider the issue as a basis for denying the requested zoning relief.⁸

In the New Hampshire Supreme Court case of *Robert Devaney v. Town of Windham*, the Court upheld the zoning Board of Adjustment’s denial of the plaintiff’s variance application, holding that approval of the plaintiff’s remodeling of his lake-front summer camp (done without a permit, and after a requested variance was denied) blocked a significant portion of a complaining abutter’s view of the water, blocked her sunsets and significantly decreased the amount of sunlight coming into her house, and significantly lessened the values of surrounding property built on the lake.⁹ For the reasons stated above, the view-

⁸ From a historical perspective, it is worthy of note that the Peirce-Tuckerman House -- which stood on the proposed project site for more than two centuries before being removed from after a fire in 1959 -- was considerably larger than the structure now proposed for the site.

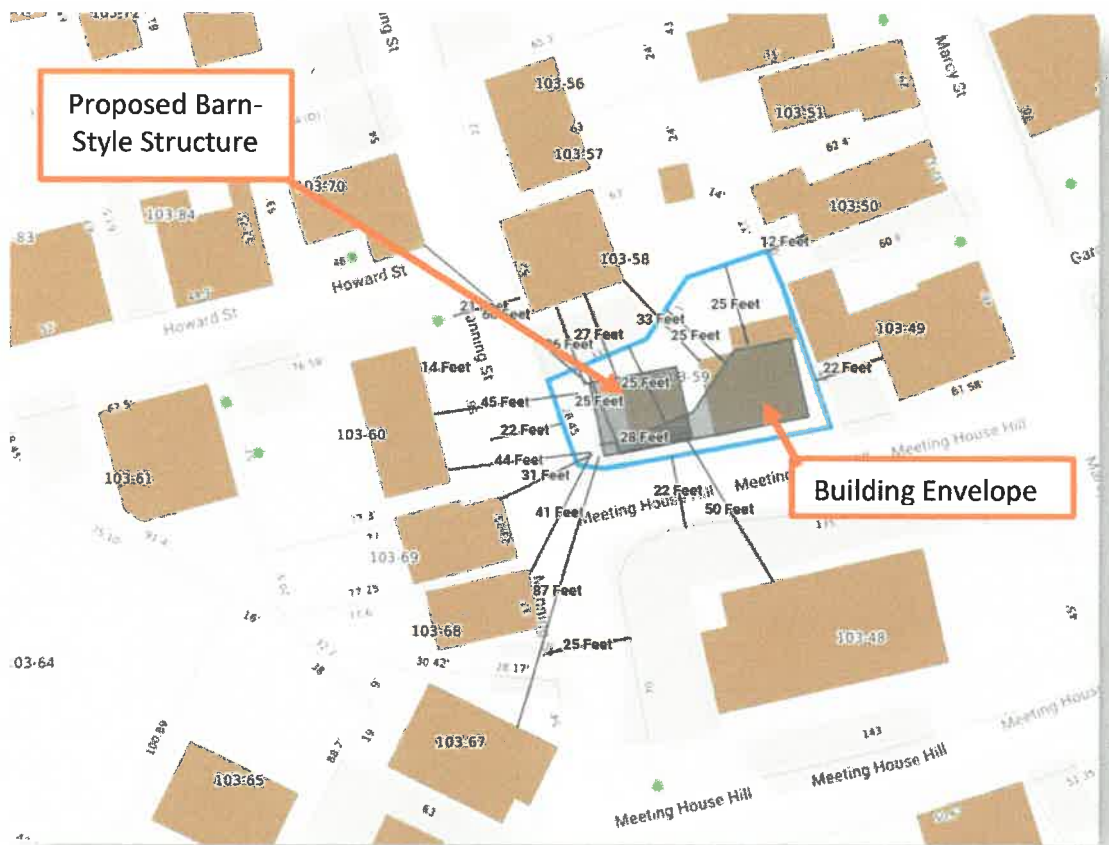
⁹ See *Robert Devaney v. Town of Windham*, 132 NH 302 (1989), where the Supreme Court upheld the Town’s decision to require the plaintiff to return the subject summer camp to the state it was in before construction the illegal addition.

related issue in that case is wholly distinguishable from this matter, as is the issue of light, addressed next.

Light Issue

To the extent that Manning Street abutters of the proposed project argue that a 2 ½ story barn-like structure will reduce light to the area, this argument also is without sufficient merit to form a basis for the BOA to deny the requested zoning relief. First of all, Meeting House Hill Road runs roughly east to west, and tracks the movement of the sun, allowing that portion of Manning Street to be flooded with sunlight, regardless of whether the proposed project is built or not. Secondly, the proposed structure will be only 5.5 feet taller and 10 feet wider than the now-existing 2 story garage on the site. Due to ample setbacks between the structures abutting and across from the property there is no material loss of natural light, and the proposed project will not materially reduce the amount of sunlight on Manning Street or Meeting House Hill.

Property Value Issues, as to Setbacks, Coverage and Building Height



Proposed new barn-style structure showing setbacks to the surrounding structures

As shown in the above graphic, the proposed barn-style structure has a footprint of 684 SF and a height of 23.5 feet. It will have more than 25 feet of separation from the nearest abutting structure at 51 Manning Street and it will be located more than 40 feet from the existing structure at 48 Manning Street. Thus, granting of the variance for both coverage and setback will not harm public health, safety and welfare and will not materially impact any significant light or air issues or adversely impact the market value of these properties. The South End is a densely-developed neighborhood with many structures within close proximity of their neighbors (see the character images in Exhibit 4).

Although this project requires zoning relief for the rear yard setback, the remaining setback or open space between the proposed and abutting historic properties significantly exceeds the amount needed to provide adequate the light and air. Similarly, the historic land use pattern of this corner lot (43 Manning Street) had two single family structures (one being over 2,700 SF in GFA) on two lots with little to no setback from the street. Coupled with the neighborhood average building coverage of 40% (and some quite higher) makes the variance for building coverage a reasonable request.

As the image above also illustrates that a strict application of the setback requirements would result in an unreasonable building envelope due to the required setbacks on this odd-shaped lot.¹⁰ With a height of 23.5 feet, the proposed barn-style structure will be consistent with the average or typical height of existing historic structures in the surrounding neighborhood. Moreover, as supported by a majority of the HDC, the proposed building placement, scale, height, massing and design will help to remove a non-contributing structure (the 1981 approved garage), help to re-anchor this corner, and recapture the unique historic land use pattern that so typifies the South End. In summary, the replacement of the 2-story garage with a larger 2 ½ story barn-style structure will not change the use of the property and will not adversely impact the value of the abutting properties.¹¹

4. Denial of the variances results in an unnecessary hardship

a. Special conditions distinguish the property/ project from others in the area.

The existing property was an amalgamation of two properties (43 Manning Street and 11 Meeting House Hill Road) once the Peirce-Tuckerman House was removed after a fire in 1959. Due to a transfer of a small strip of land to the abutter at 51 Manning Street for parking, the lot lines for the corner lot are irregular and represent a special condition that distinguish the property from other properties in the neighborhood. According to the Portsmouth Advocates, the c.1790 Drisco House was likely constructed in the rear garden of the 2,700 sf, 29', 2 ½ story Peirce-Tuckerman House and was thereby a much newer and subordinate structure. 11 Meeting House Hill Road is comprised of both the 11 Meeting House Hill Road lot and the 43 Manning Street lot. Each lot is still held under a separate deed but under common ownership.

¹⁰ Not to mention that the lot is largely comprised of a former corner lot where the much larger Peirce-Tuckerman House stood for over 200 years.

¹¹ See the opinion letters on property values in Exhibit 6.

b. No fair and substantial relationship exists between the general public purposes of the ordinance and its specific application in this instance.

The proposed project is consistent with the way the larger property was originally laid out and used for over 200 years. The proposed project is also consistent with the surrounding setbacks and coverage for properties in the surrounding neighborhood. Three quarters of all other lots in the immediate neighborhood have similar dimensions. Every lot in the surrounding neighborhood has either a non-conforming setback or building coverage. Accordingly, due to the special conditions of the odd shape of the lot and the distinct land use pattern in the South End, there is no reason to strictly apply the setback or coverage requirements. The zoning requirements on this property are not necessary in order to give full effect to the purpose of the ordinance. Similarly, the requested relief can be granted to this property without frustrating the purpose of the ordinance. Because of the special conditions of the property, a strict application of the ordinance to this property would not advance the purposes of the applicable ordinance provisions in a fair and substantial way.

c. The proposed use is reasonable.

The existing two-family use is permitted in the GRB District. The setbacks, building height, coverage, and placement are consistent with the historical use of the property as well as the land use pattern of the surrounding historic properties. As the anticipated approval of the project by the HDC establishes, the proposed project will not alter the essential character of the neighborhood.¹² Thus, the proposed project is a reasonable use of the property.

5. Substantial justice will be done by granting the variance.

If “there is no benefit to the public that would outweigh the hardship to the applicant” this factor is satisfied. *Harborside Associates, L.P. v. Parade Residence Hotel, LLC*, 162 N.H. 508 (2011). Stated another way, “any loss to the applicant that is not outweighed by a gain to the general public is an injustice”. *Malachy Glen*, supra at 109. Two dwelling units exist on the property. The existing garage structure is non-contributing and out of scale and character with the abutting properties. Given the historic use of the property and need for adequate off-street parking, the proposed new structure is reasonable to justify the cost of acquisition and restoration of the Drisco House. The public will actually be benefited by bringing this historic structure back. Denial of the density variance in no way benefits the public, but will significantly harm the applicant, thus the owner, by rendering the project unfeasible.

¹² The issue of whether a proposed project will alter the essential character of the neighborhood is one to be considered by Boards of Adjustment Review in variance matters, as held by the Court in *John R. Harrington & a. v. Town of Warner*, 152 N.H. 74, 81 (2005); see also *Farrar v. City of Keene*, 158 N.H. 684 (2009).

The size and shape of the lot and the location of the existing structures justify granting the variances. There is no material gain to the public from a denial. The HDC will continue to review the design of the new construction and restoration of the c. 1790 Drisco House. Denial significantly harms the applicant and thus the owner, because the c. 1790 Drisco House, originally designed as a single-family structure, would require significant alterations to support a continuation of the two-family use. Similarly, the existing garage cannot be reasonably renovated to support a second dwelling unit as it was not constructed for residential use. Thus, there is no material benefit to the public from denying any variance that would outweigh the hardship to the applicant. Substantial justice will be done by granting the variances, while a substantial injustice will be done by denying the application.

Conclusion

For all the reasons stated, we are requesting the BOA grant the submitted variance request.

Respectfully Submitted,



Nicholas J. Cracknell

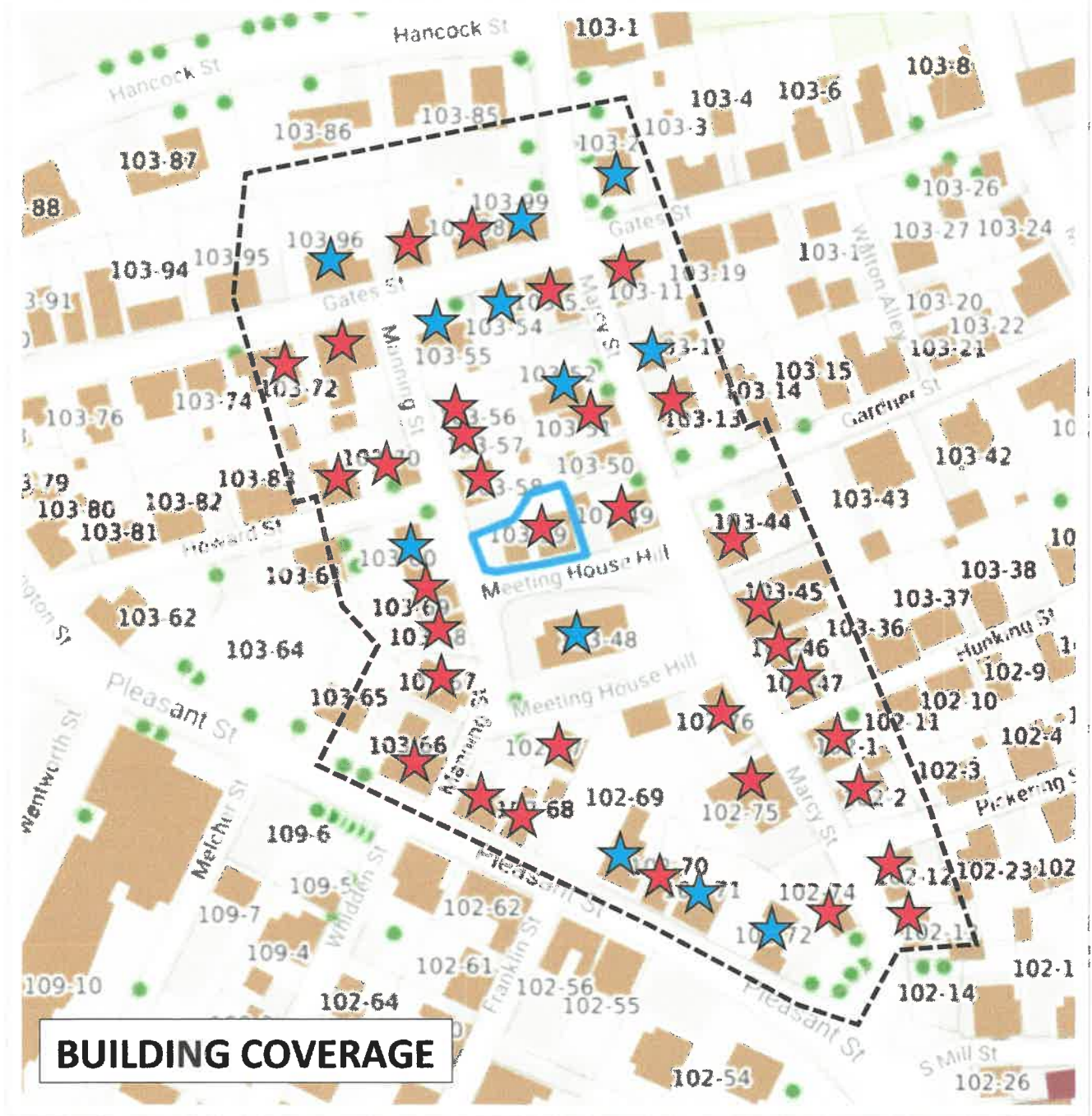


Elisa A. Koppelman

CC: Carol Hollings, Owner
Katherine Balliet, Owner
Juliet Walker, Planning Director

