

# WORK SESSION APPLICATION

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

**SUBMITTED BY: Nicholas Cracknell and Lisa Koppelman**

**SUBMITTED TO: Portsmouth Historic District Commission**

**December 14, 2018**



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



Date:

*Request for a Work Session*

# Historic District Commission

Owner: K. BALLIERT & C. HOLLINGS Applicant: N. CRACKNEU & L. KOPPELMAN  
*(If different)*

Address: 11 MEETINGHOUSE HILL Address: 13 PICKARD ST.  
*(Street)* *(Street)*  
PORTSMOUTH, NH 03801 AMESBURY, MA 01913  
*(City, State, Zip)* *(City, State, Zip)*

Phone: 603 436 1590 Phone: 978 270 4789

Signature: Katherine Balliet Signature: [Handwritten Signature]  
Carol Hollings

### LOCATION OF STRUCTURE

Address: 11 MEETINGHOUSE HILL RD.

Map: 103 Lot: 59 Zoning District: GRB

Brief Description of Work: UPWARD EXTENSION & ADDITION TO OR  
REPLACEMENT OF c. 1970s GARAGE/BARN WITH A  
2 1/2 STORY STRUCTURE CONNECTED TO THE  
c. 1790 CAPT. DRISCO HOUSE.

Name of Presenter for HDC Work Session: R. SHEA & N. CRACKNEU

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



## **LIST OF EXHIBITS**

EXHIBIT 1 – PROJECT OVERVIEW

EXHIBIT 2 – DESIGN GUIDELINES – PRINCIPLES FOR NEW CONSTRUCTION

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



# EXHIBIT 1 – PROJECT OVERVIEW

## PROJECT OVERVIEW



*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.<sup>1</sup> According to the property survey and deed information, the lot has approximately 3,422 SF of land area and 70 feet of frontage on Meeting House Hill Road. The existing historic Capt. Drisco House (c. 1790) is a contributing historic structure while the abutting two-story garage/ barn structure (c. 1975) is non-contributing. The use of the property is a two-family with both dwelling units within the Drisco House.<sup>2</sup>

This application seeks two (2) dimensional variances. Variances are needed for an increase of the building coverage on the lot and a small reduction in the rear-yard setback. Under the Zoning Ordinance, a lot in the GRB zoning district requires 5,000 SF of land area and 80 feet of frontage and building coverage is limited to 30% of the lot. The required setbacks are 5 feet for the front, 10 feet on the sides and 20 feet on the rear. Being a corner lot there are two front yards; one along Meeting House Hill and the other along Manning Street.

As presented here, we believe that the proposed project is consistent with the scale, density, building design, and ownership character of the surrounding lots, uses and buildings. Moreover, due to the special conditions and circumstances that affect this lot and differentiate it from the other lots within the surrounding neighborhood and the larger GRB Zoning District, we believe the hardship criteria can be adequately addressed and the dimensional variances can be granted without any adverse impacts on the purpose and intent of the Zoning Ordinance.

In summary, the first section of this narrative describes the existing conditions on the property. The second section describes and illustrates the surrounding neighborhood context along Manning, Meeting

---

<sup>1</sup> 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.

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



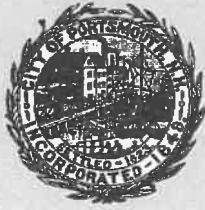
House Hill and Marcy Streets.<sup>3</sup> The third section discusses the differences between the existing and proposed building layouts as well as some alternatives being considered for the design of the ground floor of the barn-style building. It also presents a case for why the proposed site plan represents the highest level of public benefit to the property owners, the direct abutters, and the surrounding neighborhood. The final section provides a response to the hardship criteria, findings and a summary of why granting the dimensional variances will support the goals of both the City's Master Plan and Zoning Ordinance.

---

<sup>3</sup> Notably, the surrounding neighborhood context was a key component to the original building and site design. In particular, the scale, density and placement of the building and garage doors was carefully assessed to improve the value and appearance of the street and district.