**EXHIBIT 1 – MAP SHOWING NON-CONFORMITIES FOR BUILDING COVERAGE
IN THE SURROUNDING NEIGHBORHOOD CONTEXT**

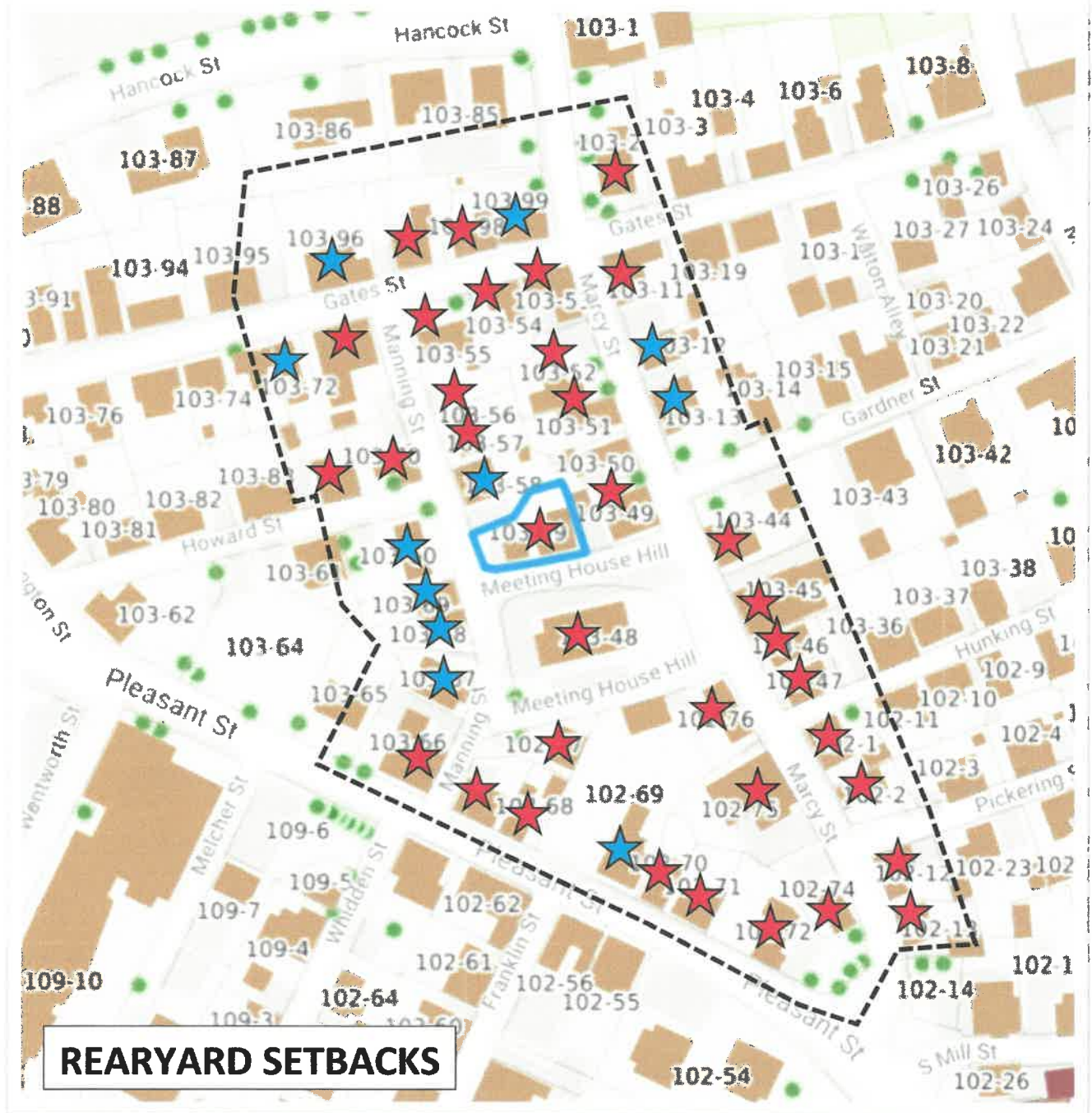
(45 Lots – Source Assessor’s Tax Card Information)



- ★ Non-Conforming Building Coverage (74%)
- ★ Conforming Building Coverage (26%)

EXHIBIT 2 – MAP SHOWING NON-CONFORMITIES FOR REARYARD SETBACK IN THE SURROUNDING NEIGHBORHOOD CONTEXT

(45 Lots – Source Assessor’s Tax Card Information)

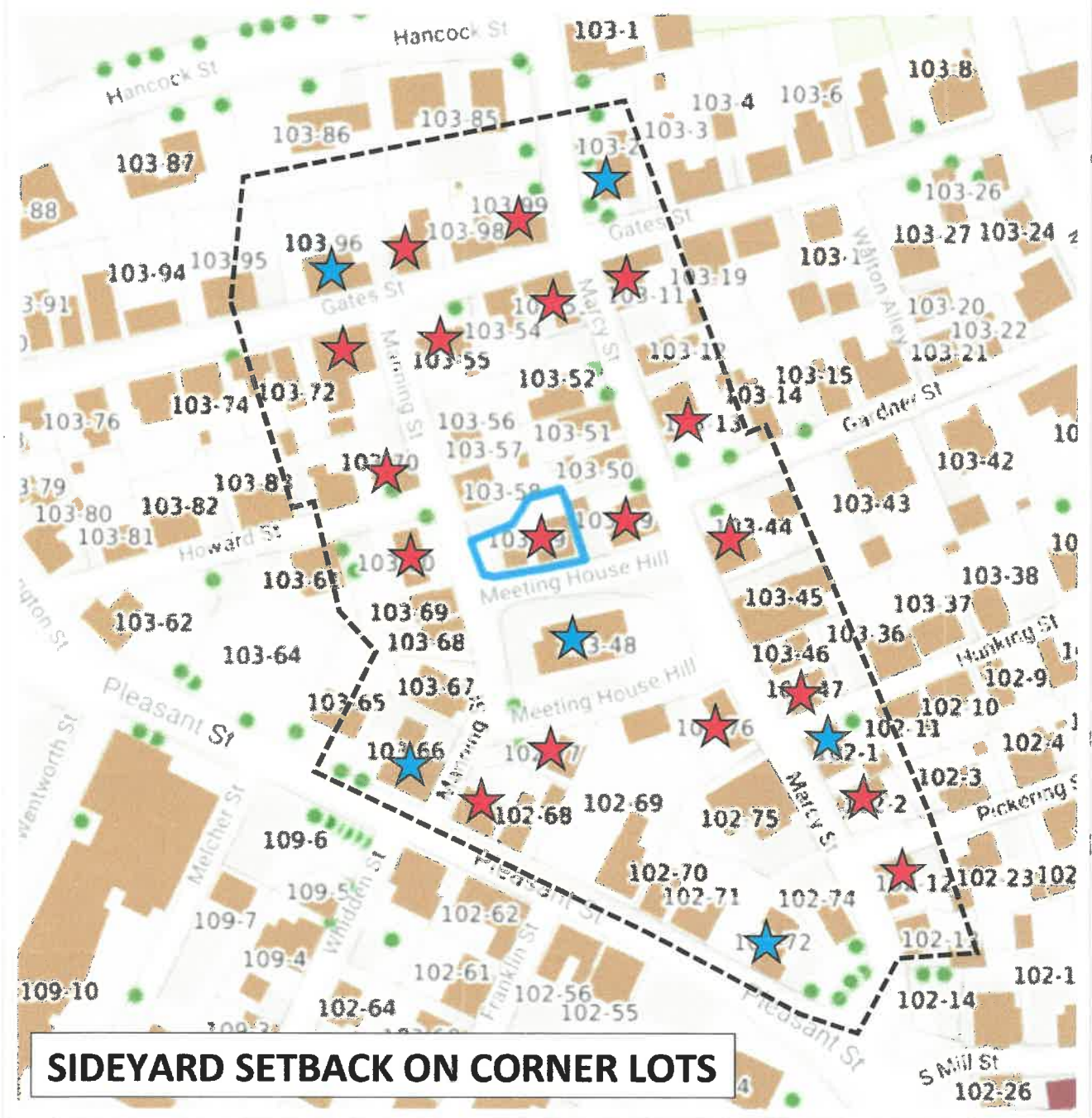


★ Non-Conforming Rearyard Setback (76%)

★ Conforming Rearyard Setback (24%)

**EXHIBIT 3 – MAP SHOWING NON-CONFORMITIES FOR SIDEYARD SETBACKS
ON CORNER LOTS IN THE SURROUNDING NEIGHBORHOOD CONTEXT**

(25 Lots – Source Assessor’s Tax Card Information)



SIDEYARD SETBACK ON CORNER LOTS

- ★ Non-Conforming Sideyard Setback on a Corner Lot (75%)
- ★ Conforming Sideyard Setback on a Corner Lot (25%)

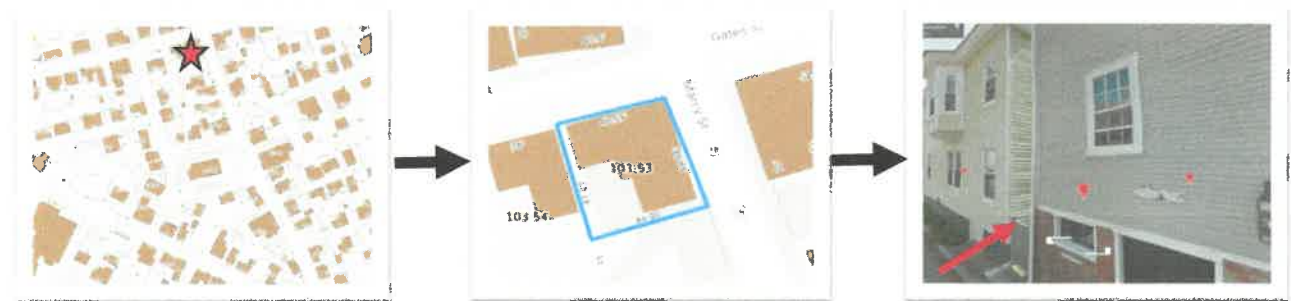
EXHIBIT 4 – CORNER LOTS WITH NON-CONFORMING SETBACKS & COVERAGE



260 MARCY STREET	EXISTING	REQUIRED
Sidyard Setback	0' +/-	10 feet
Rearyard Setback	0' +/-	25 feet
Building Coverage	54% +/-	30%
Building Height	26 +/-	<35



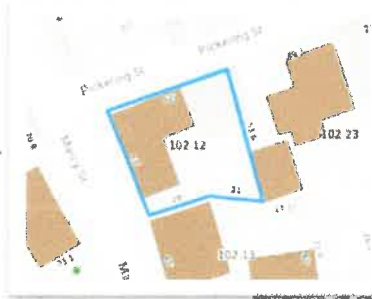
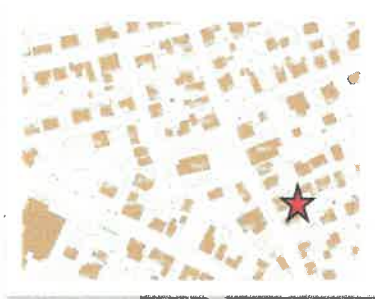
112 GATES STREET	EXISTING	REQUIRED
Sidyard Setback	5' +/-	10 feet
Rearyard Setback	18' +/-	25 feet
Building Coverage	55% +/-	30%
Building Height	29' +/-	<35



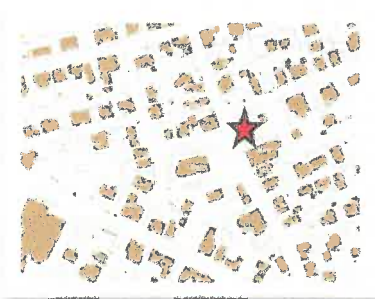
226 MARCY STREET	EXISTING	REQUIRED
Sidyard Setback	4' +/-	10 feet
Rearyard Setback	3' +/-	25 feet
Building Coverage	38% +/-	30%
Building Height	25' +/-	<35



287 MARCY STREET	EXISTING	REQUIRED
Sideyard Setback	2' +/-	10 feet
Rearyard Setback	10' +/-	25 feet
Building Coverage	57% +/-	30%
Building Height	23' +/-	<35

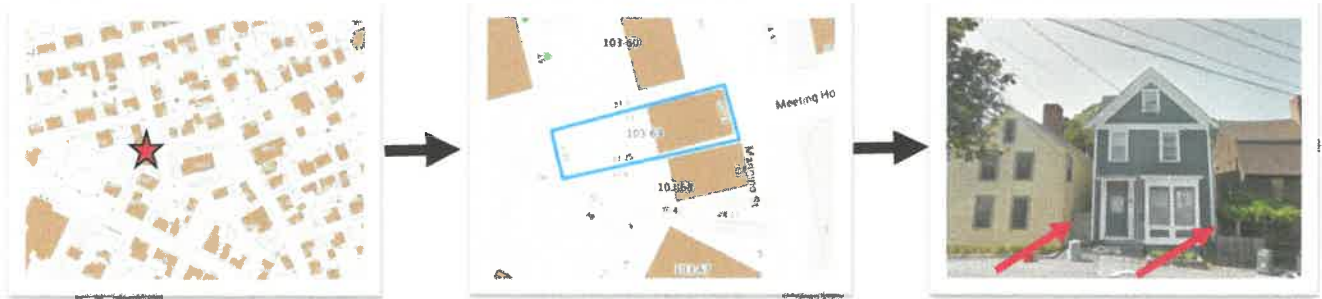


325 MARCY STREET	EXISTING	REQUIRED
Sideyard Setback	6' +/-	10 feet
Rearyard Setback	16' +/-	25 feet
Building Coverage	41% +/-	30%
Building Height	21' +/-	<35



267 MARCY STREET	EXISTING	REQUIRED
Sideyard Setback	6' +/-	10 feet
Rearyard Setback	0' +/-	25 feet
Building Coverage	36% +/-	30%
Building Height	25' +/-	<35

EXHIBIT 5 – MID-BLOCK LOTS WITH NON-CONFORMING SETBACKS & COVERAGE



36 MANNING STREET	EXISTING	REQUIRED
Sideyard Setback	1' +/-	10 feet
Rearyard Setback	40' +/-	25 feet
Building Coverage	37% +/-	30%
Building Height	25' +/-	<35



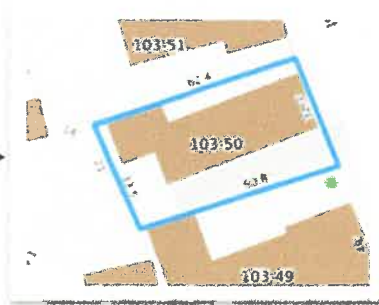
18 MANNING STREET	EXISTING	REQUIRED
Sideyard Setback	1' +/-	10 feet
Rearyard Setback	10' +/-	25 feet
Building Coverage	48% +/-	30%
Building Height	28' +/-	<35



395 PLEASANT STREET	EXISTING	REQUIRED
Sideyard Setback	1' +/-	10 feet
Rearyard Setback	3 +/-	25 feet
Building Coverage	46% +/-	30%
Building Height	25' +/-	<35



58 MANNING STREET	EXISTING	REQUIRED
Sideyard Setback	16' +/-	10 feet
Rearyard Setback	10 +/-	25 feet
Building Coverage	32% +/-	30%
Building Height	22' +/-	<35



252 MARCY STREET	EXISTING	REQUIRED
Sideyard Setback	0 +/-	10 feet
Rearyard Setback	2 +/-	25 feet
Building Coverage	45% +/-	30%
Building Height	22' +/-	<35



135 GATES STREET	EXISTING	REQUIRED
Sideyard Setback	0 +/-	10 feet
Rearyard Setback	10 +/-	25 feet
Building Coverage	47% +/-	30%
Building Height	24' +/-	<35

EXHIBIT 6 – MARKET ASSESSMENTS FOR PROPOSED PROJECT

Barbara Theodore, Broker
The Barbara Theodore Agency
P.O. Box 6668
Portsmouth, NH 03802

February 11, 2019

David Rheaume, Chairman,
Portsmouth Zoning Board of Adjustment
Municipal Complex
1 Junkins Avenue
Portsmouth, NH 03801

Re: 11 Meeting House Hill Road – Tax Map 103, Lot 59

Dear Chairman Rheaume & Members of the Zoning Board of Adjustment:

This letter is written in support of the Application of Nicholas J. Cracknell, Elisa A. Koppelman, Carol Hollings, and Katherine Balliet for the variance relief necessary for their project at 11 Meeting House Hill Road to restore the Drisco House as a single family structure and replace the existing free standing, 2 story garage with a new connected barn- style structure. This letter seeks to support the Applicants' contention that the proposed improvements will have no adverse impact on the surrounding property values.