**EXHIBIT 2 – DESIGN GUIDELINES: PRINCIPLES FOR NEW  
CONSTRUCTION**



# CITY OF PORTSMOUTH

## Historic District Commission

### Guidelines for Small Scale New Construction & Additions

#### 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.

Prior to undertaking a new construction or addition project, the City encourages property owners to understand the unique architectural character of Portsmouth and its streetscapes and allow that understanding to inform their design. Property owners are strongly encouraged to contact the HDC Staff in the Planning Department early in the design process if considering an addition, new construction, relocation or demolition project. The Planning Staff can identify potential issues, offer guidance, clarify specific submission requirements and identify other required reviews, potentially streamlining the process.

These *Guidelines* were developed in conjunction with the City of Portsmouth's Historic District Commission (HDC) and the Planning Department. Please review this information during the early stages of planning a project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

In its review, the HDC considers a property's classification, recommending the greatest historic authenticity at focal buildings, with more flexibility at contributing structures, and the most at non-contributing properties. The HDC Staff in the Planning Department is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional *Guidelines* addressing other historic building topics are available at City Hall and on the Commission's website at [www.planportsmouth.com/historicdistrictcommission](http://www.planportsmouth.com/historicdistrictcommission). For more information, to clarify whether a proposed project requires HDC review, or to obtain permit applications, please call the Planning Department at (603) 610-7216.



*New buildings should be designed in a manner that is consistent or compatible to their surroundings to preserve the cohesive historic context. In this example, the street elevation includes a traditional form, window and shutter arrangement and materials, while the more contemporary garage doors and projecting oriels are located on a secondary side elevation.*

#### REVIEWS BY OTHER CITY AGENCIES

**Property Use:** The Historic District Commission (HDC) does not have the authority to control the use of a property. All proposals for work on a property under the jurisdiction of the Commission must conform to the City of Portsmouth Ordinances. Applications to the Zoning Board of Adjustment for variances to the City of Portsmouth Ordinances or other codes may be made concurrently with an HDC Application in order to reduce review and processing time.

**Concurrent Reviews:** The Commission works with other branches of City Government to coordinate approvals involving use, zoning, appearance and other regulated items. The HDC often provides comments to the reviewing bodies including the Planning and Zoning Board and City Council when appropriate. Inter-departmental meetings can be arranged on an as needed basis. The approval issued by the HDC for work must be presented to the Portsmouth Inspection Department when applying for a Building Permit.

**Zoning Requirements:** Designs for new buildings, structures or additions must conform to or obtain relief from zoning requirements.

## 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:

- **Present Day:** A contemporary design compatible within the context of the property and neighboring sites
- **Reconstruction:** A design that faithfully duplicates details and materials based upon clear documentary evidence
- **Traditional:** A design that is consistent with the surrounding context or, a design that could have been constructed on a property for which there is insufficient evidence

The appropriate approach, style and type of new construction or an addition will vary at each site depending on the specific context, its authenticity and historic integrity as well as the architectural and historic importance as guided by its level of significance. Recognizing that what might be appropriate at one property is not appropriate at another, the HDC does not mandate specific design "solutions" for new construction or additions. However, when determining the appropriateness of new construction or additions, the HDC is guided by *The Secretary of the Interior's Standards* and the general design principles below:

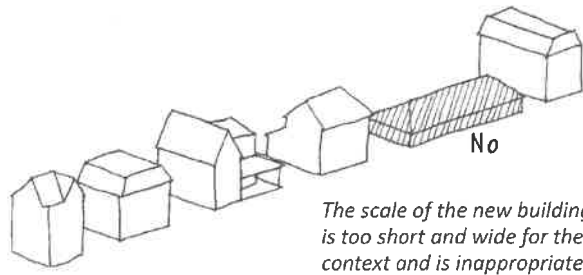


*Additions should generally be located at the rear of a property and subservient to the historic portion of the building.*