The Zoning Ordinance states that the granting of the requested relief shall not have an adverse impact on the values of surrounding properties.

The current condition of the two structures on this property is substandard. Both the Drisco House (c.1790) and the detached two story garage are in a neglected condition due to long term deferred maintenance. Both structures need extensive repairs and painting. The Drisco House also has non-contributing vinyl siding , missing window panes, and deteriorated trim on the original door surround. In addition, the yard areas have also had minimal attention, and there is no appreciable landscaping along Manning Street. In summary, the poor condition of both the Drisco House and the 2 story garage as well as the condition of the yards reflects poorly on the surrounding neighborhood properties and has an adverse impact on market value.

The project proposes to restore the Drisco House and to replace the 2 story garage with a new barn-style structure with covered parking for 3 vehicles. Given the sensitivity to the overall building design and integration of these two structures, this project will remove blight and be an improvement to the visual and historic interest of the immediate neighborhood . The current 2 story garage is awkwardly designed and disproportionate to the Drisco House and

other abutting structures. In the context of the surrounding neighborhood the 2 story garage is one of only 2 non-contributing structures listed in the Downtown Portsmouth National Historic District. In addition, the existing 2 story garage only supports 2 vehicles, so a 3rd vehicle utilizes the side yard along Manning Street. Thus, relocation of this 3rd parking space into the 3 car garage on the ground floor of the proposed 2 ½ story barn-style structure will significantly improve the streetscape along Manning Street.

Integral to market value the plans for this project were drawn by a local licensed architect and reflect the historic streetscape of the property and the area more accurately than the current configuration. Additionally, specifications have called for quality materials including red cedar shingles for the roofs of both structures. Attention to detail in the plans also features a cobblestone apron in front of the garage door, a brick walkway to the side door and substantial landscaping with wood fencing, a shade tree and flowering shrubs. These design elements are common in the South End, so the project should substantially improve the aesthetic appearance of the street as well as the area around the South Meeting House.

In closing, it is my professional opinion that the granting of the requested relief for 11 Meeting House Hill Road by the Zoning Board of Adjustment will not cause the values of the surrounding properties to be diminished, but will have a net positive effect.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barbara Theodore", followed by a horizontal line extending to the right.

Barbara Theodore, Broker
The Barbara Theodore Agency
Representing Buyers & Sellers of the Seacoast since 1996

February 13, 2019

David Rheume, Chairman
Board of Adjustment,
City Hall
One Junkins Ave.
Portsmouth, NH

Dear Mr. Rheume:

I am writing this letter in support of the applicants' request for zoning relief and their restoration plan for the property located at 11 Meeting House Hill Road. First and foremost as a current Portsmouth resident, who spent most of the first 10 years of my life on or around Manning Street, I remain keenly interested in supporting positive changes to that neighborhood. Specifically, changes that strengthen and enhance the historical character of the South Meeting House Hill neighborhood. It is worth noting, I am also the Realtor representing the sellers, both of whom were childhood friends and who lived in the subject property when we attended Haven School together.

After living in New Castle for the past 43 years, I am thrilled to have moved back to Portsmouth's South end. I consider myself quite familiar with the current neighborhood and have a great recollection of this property from my younger days. A lot has changed (most of it for the better) and fortunately, thanks to the diligent efforts of the Portsmouth Historic District Commission and many concerned property owners, many buildings and structures have been saved and revitalized. This has created a great living environment and has resulted in significant market appreciation as property values in the South End have deservedly skyrocketed.

Ours was a relatively poor neighborhood, rich in character, with a strong neighborhood bond. Since the Puddle dock of the 1950s, there are no longer 5 small neighborhood markets on Marcy Street, stretching from Rosie Blacks on the north end near Prescott Park to Downs' Market across from South School Street. The South Meeting House was usually unlocked and was used for various neighborhood gatherings, presumably at little to no charge. We were a compact, tight-knit neighborhood; very reliant on each other and the small commercial establishments located throughout the neighborhood.

My grandmother, Mabel Powell lived on Manning Street and ran a small bakery out of her kitchen, offering cake style donuts, pies, and homemade bread. All I remember is that the food was great and she was sold out every day by the time I got home from Haven School. Gloria (Capone) Lathrop had a popular Italian sandwich shop at the Washington Street end of Gate Street, while the LaCava family ran a retail lobster business at the other end. Despite the overall poverty and economic challenges faced by South End residents at that time, the neighborhood was densely developed on many small lots, with minimal setbacks and small, if any, back yards.

The property owned by the Hollings family at 11 Meeting House Hill consisted of their current home (a/k/a Captain Drisco House) - which also had a second-floor apartment (working kitchen is still there) and a very large 2 ½ story single family house, now known as the Peirce-Tuckerman House on Manning Street. An attic fire in the late 1950s led to its eventual removal. In the 1950s the house was nearly paint-less and we kids thought it was occupied by a reclusive elderly woman. It was ostensibly always avoided by the neighborhood kids on Halloween.

In comparison to the existing conditions, and their impact on abutting property values, the level of restoration and the quality and design of the new construction proposed under this application will have a very positive impact on the market value of both the subject property and the surrounding properties. Furthermore, the proposed project includes upgrading the off-street parking to have three garage spaces to be shared between the two dwelling units. This benefits both the subject property and the abutting properties, as competition is high for the limited public parking across the street at the South Meeting House. As supported by a majority of the Historic District Commission, the barn-style structure is appropriately scaled to the current size of the corner lot and the design reflects the orientation and form of the Peirce-Tuckerman House, as well as the former barn across the road on Manning Street.

From the stand point of a realtor with extensive real estate and development experience in Portsmouth, I firmly believe that this property, with the improvements as proposed under this application, will have a positive net effect on the market values of the properties in the immediate neighborhood. When compared with the current condition of the structures on this property, the positive benefits to the neighbors remain indisputable. Finally, the additional increase to the tax base is noteworthy. The proposed upper floor residential unit is under 900 SF and will offer some well-needed affordability in the South End.

In closing, I truly regret that I cannot be there to personally speak in favor of this project. I respectfully request that my comments be taken in the context of someone who spent all of his adolescent years in Puddle Dock and the South End. I am someone who cares immensely about keeping this unique neighborhood of Portsmouth relevant, while being respectful of its distinct historic land use patterns and its character as a walkable, densely-developed neighborhood.

Sincerely,

Wayne Semprini
33 Pleasant Point Drive
Portsmouth, NH

EXHIBIT 7 – REVISED ARCHITECTURAL ELEVATIONS

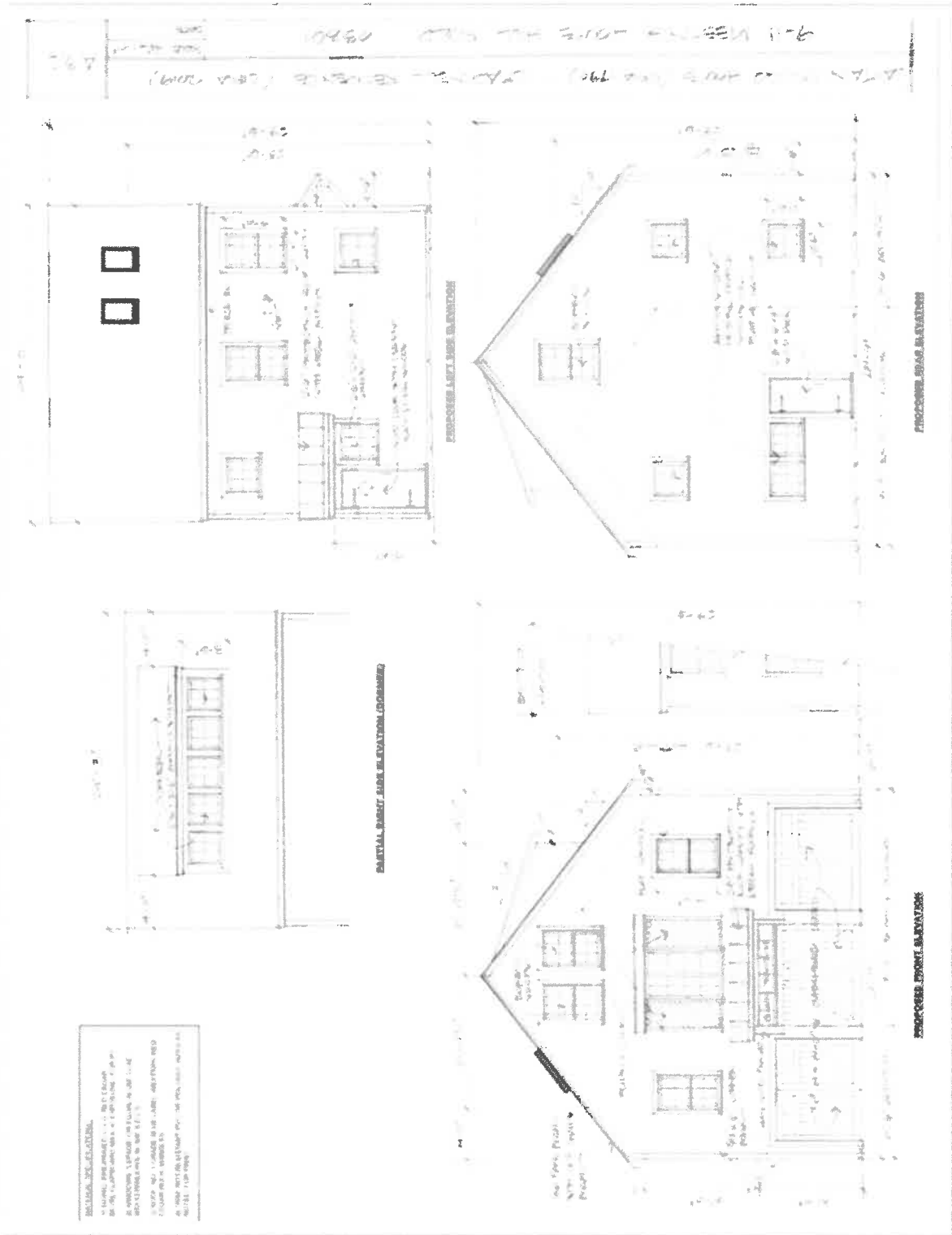


EXHIBIT 8 – HDC WORK SESSION INFORMATIONAL PACKET 2-6-19

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

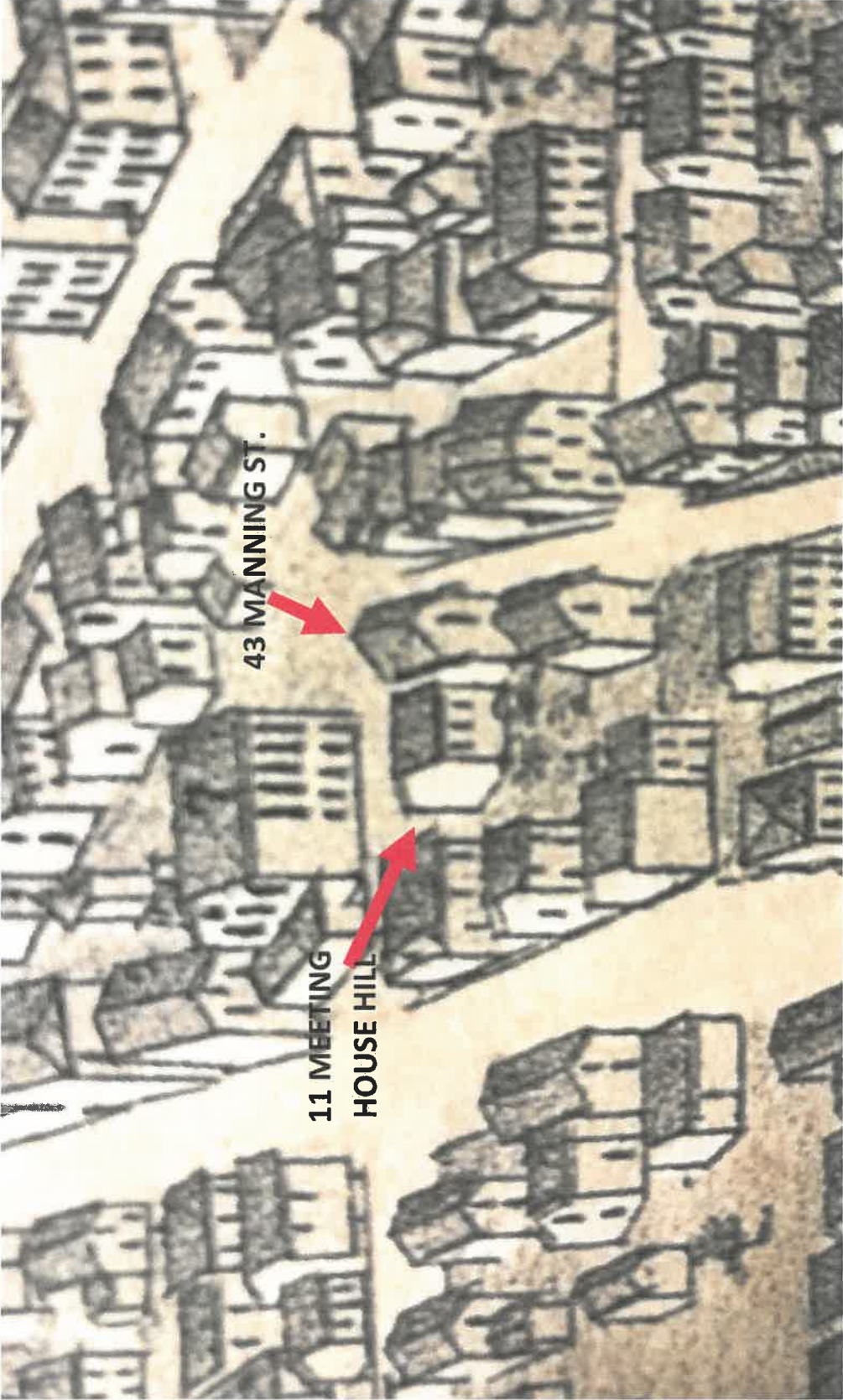
11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH



HDC – WORK SESSION #2

- **PROPERTY ADDRESS** – 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH
- **PROJECT APPLICANTS** – ELISA KOPPELMAN AND NICHOLAS CRACKNELL
- **PROPERTY OWNERS** – CAROL HOLLINGS AND KATHERINE BALLIET
- **PROJECT ARCHITECT** – RICHARD SHEA, ARCHITECT WITH SUPPORT FROM DAVID WITHAM, AIA
- **PROJECT GOALS** – RESTORATION OF THE CAPTAIN DRISCO HOUSE (C.1790) & RECONSTRUCTION ALONG MANNING ST.
- **PROJECT OBJECTIVES:**
 1. PARTIALLY RECONSTRUCT THE HISTORIC SCALE, MASSING, AND VOLUME OF 43 MANNING ST. & MEETING HOUSE HILL RD.
 2. RESTORE THE CAPTAIN DRISCO HOUSE (C.1790) AS A SINGLE-FAMILY STRUCTURE
 3. PROVIDE 3 OFF-STREET PARKING SPACES FOR BOTH STRUCTURES
 4. IMPROVE THE STREETSCAPE WITH FENCING, COBBLESTONES, AND LANDSCAPING
 5. PROVIDE SUFFICIENT FLOOR SPACE TO SUPPORT THE COST OF THE PROJECT
- **PROJECT BACKGROUND:** EXISTING CONDITIONS, HISTORICAL LAND USE PATTERN, AND ZONING
- **BUILDING DESIGN:** PRIOR AND REVISED ELEVATIONS, FLOOR PLANS, RENDERINGS AND REFERENCE IMAGES