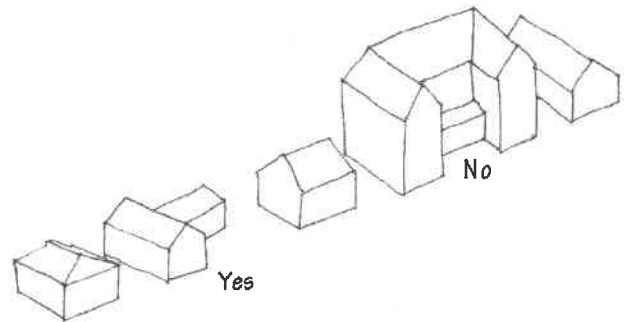
### Design Within a Historic Context

**It is not required that historic properties or styles be "copied" in new construction, but the HDC encourages new construction to be well-designed and sympathetic to its distinctive surroundings.** In many but not all cases, successful new buildings are those that are clearly contemporary in design but compatible with the character of neighboring properties. Additions should be constructed in a manner that is stylistically compatible and subservient to the existing building. The information presented in this *Guidelines* section is intended to provide the principles of appropriate design for small scale structures when constructing a new building or addition in historic Portsmouth's context, regardless of architectural style.

DESIGN PRINCIPLES	NEW CONSTRUCTION & ADDITIONS
<b>Scale: Height &amp; Width</b>	Proportions and size of the new building/addition compared with neighboring buildings/existing building
<b>Building Form &amp; Massing</b>	The three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building
<b>Setback</b>	Distance of the new building/addition from the street or property line relative to the setback of other buildings on the block/existing building
<b>Site Coverage</b>	Percentage of the site that is covered by building/addition, when compared to nearby sites of comparable size
<b>Orientation</b>	Location of the front of the new building/addition and principal entrance relative to other buildings on the block
<b>Alignment, Rhythm &amp; Spacing</b>	Effect the new building/addition will have on the existing patterns on its block
<b>Architectural Elements &amp; Projections</b>	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
<b>Façade Proportions: Window &amp; Door Patterns</b>	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
<b>Trim &amp; Detail</b>	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
<b>Materials</b>	Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building



The scale of the new building is too short and wide for the context and is inappropriate.



The one-story, "L"-shaped building to the left is of a similar form and mass to other buildings along the streetscape. The 2 1/2-story building to the right has a much more complex form and is substantially more massive than those along the street.

## PRINCIPLES FOR NEW CONSTRUCTION

### 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 façade and should be similar in proportion to neighboring buildings. New construction should neither be visually overwhelming or underwhelming when compared to its neighbors.

Where 2- and 3-story buildings are the norm, buildings that digress from these standards by any great degree can negatively impact a neighborhood. If large-scale construction is considered, particular attention will be given to the location, siting, setbacks of the building and its upper stories, façade treatments (materials, window and door openings, etc.) and the effect of the proposed building on the streetscape and neighborhood as a whole.

#### It is Generally Appropriate to...

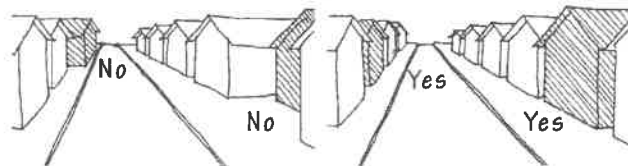
- Construct a new building that is similar in height and width to buildings on adjacent sites
- Construct a new building that is larger than adjacent buildings by breaking up the building mass, by dividing its height or width to conform with adjacent buildings
- Construct portions of the buildings taller than neighboring buildings away from the street



The one-story residence is not appropriately scaled nor does it have appropriate form and massing for the streetscape. The form has a horizontal rather than vertical emphasis. The building to the right has a similar scale and form to the existing buildings.

### Building Form & Massing

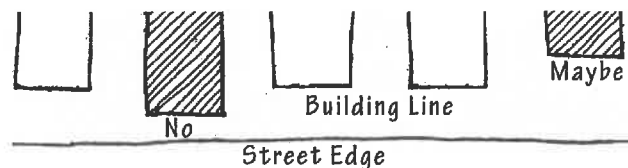
Building form refers to the shape of major volumes while massing refers to the overall composition of the major volumes, its overall "bulk" and how it sits on the site. Elements that are typically used to define building form and massing include the roof form, as well as wings, ells and other projecting elements, such as bays. New buildings with form and similar massing to adjacent construction will allow the new building to be consistent or compatible with the surrounding neighborhood.



New construction should match prevailing setbacks along a streetscape and should not step forward or behind adjoining buildings.

### Setbacks: Yards (Front, Side and Rear)

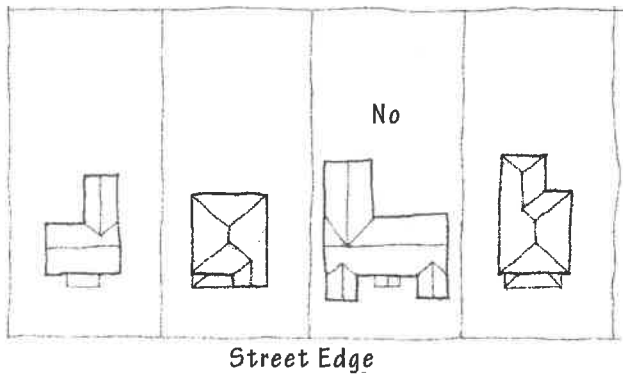
New construction should reflect prevailing setbacks and yard dimensions (distances between the building and the property line, adjacent buildings, street and/or sidewalk) are determined by zoning requirements. Physical elements that define historic properties and buildings create visual continuity and cohesiveness along a streetscape. These elements typically include walls, fences, building façades, porches and balconies. A consistent setback maintains the visual rhythm of the buildings and site elements in the neighborhood and makes new construction more consistent or compatible in its setting.



New construction should not step forward or recede back from buildings within the streetscape context.

#### It is Generally Appropriate to...

- Keep the visual mass of the building at or near the same setback as buildings on adjacent sites
- Keep landscape elements, such as walls and fences, and projecting elements, such as porches and balconies, at setbacks similar to those at adjacent buildings



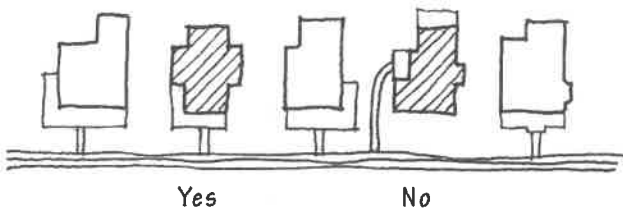
Although the new building might meet setback requirements, its footprint greatly exceeds its neighbors and is inappropriate.

### 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.

#### It is Generally Appropriate to...

- Maintaining the building-to-lot proportions found on adjacent lots
- Adjusting the massing to suggest building-to-lot proportions found on adjacent sites
- Screening parking, mechanical equipment and garbage collection from public view with walls or fencing



The primary entrance for residential buildings should face the street unless the building historically had a different orientation.

### Orientation

The principal façade of new construction should be oriented in the same direction as the majority of the buildings on the streetscape, with main entrances located on the principal façade. In the case of new construction on a corner site, the front façade should generally face the same direction as the existing buildings on the street and follow the rhythm of the streetscape. (Refer to the City of Portsmouth Ordinances for specific site orientation requirements.)

#### It is Generally Appropriate to...

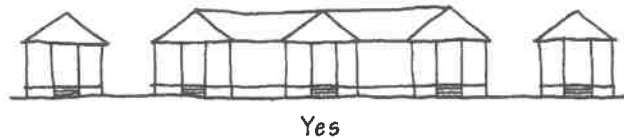
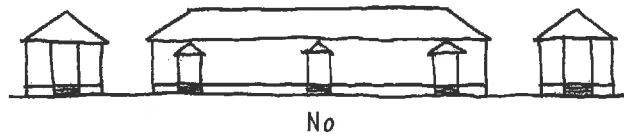
- Orient a building's roof form in a manner that is comparable to neighboring buildings
- Orient the primary façade and principal door parallel with the street

### Alignment, Rhythm & Spacing

Although the architecture of Portsmouth is characterized by great variety of building types and styles, within each block there tends to be consistency in façade proportions and the space between buildings. The consistent spacing establishes a rhythm which should be applied to new construction. This rhythm and spacing not only refers to the building, but also the porch projections along the streetscape.