HISTORIC CONDITIONS



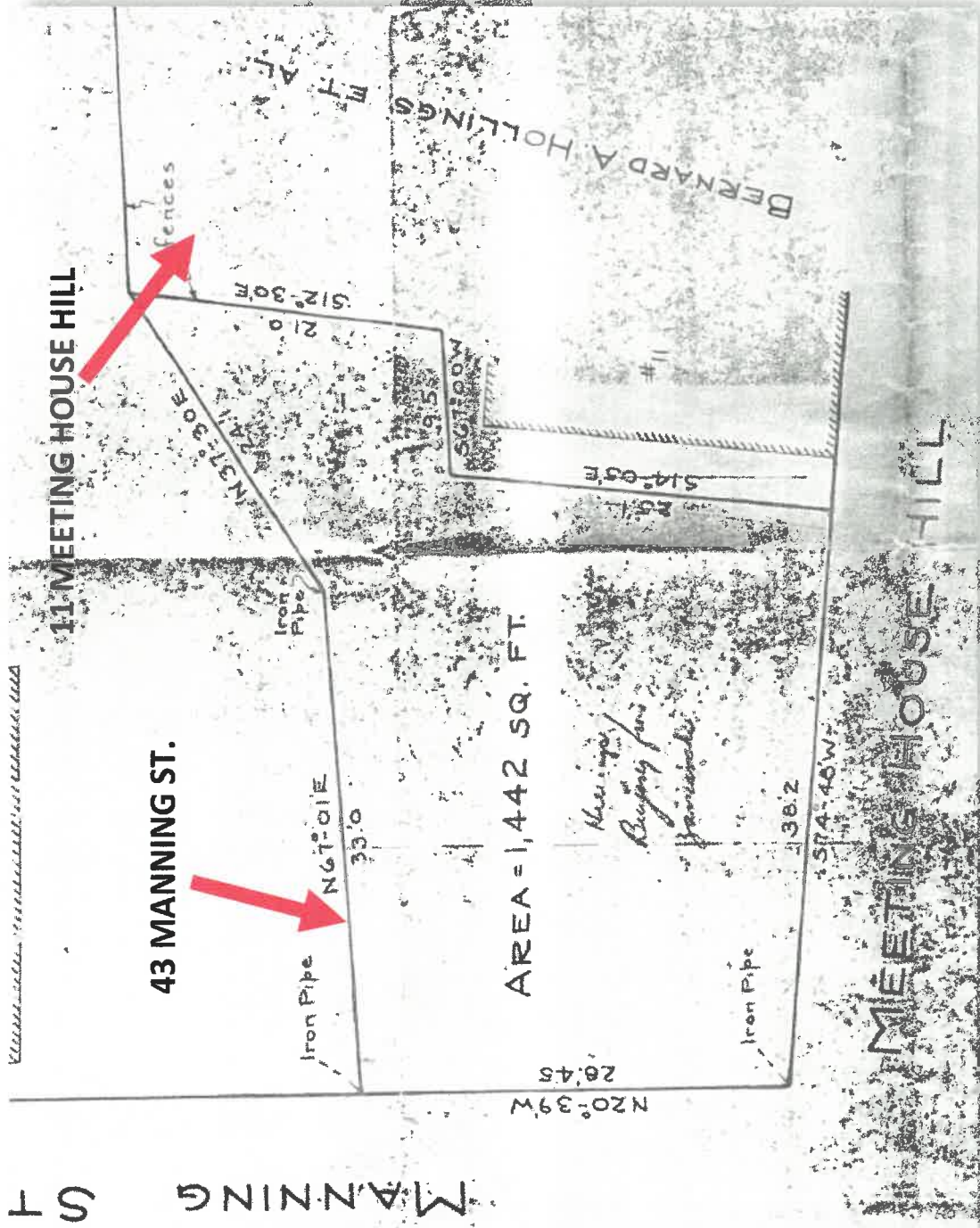
11 MEETING HOUSE HILL & 43 MANNING STREET (C. 1888)

THE SOUTH END, PORTSMOUTH, NH (C. 1888)

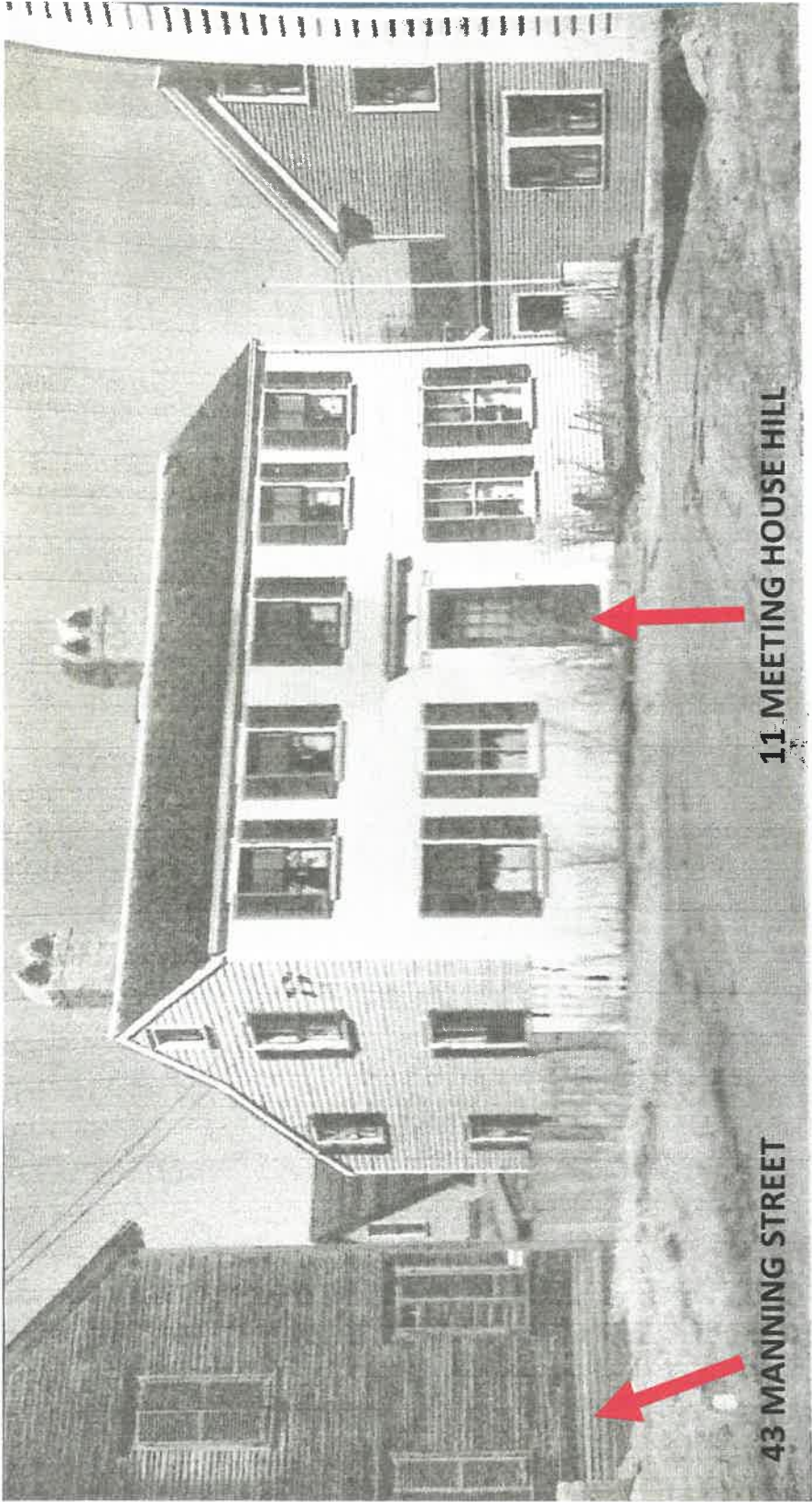
11 MEETING HOUSE HILL & 43 MANNING STREET (C. 1950)



SANBORN MAP (C. 1950), PORTSMOUTH, NH



SEPARATE DEED FOR 43 MANNING STREET

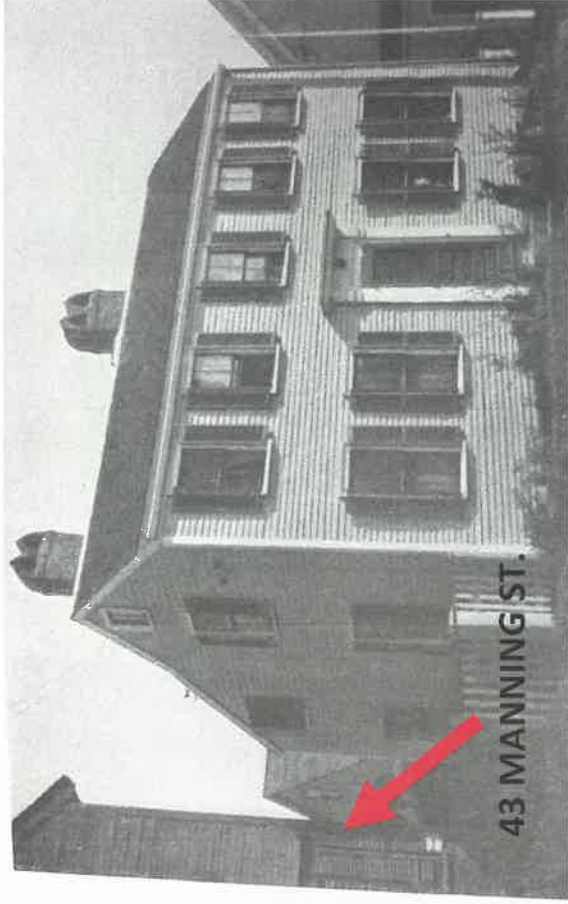


43 MANNING STREET

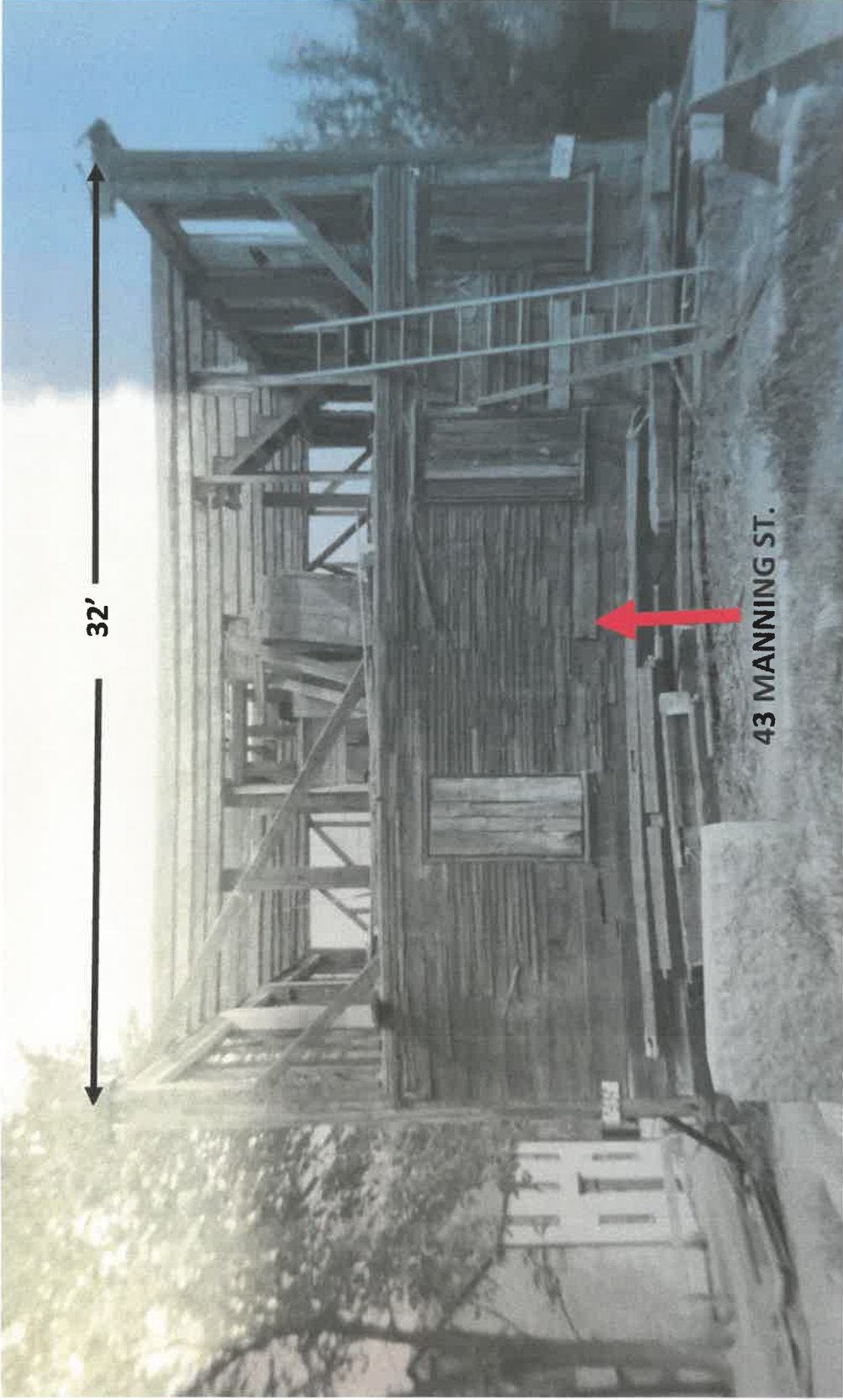
11 MEETING HOUSE HILL

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 affront of telephone poles it becomes highly picturesque.

CAPTAIN DRISCO HOUSE & 43 MANNING STREET (C. 1890)



43 MANNING STREET – C.1750 - 1956



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

DEMOLITION OF 43 MANNING STREET
(C. 1956)

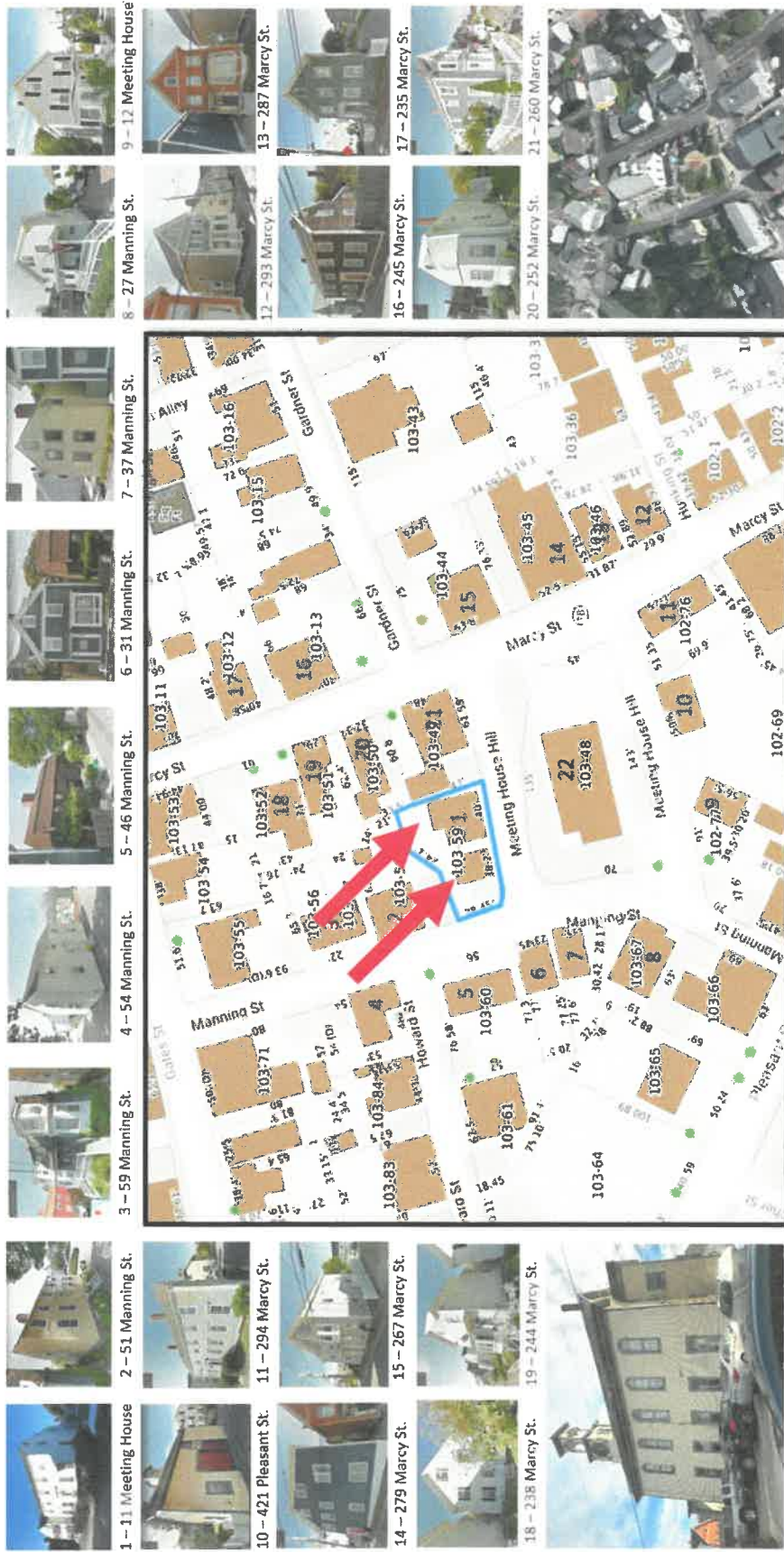
STREETSCAPE IN SHOWING 43 MANNING ST. HOUSE



FORMER 43 MANNING STREET HOUSE & 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

EXISTING CONDITIONS

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



South Meeting House Neighborhood

22 - South Meeting House

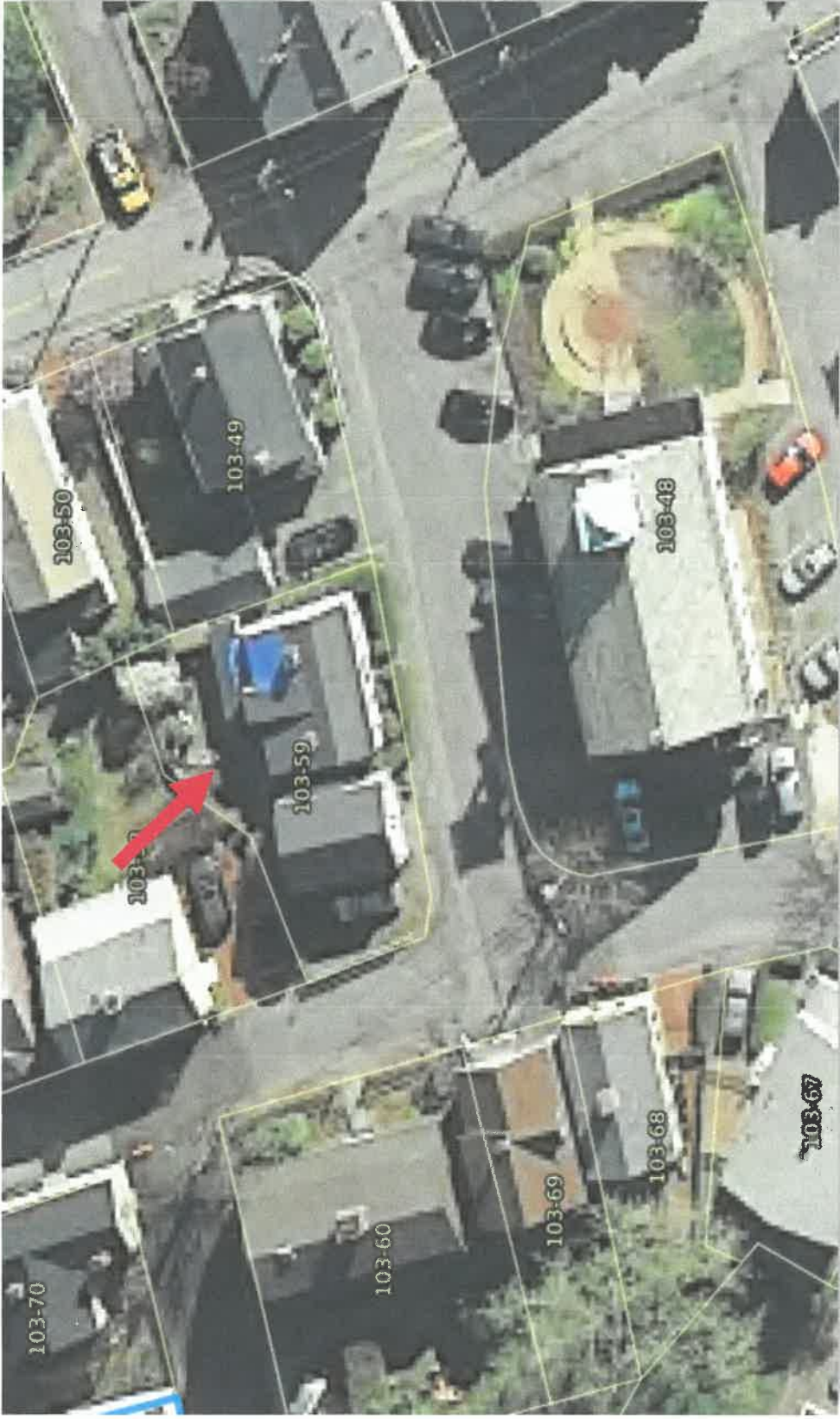
NEIGHBORHOOD CONTEXT IN THE SOUTH END – 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

NEIGHBORHOOD CONTEXT

THE SOUTH END PORTSMOUTH, NH

- Neighborhood Character: There is a wide variety of building heights, footprints, setbacks and architectural styles for houses in the South End.
- Architectural Style: Architectural styles range from colonial, Georgian, federal, Greek revival, Victorian, mid-century ranches to revivalist styles.
- Character-Defining Features: Most of the structures are 2 ½ stories, wood-frame and sided construction, five bays, with double-hung windows, pitched roofs, and simple forms with steps and shallow setbacks to the street.
- Parking: Off-street parking is limited and on-street parking increasingly difficult to find.





11 MEETING HOUSE HILL ROAD

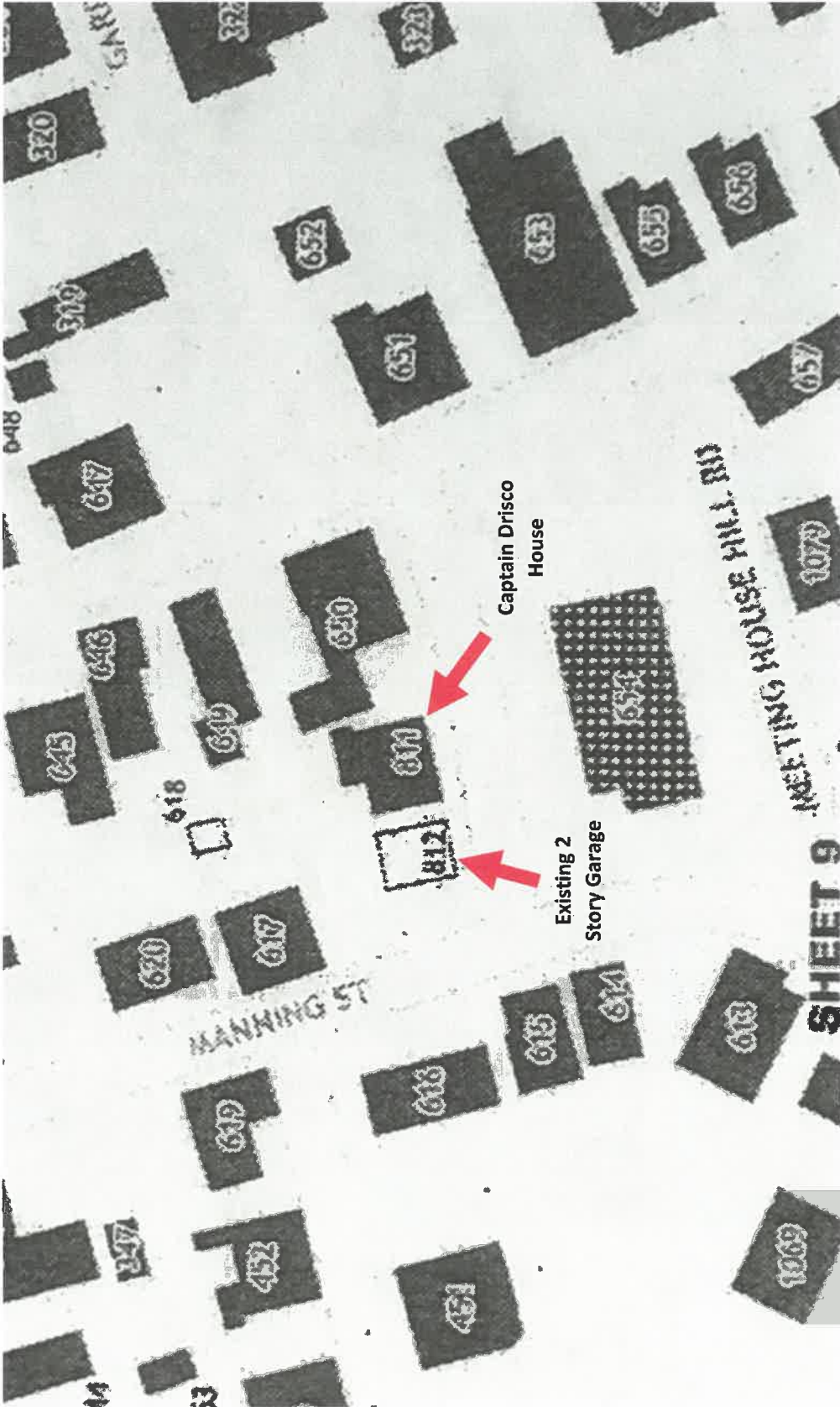
EXISTING CONDITIONS – ASSESSOR’S MAP AND AERIAL IMAGE OF 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

HDC – WORK SESSION #2 (2-6-19)



EXISTING CONDITIONS

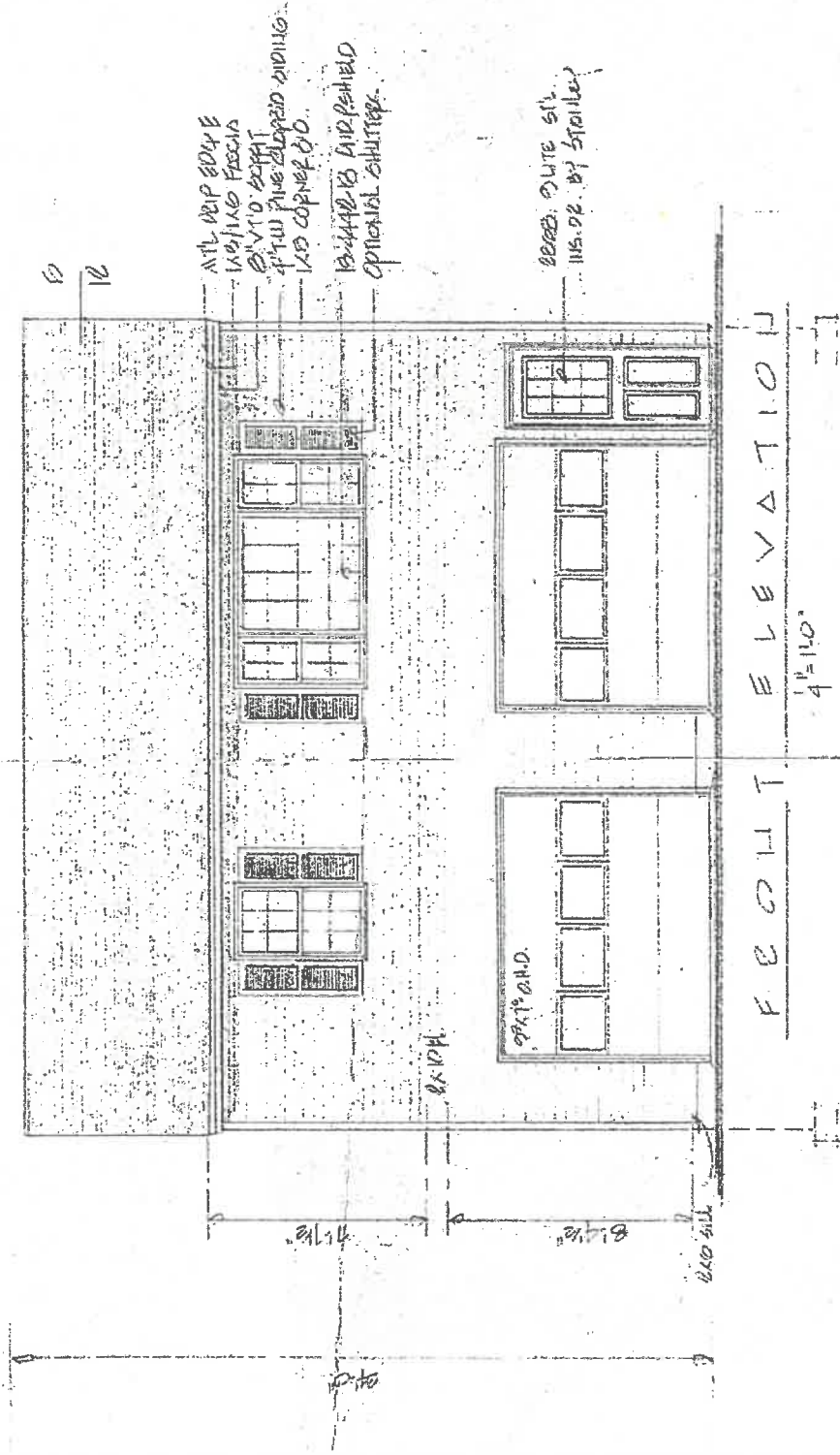
EXISTING CONDITIONS – STREETSCAPE VIEW OF 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH



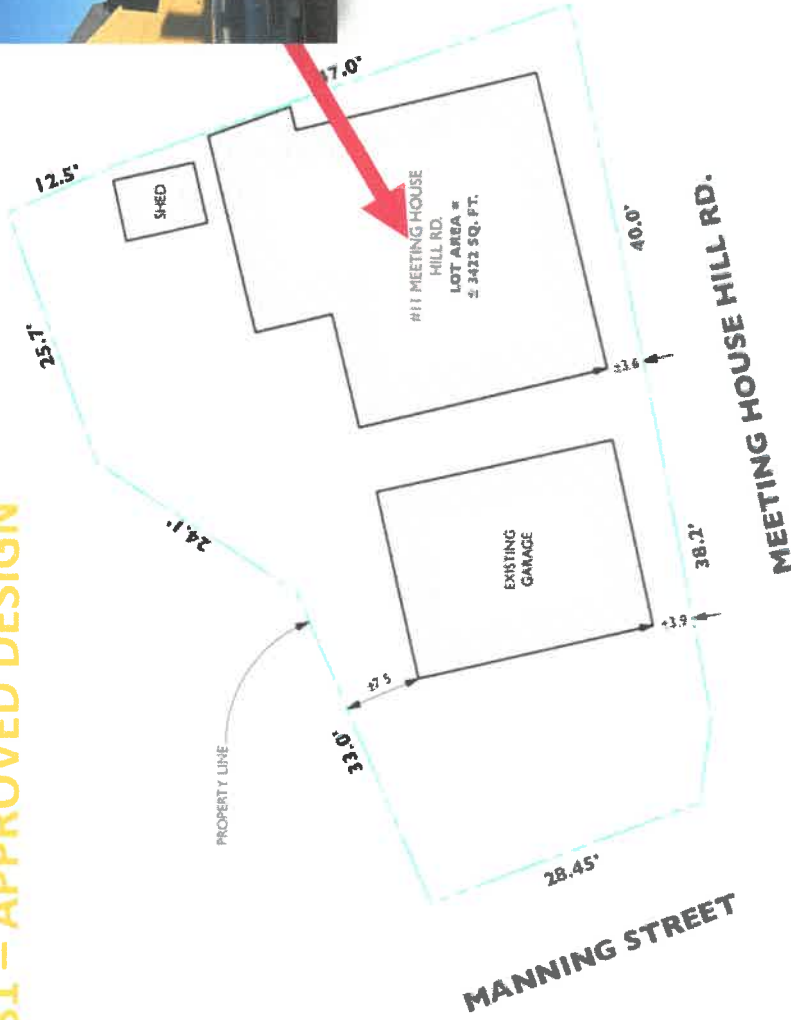
CONTRIBUTING (BLACK) AND NON-CONTRIBUTING HISTORIC STRUCTURES (WHITE) IN THE IMMEDIATE NEIGHBORHOOD

1981 - PROPOSED DESIGN

INITIAL DESIGN FOR TWO STORY BARN (24' X 28')
(1981)

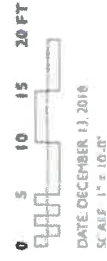


1981 – APPROVED DESIGN



EXISTING SITE PLAN

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

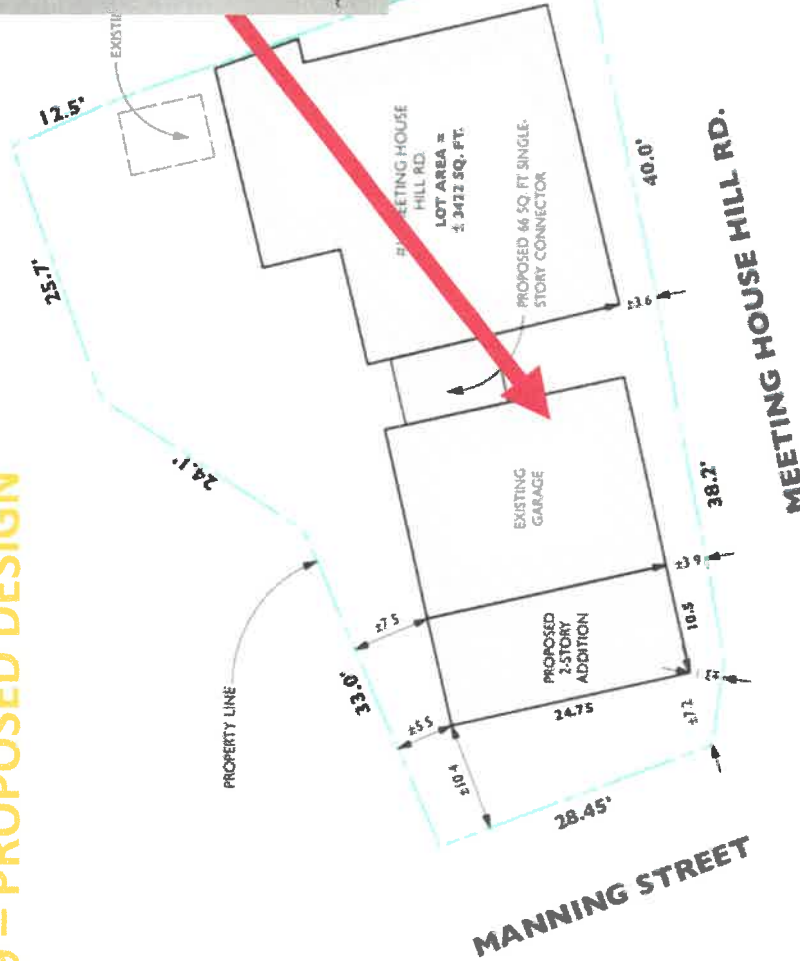
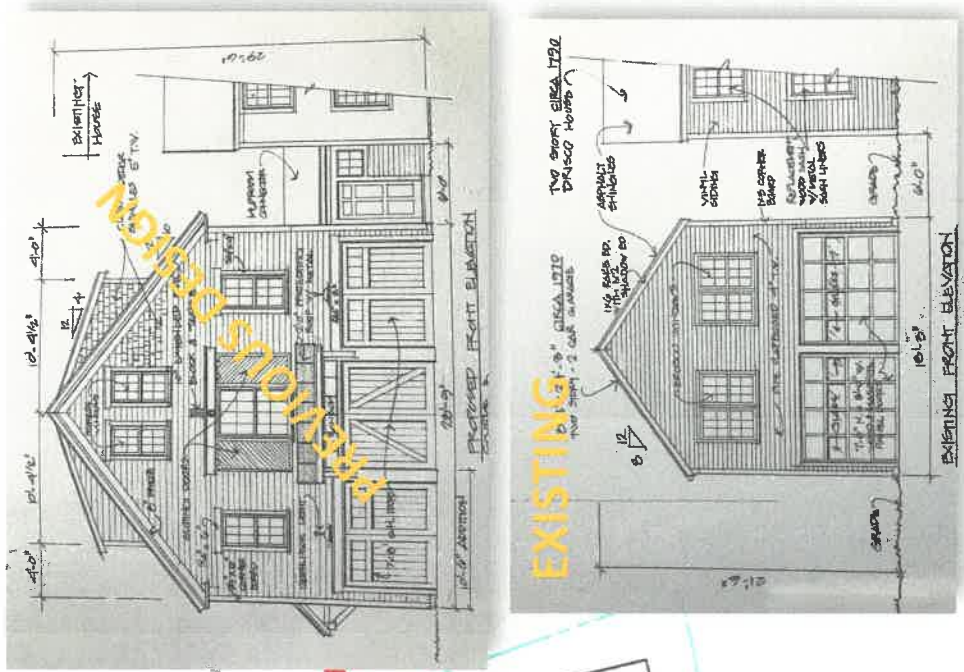


APPROVED DESIGN AND EXISTING CONDITIONS

PROPOSED BUILDING & SITE PLAN

**PREVIOUS DESIGN FROM HDC WORK SESSION #1
(1-2-19)**

2019 – PROPOSED DESIGN



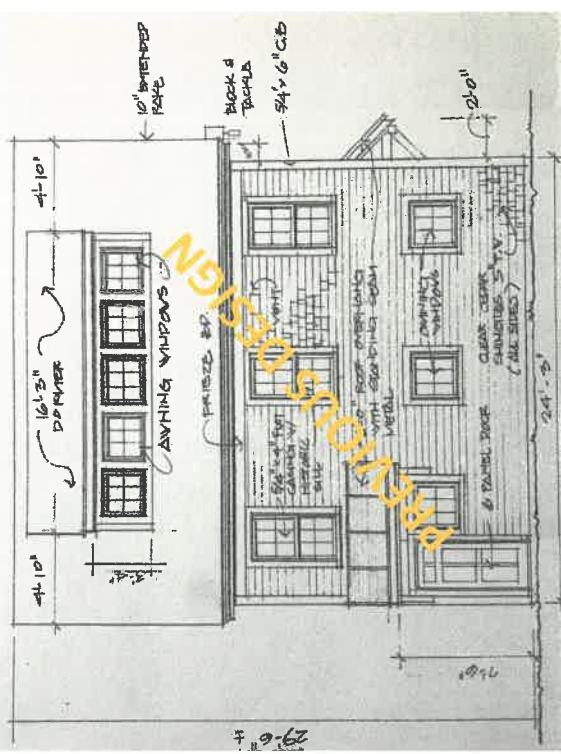
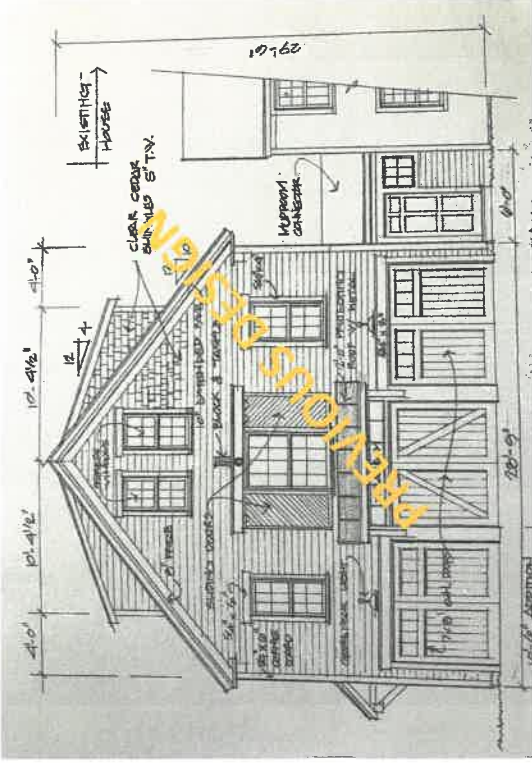
PROPOSED SITE PLAN

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

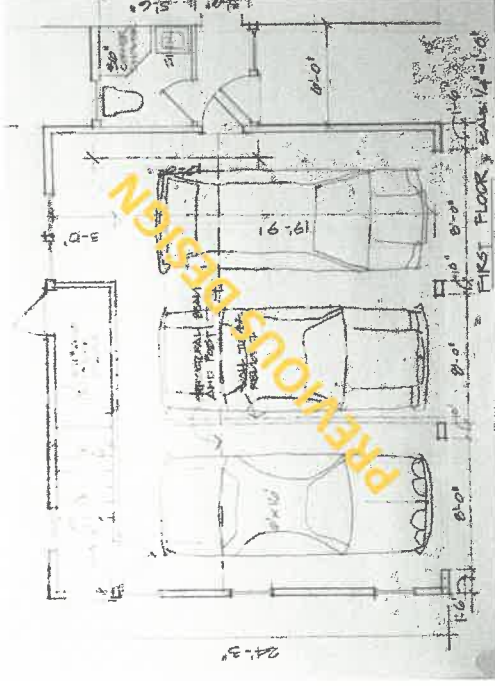


PROPOSED SITE PLAN (HDC MEETING #1: 1/2/19)

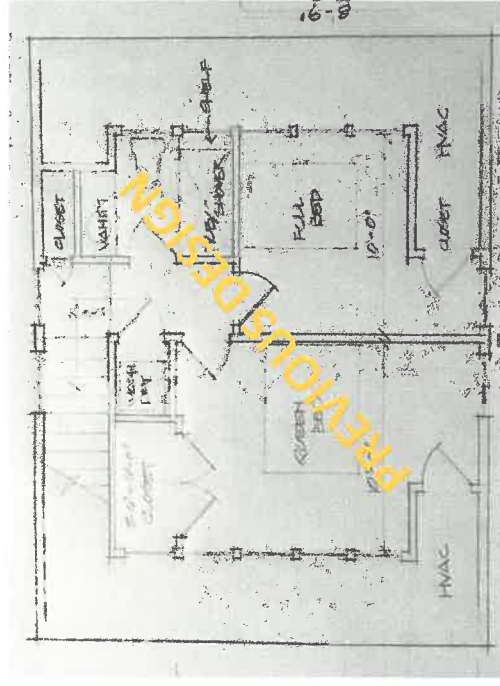
PROPOSED BUILDING – PLAN A (HDC MEETING #1: 1/2/19)