#### It is Generally Appropriate to...

- Align the façade of a new building with the façades of existing adjacent buildings
- Align roof ridges, porches, cornices, eaves and parapets with those found on existing adjacent buildings
- Construct new buildings that have similar widths and side yard setbacks relative to neighboring buildings
- Construct new buildings larger than those on adjacent sites, only if the larger building is visually divided to suggest smaller building masses



When constructing larger-scale buildings, they should be visually divided to suggest the rhythm and spacing of buildings on the streetscape. The projecting porches on the lower example suggest multiple residences of spacing similar to adjacent buildings, and is more compatible than the upper example.

### Architectural Elements & Projections

Throughout Portsmouth, the rhythm of the streetscapes is highlighted by the projection of bays, porches and balconies to relieve otherwise flat façades. At the roofline, extended eaves, projecting chimneys, dormers and parapets contribute to a building's overall shape and silhouette. The choice, size, location and arrangement of elements of a proposed building should reflect those of surrounding buildings. In most cases, these projections are parallel to the street and provide shelter for the primary building entrance. In the case of porches, the entrances are raised a few steps above ground level.

#### It is Generally Appropriate to...

- Construct a building with an architectural element or projection designed and detailed similarly or more simply to those found at neighboring buildings
- Construct porch floor and ceiling heights at heights similar to those found on neighboring buildings where permitted by code



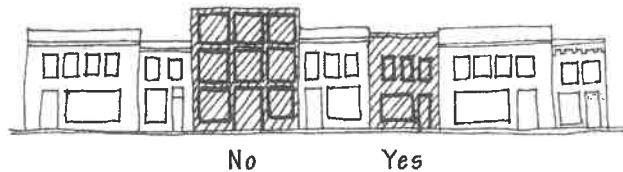
*The massing and materials at this new building are similar to historic buildings in the area, however the design would be more sympathetic if the shutters were sized to fit the window openings and if the windows were separated.*

### **Façade Proportions; Window & Door Patterns**

The rhythm and pattern of principal façades of new construction should reflect and maintain neighborhood patterns. Across the width of a façade, rhythm and patterns typically include the number of bays and the location and spacing between doors, windows and shutters. There are also vertical components of rhythm and pattern. These include the distance from the ground level to the first floor or porch above ground level, building floor-to-floor heights, cornice heights, and the distance between rows of windows. In some instances, where the proposed use and scale of a new building prevents maintaining rhythms and patterns, the property owner is encouraged to incorporate detailing to suggest the rhythm with elements such as pilasters that give the impression of bays or multiple buildings.

#### ***It is Generally Appropriate to...***

- Construct a new building whose façade height and width proportions are similar to existing adjacent buildings
- Use similar proportions, sizes, locations and numbers of windows and doors as adjacent sites
- Install windows and doors at new construction stylistically compatible with those found on existing neighboring buildings



*The streetscape generally has first floor storefront windows and doors with smaller punched windows at the upper floor, similar to the right example. The building to the left has a grid pattern of large windows at each of the floors which is inconsistent with the streetscape.*

### **Trim & Details**

Trim and details include the moldings, decorative elements and features of a building that are secondary to major surfaces such as walls and roofs. Historically, they were often installed to serve functional needs. Over time, trim and details were modified to enhance the building type and style. Trim is decorative and often serves to infill or provide a transition between different materials or building elements such as walls and windows. Functional and decorative detail elements include cornices, lintels, balustrades, chimneys, shutters, columns, posts and other common architectural features. For example, louvered shutters visually frame a window opening, provide security and can regulate light and air when closed. By contrast, shutters screwed into a building wall do not serve a functional purpose.