**PROPOSED FLOOR PLANS – PLAN A
(HDC MEETING #1: 1/2/19)**



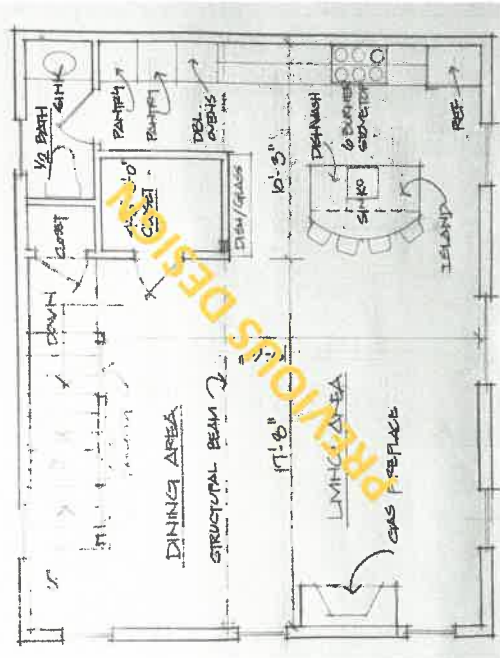
GROUND FLOOR WITH CONNECTOR



ATTIC FLOOR

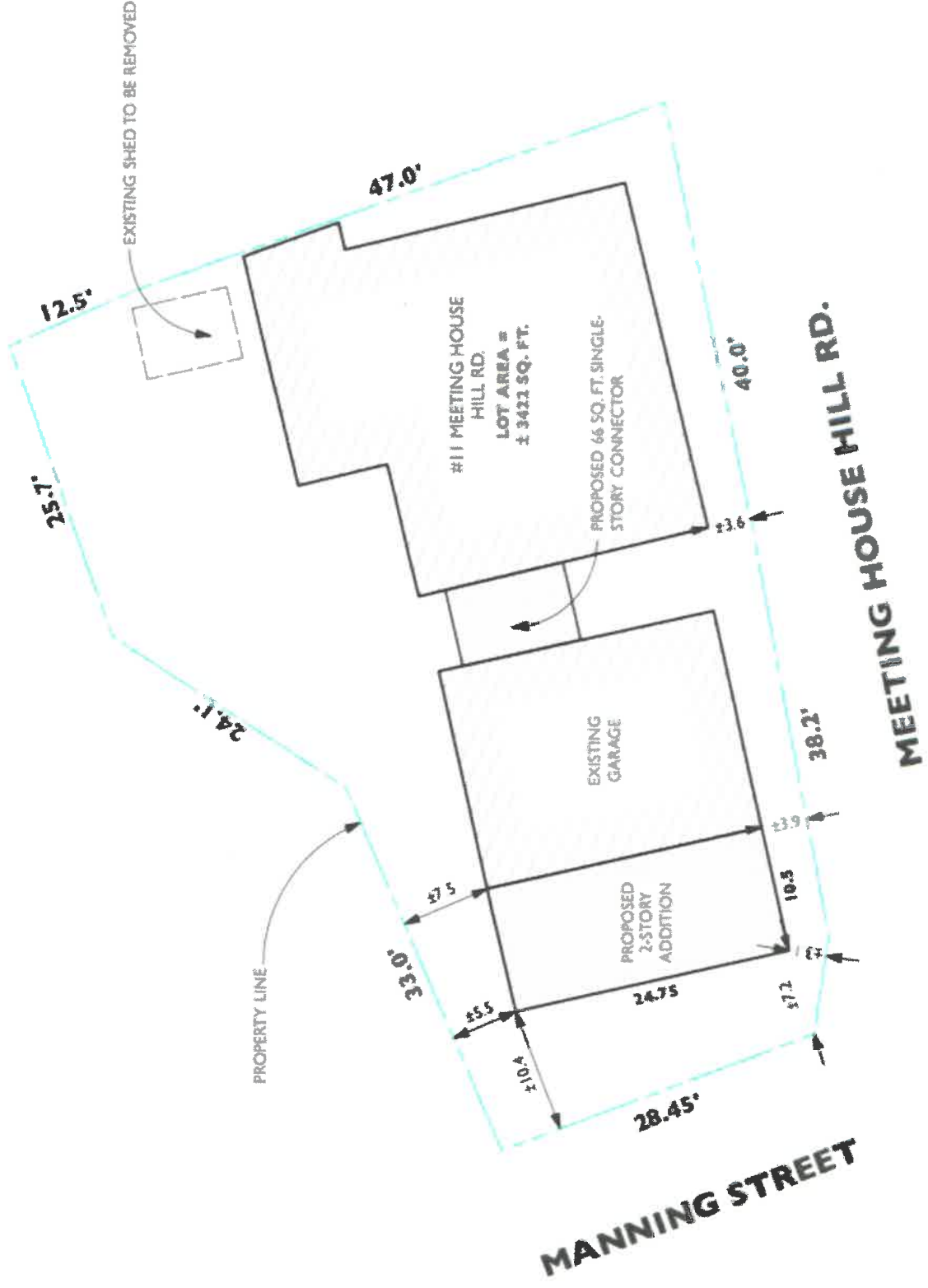


FRONT ELEVATION

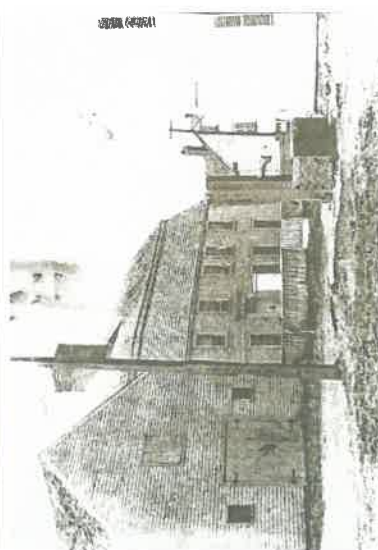


SECOND FLOOR

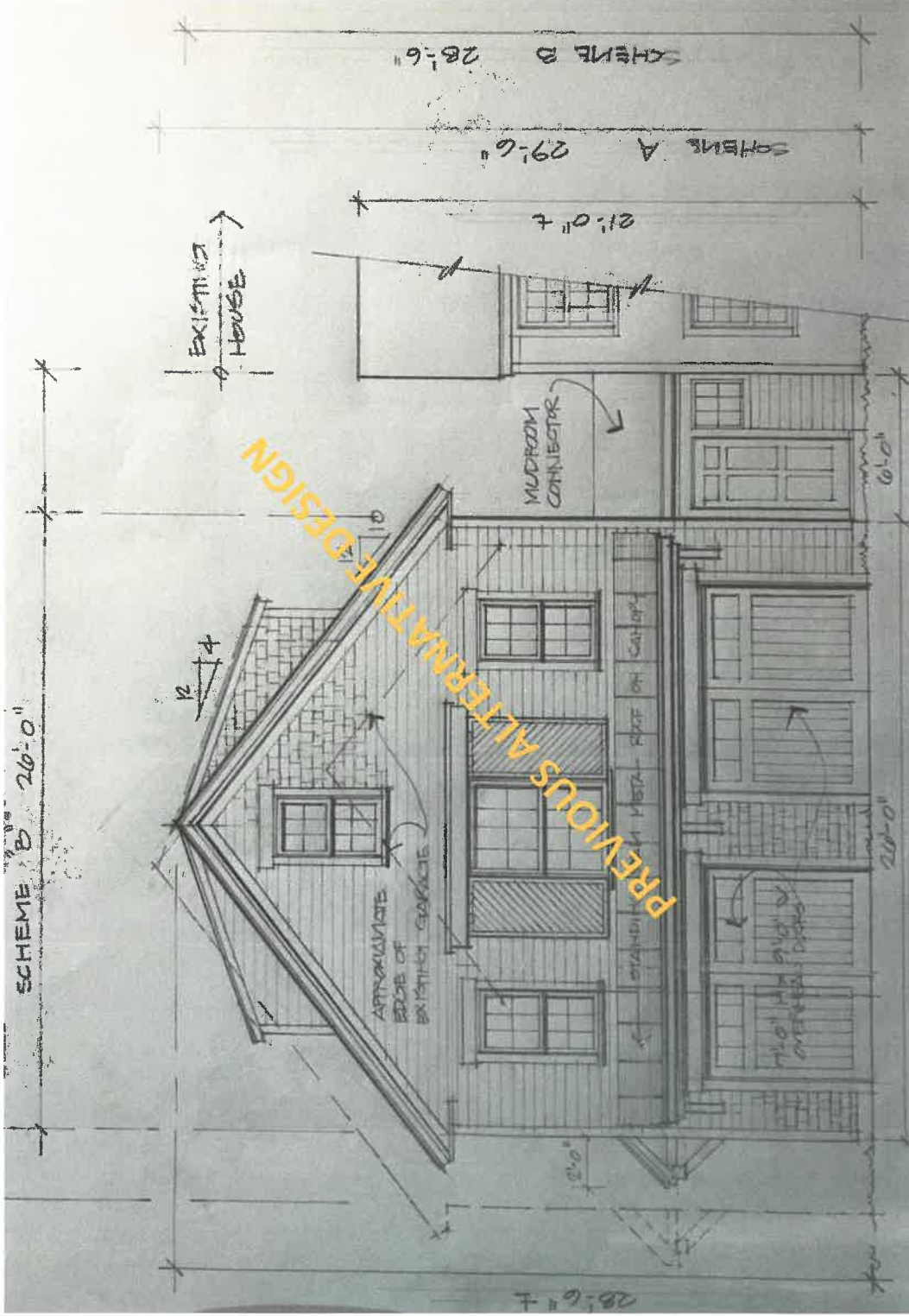
**PROPOSED SITE PLAN - PLAN A
(HDC MEETING #1: 1/2/19)**



REFERENCE IMAGES



PROPOSED ALTERNATIVE DESIGN – PLAN B
 (HDC MEETING #1: 1/2/19)



ALTERNATIVE ELEVATION (26' X 24')* – *NOT SUPPORTED BY A MAJORITY OF THE HDC MEMBERS

HDC – WORK SESSION #2 (2-6-19)

HDC COMMENTS & CONCERNS

- **The scale is appropriate given the precedence of the historic structure.**
- **The massing is a concern with the long shed dormer on Manning Street.**
- **The appearance of three garage doors along the façade should be softened.**
- **The contemporary awnings are appropriate features to show the building is new to the neighborhood.**
- **The connector is appropriate given its setback from the façade.**
- **The barn-design is preferred but it's too busy and needs to be simplified.**

PUBLIC COMMENTS & CONCERNS

- **The scale of the barn is inappropriate given the light, air and view impacts.**
- **The scale and design of the barn will compete with the South Meeting House.**
- **The design of the barn is out of character with the surrounding neighborhood.**
- **The dormer window on Manning Street creates privacy concerns.**
- **Vegetation (including a tree) should be added on corner of Manning Street.**
- **The building design should be simplified as suggested by the HDC.**

PROPOSED BUILDING & SITE PLAN

**REVISED DESIGN FOR HDC WORK SESSION #2
(2-6-19)**

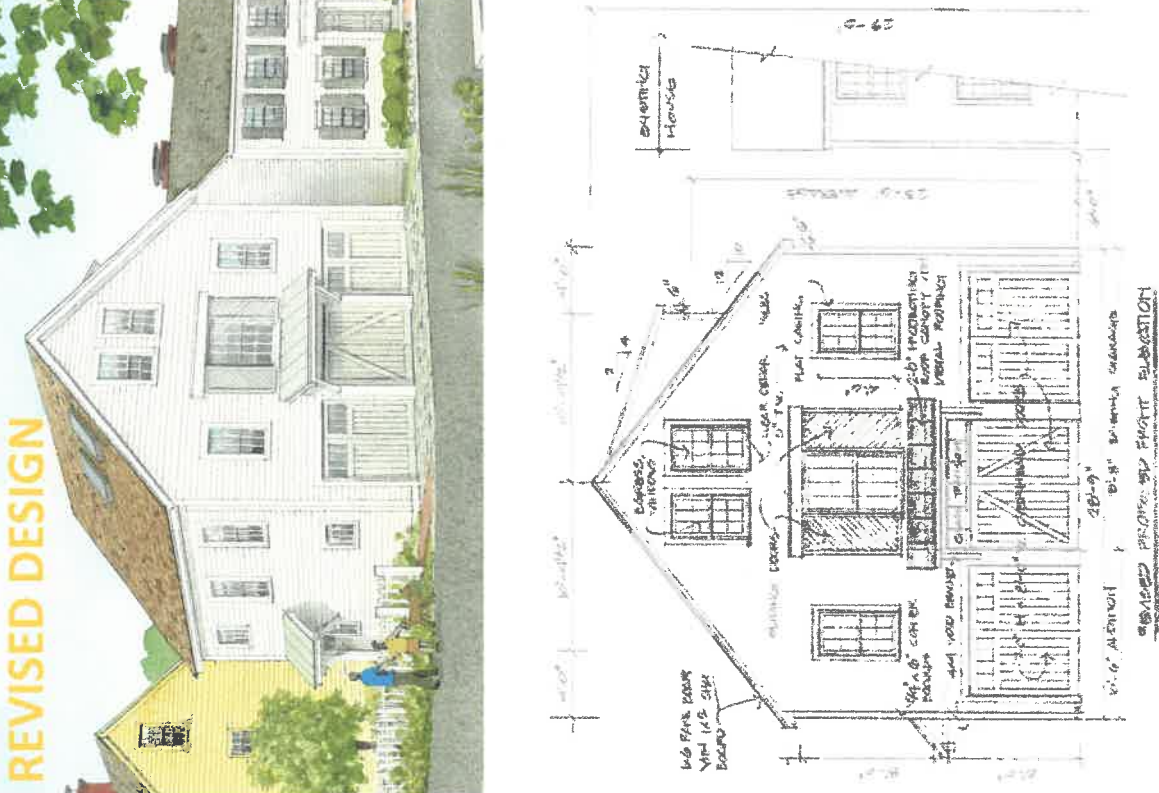
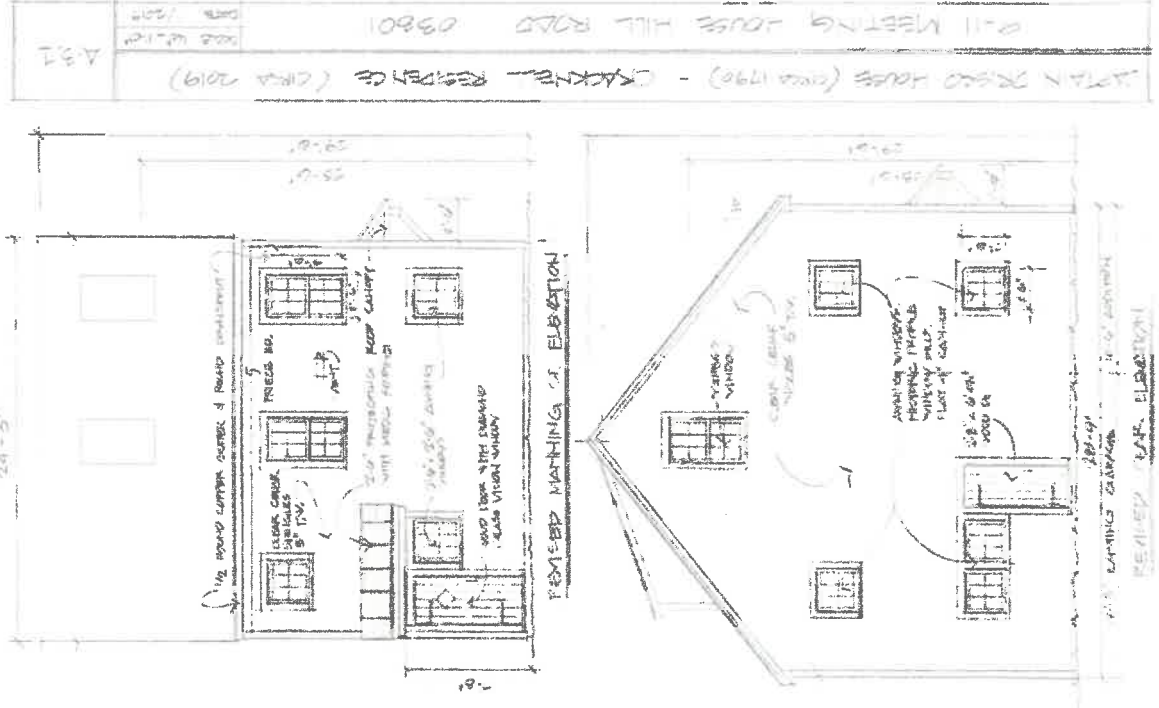
DESIGN MODIFICATIONS RESULTING FROM THE 1/2/19 HDC MEETING:

1. REMOVED THE SHED DORMER ALONG THE MANNING STREET ROOF SURFACE;
2. ADDED TWO SKYLIGHTS ALONG THE MANNING STREET ROOF SURFACE;
3. UPGRADED THE ROOF MATERIAL FROM ASPHALT TO RED CEDAR SHINGLES;
4. REPLACED THE CEDAR SHINGLE SIDING WITH CEDAR CLAPBOARDS (WITH 4 INCHES OF EXPOSURE);
5. SIMPLIFIED THE ROOF, CORNERBOARDS, AND WINDOW TRIM;
6. REDUCED THE SIZE OF THE WINDOWS TO CREATE MORE ASYMETRY AND ADD PRIVACY TO ABUTTERS;
7. REMOVED THE BLOCK AND TACKLE FROM OVER THE OVERSIZED WINDOW;
8. REMOVED THE GOOSENECK LIGHTING;
9. ADDED SIMPLE WOOD STORM DOORS TO THE BARN / CARRIAGE HOUSE;
10. ADDED A GRANITE COBBLESTONE APRON IN FRONT OF THE GARAGE DOORS;
11. ADDED A BRICK WALKWAY FROM MEETING HOUSE HILL ROAD TO THE SIDE DOOR; AND
12. LANDSCAPED THE SIDE YARD ALONG MANNING STREET WITH WOOD FENCING, A SHADE TREE, AND FLOWERING SHRUBS
13. ...