In most cases, the exterior details and forms of new construction should provide a visual link to neighboring historic buildings. In the same way that new buildings should be consistent or compatible but not necessarily be a true copy of historic buildings, new details should be compatible and not necessarily copy historic trim and details. However, existing details and trim on other buildings may be used as the basis for those on new buildings. The trim and details of new construction should be used to accomplish purposes similar to those used historically, both functionally and decoratively, and incorporate 3-dimensional elements that project and recede from the principal wall plane. When installed, they should unify a building and should be consistent or compatible with the context of the neighborhood.



*This wood bracketed door hood is located on a new building. The details represent a simplified interpretation of a Victorian-period door hood.*

### **Materials**

The materials used in the construction of a new building, including walls, roofs, windows, doors, trim, porches and other exterior visible elements, contribute to a building's character and appearance. Typically, materials for new construction should match those predominantly found on surrounding buildings. However, materials need not be identical to those found locally if they are complementary, particularly along streets where existing buildings are of diverse materials.

Inappropriate materials include those which unsuccessfully pretend to be something they are not, such as plastic "bricks," aluminum or vinyl "weatherboards," or synthetic stucco and EIFS. All are imitations which fail to produce the texture, proportions and colors of the real materials. It is important to note that the size, texture, color and other characteristics of exterior materials can be as important as its composition.



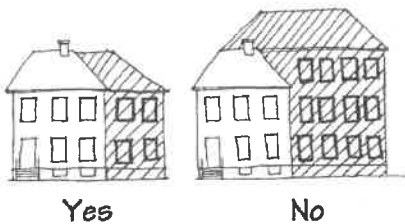
## ADDITIONS TO EXISTING BUILDINGS

Historically, the need for increased space was often addressed by constructing additions to existing buildings. Additions to existing historic buildings can provide increased space while maintaining the historic character of the original building and streetscape.

Consistent with *The Secretary of the Interior's Standards for Rehabilitation*, an addition to a historic building should be subordinate to the historic building and read as an addition. The subordinate appearance of an addition can be achieved through its placement, form, size, massing, materials and details. Traditional or contemporary design and additions to existing properties should not obscure, damage or destroy significant architectural material, and should be compatible with the design of the property and the neighborhood. Whenever possible, additions should be constructed in a manner that, if removed in the future, the essential form and integrity of the historic building would be unimpaired.

### It is Generally Appropriate to:

- Locate additions at rear or side elevations that are subordinate to the historic building and consistent or compatible with the design of the property and surrounding neighborhood wherever possible
- Construct additions so that the historic building fabric is not radically changed, obscured, damaged, or destroyed
- Review *Guidelines* to better understand the historic context and appropriate design and materials
- Consult zoning requirements at the beginning of the design process



Yes

No

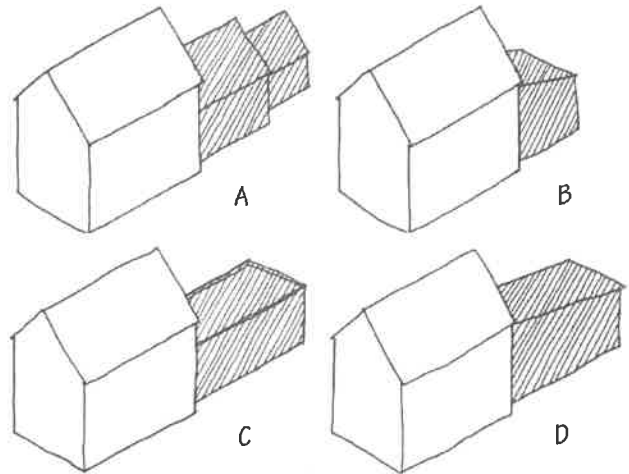
The addition to the left has lower floor-to-floor heights and smaller and more closely spaced windows than the historic house. The addition at the center has a scale, proportion, overall form and window pattern similar to the existing building. The addition to the right is significantly larger than the existing building and is visually overwhelming and inappropriate.