REVISED DESIGN



**REVISED BUILDING ELEVATIONS - PLAN A
(HDC MEETING #2: 2/6/19)**

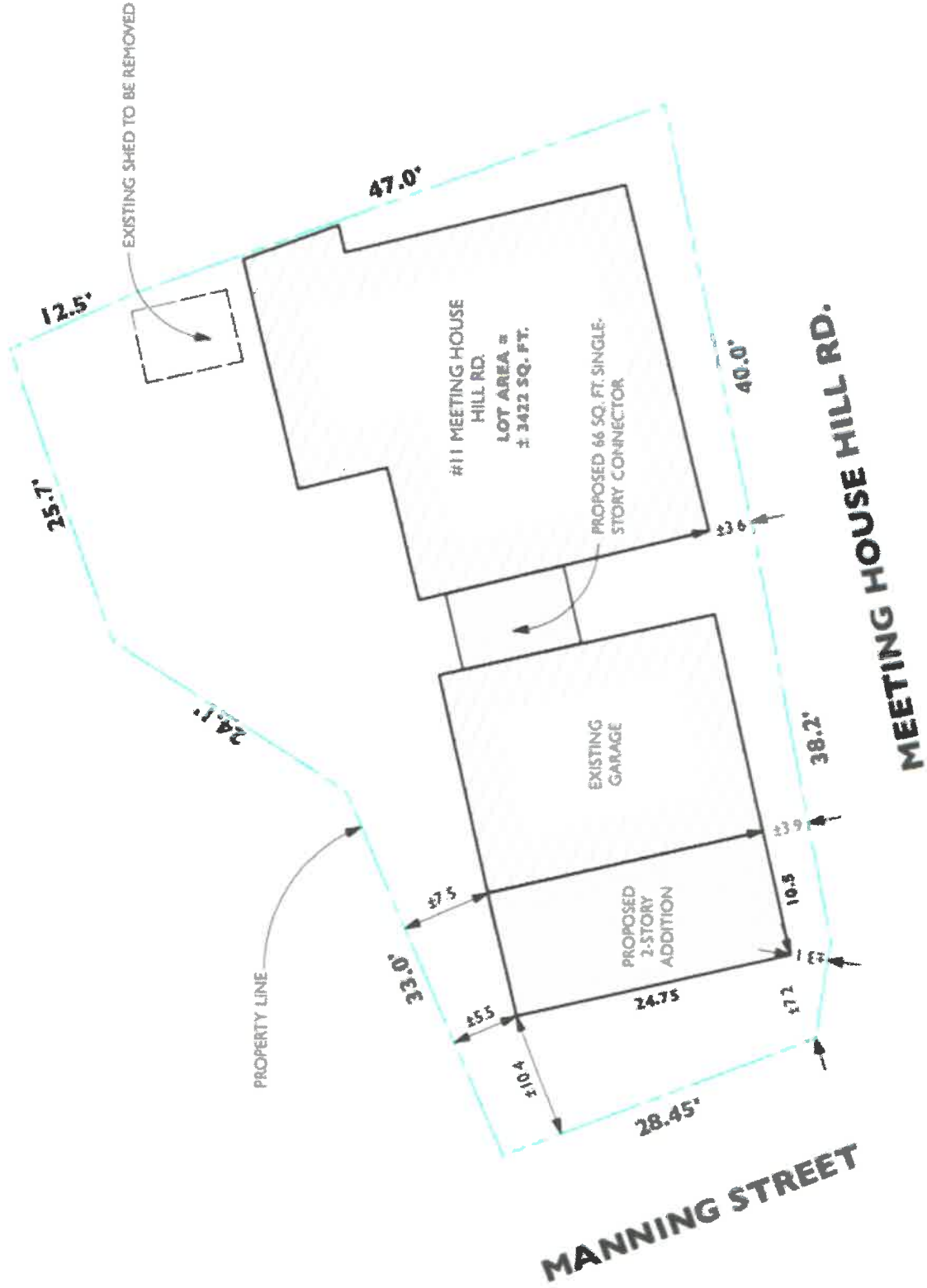


JAPAN RISKO HOUSE (CIRCA 1790) - CRACKNEL RESIDENCE (CIRCA 2019)
 0-11 MEETING HOUSE HILL ROAD 03801
 DATE 1/2019
 A31

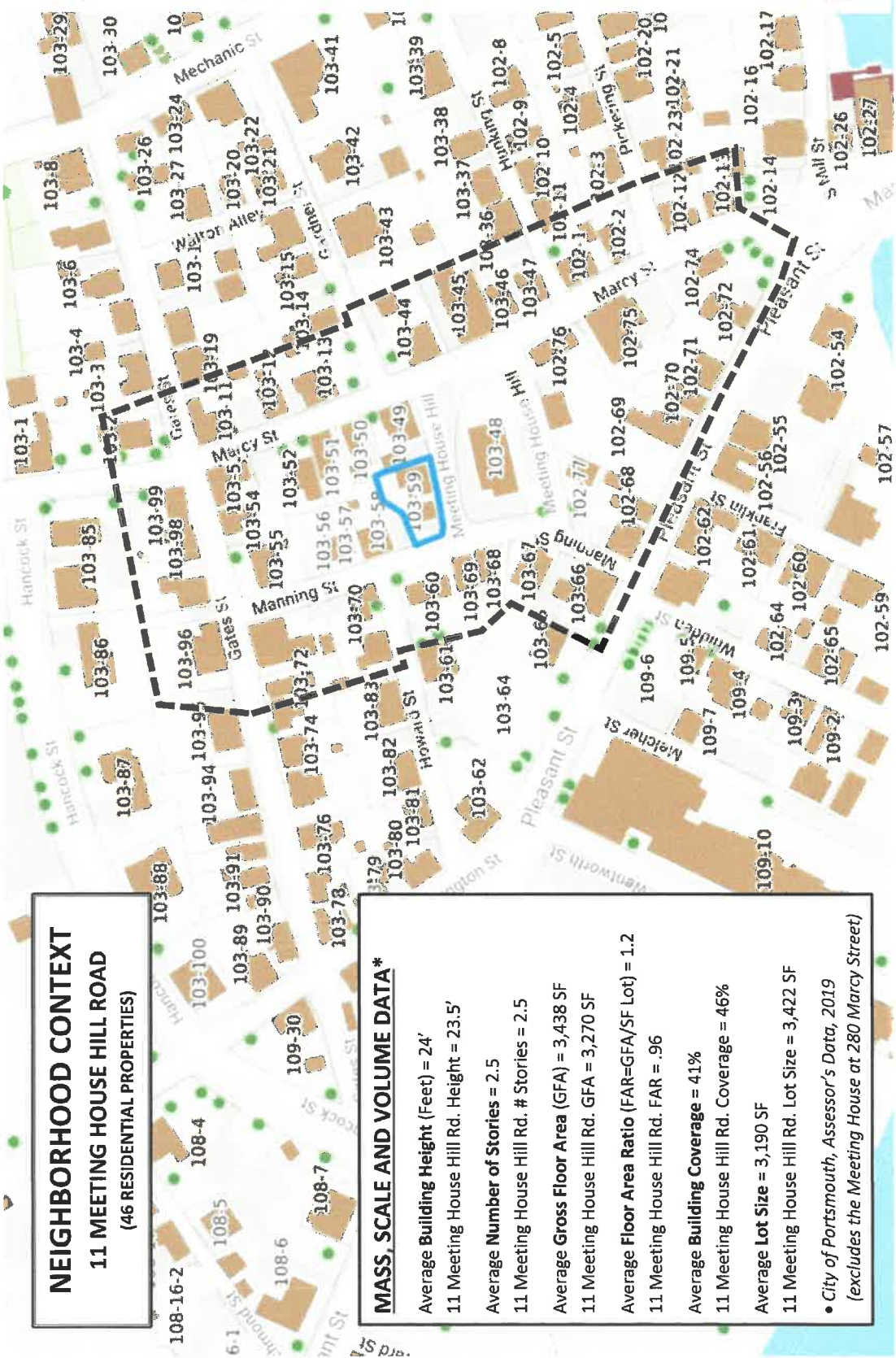


11 MEETING HOUSE HILL ROAD – A NEW CONSTRUCTION & HISTORIC PRESERVATION PROJECT THAT FITS INTO THE NEIGHBORHOOD CONTEXT

**REVISED SITE PLAN – PLAN A
(HDC MEETING #2: 2/6/19)**



NEIGHBORHOOD CONTEXT
11 MEETING HOUSE HILL ROAD
 (46 RESIDENTIAL PROPERTIES)



MASS, SCALE AND VOLUME DATA *

- Average Building Height (Feet) = 24'
- 11 Meeting House Hill Rd. Height = 23.5'
- Average Number of Stories = 2.5
- 11 Meeting House Hill Rd. # Stories = 2.5
- Average Gross Floor Area (GFA) = 3,438 SF
- 11 Meeting House Hill Rd. GFA = 3,270 SF
- Average Floor Area Ratio (FAR=GFA/SF Lot) = 1.2
- 11 Meeting House Hill Rd. FAR = .96
- Average Building Coverage = 41%
- 11 Meeting House Hill Rd. Coverage = 46%
- Average Lot Size = 3,190 SF
- 11 Meeting House Hill Rd. Lot Size = 3,422 SF
- City of Portsmouth, Assessor's Data, 2019
 (excludes the Meeting House at 280 Marcy Street)

NEIGHBORHOOD SCALE, HEIGHT AND MASSING

OTHER POTENTIAL DESIGN MODIFICATIONS UNDER CONSIDERATION FOR DISCUSSION AT THE 2-6-19 WORK SESSION WITH THE HDC

1. Reducing the number of garage doors on the façade.
2. Decreasing the width of the front elevation from 28.5 feet to 26 feet.
3. Reducing the awning length on side door.
4. Lengthening the front awning to cover the garage doors (if reduced to two doors).
5. Replacing the oversized window and shutters with a double-hung window.
6. Replacing the two skylights with one small dog-house dormer.



REBUILDING THE HISTORIC STREET EDGE & LAND USE PATTERN IN THE SOUTH END



**THE FIRST 200+ YEARS ON
MEETING HOUSE HILL ROAD
(c. 1750 – 1950s)**



**THE NEXT 100 YEARS ON MEETING
HOUSE HILL ROAD
(c. 2019 -)**

SUPPLEMENTAL INFORMATION

HDC WORK SESSION #2

(2-6-19)

BARN-TYPE STRUCTURES IN THE SOUTH END



81 Washington Street



72 Jefferson Street



202 Washington Street



49 Mechanic Street



238 Marcy Street



421 Pleasant Street



229 Pleasant Street



333 Marcy Street

GARAGE STRUCTURES IN THE SOUTH END



202 Washington Street



13 Salter Street



180 Gates Street



222 Pleasant Street



189 Gates Street



45 Richmond Street



11 Meeting House Hill



490 Marcy Street

DORMERS IN THE SOUTH END



49 Mechanic Street



205 Washington Street



337 Pleasant Street



188 Gates Street



77 South Street



33 Hunking Street



33 Blossom Street



28 South Street

LARGE STRUCTURES IN THE SOUTH END



277 Marcy Street



306 Marcy Street



122 Mechanic Street



49 Mechanic Street



112 Gates Street



48 Manning Street



337 Pleasant Street



13 Salter Street

TYPICAL STRUCTURES IN THE SOUTH END



19 Howard Street



13 Salter Street



325 Marcy Street



12 Meeting House Hill



47 Howard Street



58 Manning Street



111 Gates Street



245 Marcy Street

THE PEIRCE-TUCKERMAN HOUSE – 43 MANNING ST.



DESIGN GUIDELINES FOR SMALL-SCALE NEW CONSTRUCTION

NEW CONSTRUCTION & ADDITIONS

New building construction is a sign of economic health and vitality in a city. It can take many forms, including a new primary building, an addition to an existing building or a new secondary building such as a garage or shed.

All forms of new construction within a historic district can be dynamic and vibrant, but at the same time should be sensitive to their 100- and 200-year-old neighbors. Vacant lots and structures that are non-contributing to the Historic District provide the greatest opportunity for creative and sensitive new ground-up construction, while an addition or new secondary building can allow the continued use of a historic building or property while meeting current and future needs.

COMPATIBLE DESIGN PRINCIPLES

The development of Portsmouth followed its own pattern and rhythm. As the heart of Portsmouth, the heritage and culture of Portsmouth's early inhabitants are expressed through the architectural and built environment. To continue the District's evolution and respect the high degree of architectural and historic diversity and integrity across the district, the HDC encourages design excellence and creative design solutions for new construction and additions that are sensitive to the character of their surrounding context. Generally, there are three appropriate design approaches in Portsmouth:



CITY OF PORTSMOUTH Historic District Commission Guidelines for Small Scale New Construction & Additions

Scale: Height & Width

The proportions of a new building and its relationship to neighboring buildings establish its consistency or compatibility within a neighborhood or block. The height width ratio is a relationship between the height and width of a street facade and should be similar in proportion to neighboring buildings. New construction should neither be visually overwhelming or underwhelming when compared to its neighbors.

Site Coverage

The percentage of a lot that is covered by buildings should be similar to those of adjacent lots. Although City of Portsmouth Ordinances regulate the maximum allowable coverage area and minimum setbacks, the overall building-to-lot area should be consistent along a streetscape. If parcels are combined for a larger development, the site coverage proportions should be minimized by breaking large building masses into smaller elements to be more compatible with adjacent buildings.

- Design a new secondary building or structure to complement the period and style of the principal building and other buildings on the site; this includes using similar form, materials, colors and simplified detailing

DESIGN GUIDELINES FOR SMALL-SCALE NEW CONSTRUCTION

DESIGN PRINCIPLES	NEW CONSTRUCTION & ADDITIONS	11 MEETING HOUSE HILL
Scale: Height & Width	Proportions and size of the new building/addition compared with neighboring buildings/existing building	CONSISTENT HEIGHT, SCALE, VOLUME, COVERAGE, & FLOOR AREA RATIO
Building Form & Massing	The three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building	CONSISTENT FOOTPRINT, SIDING, OPENINGS & ROOF PITCH
Setback	Distance of the new building/addition from the street or property line relative to the setback of other buildings on the block/existing building	CONSISTENT SETBACKS
Site Coverage	Percentage of the site that is covered by building/addition, when compared to nearby sites of comparable size	CONSISTENT BUILDING COVERAGE
Orientation	Location of the front of the new building/addition and principal entrance relative to other buildings on the block	CONSISTENT ORIENTATION
Alignment, Rhythm & Spacing	Effect the new building/addition will have on the existing patterns on its block	STRENGTHENS EDGE & RHYTHM
Architectural Elements & Projections	Size, shape, proportions and location of each entrance, balcony, gallery, porch, roof overhang, chimney, dormer, parapet and other elements that contribute to the building's overall shape and silhouette relative to neighboring buildings	COMPLEMENTARY DESIGN ELEMENTS
Façade Proportions: Window & Door Patterns	Relationship of the size, shape and location of the new building/addition façade and building elements to each other, especially when compared to other buildings on the property, block/existing building	CONSISTENT SIZE, SHAPE & LOCATION
Trim & Detail	Moldings, decorative elements and other 3-dimensional features of a building that are secondary to major surfaces such as walls and roofs and how they relate to the neighboring buildings/existing building	SIMPLIFIED TRIM DETAILS TO RELATE AS SECONDARY STRUCTURE
Materials	Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building	TRADITIONAL & CONTEMPORARY MATERIALS