### Building Form & Massing

Building form refers to the shape of major volumes while massing refers to the overall composition of the major volumes. The form and massing of an addition should complement, but not necessarily match, the original building. For example, it is often appropriate to construct a smaller gable roof form at the rear of an existing gable roof building.

### It is Generally Appropriate to...

- Construct an addition with similar form and massing to the existing building and buildings on adjacent sites
- Construct roof forms, wings, ells and bays and other projecting elements that are similar to those found on the existing building and the block of the proposed building



*Example A:* The two gable roof additions with decreasing roof heights and widths represent an appropriate composition with regard to form, mass and proportions to the original gable roof building. Additions with decreasing geometry similar to these are typical of historic construction.

*Example B:* The small shed roof addition is appropriate in some locations.

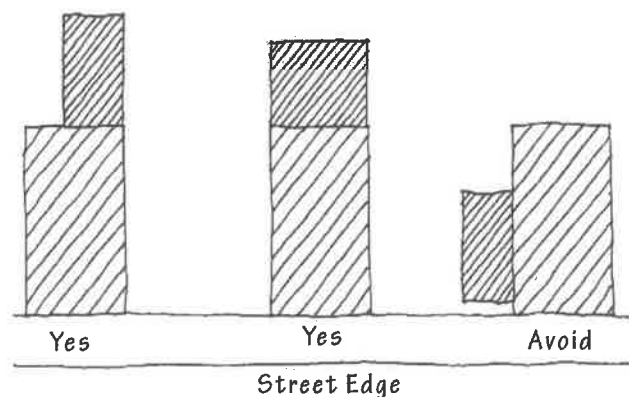
*Examples C and D:* The flat roofed addition and long shed roof addition are inappropriate for the original gable roof building. The length of the single mass competes visually with the original building.

### Setback

An addition should be positioned to have the least visible impact to the streetscape. An addition at a front façade generally is prohibited and a rear addition generally is appropriate. An addition at a side elevation is rarely appropriate and, if proposed, should be located as far as possible from the street.

### It is Generally Appropriate to...

- Construct the addition at the rear of the building or at a side elevation as far back on the site as possible
- Use landscape elements, such as walls and fences, to screen the addition visually



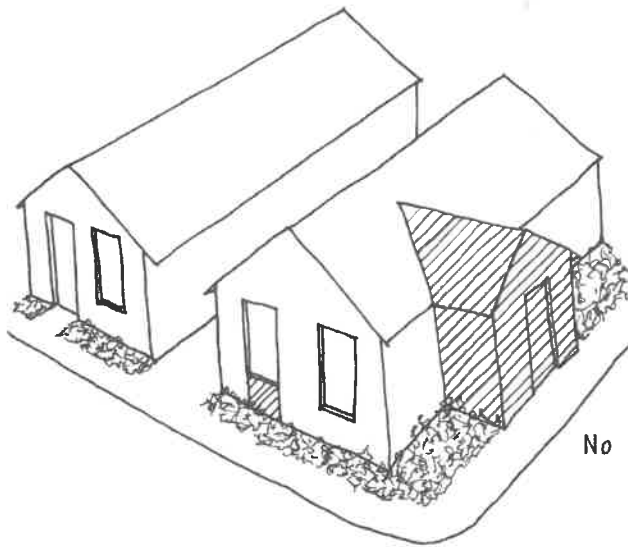
In this site plan, the visibility of the left and middle examples would be limited from the sidewalk and the street. The addition to the right is visible from the sidewalk and street and should be avoided, particularly at corner properties.

## Orientation

The principal façade of a building should be oriented in the same direction as the majority of the buildings on the streetscape unless originally designed with a corner entrance. When adding to an existing building, the addition should be located, planned and detailed so as not to confuse the dominant historic orientation of the original building. In most instances, the addition should not have the effect of creating a new primary façade and it should not be visually dominant, and it should be screened from the public right-of-way as much as possible.

### *It is Generally Appropriate to...*

- Maintain the visual prominence of the historic front door even if it is not longer used as the primary entrance
- Orient the a primary façade or principal elevation of a building towards the street elevation



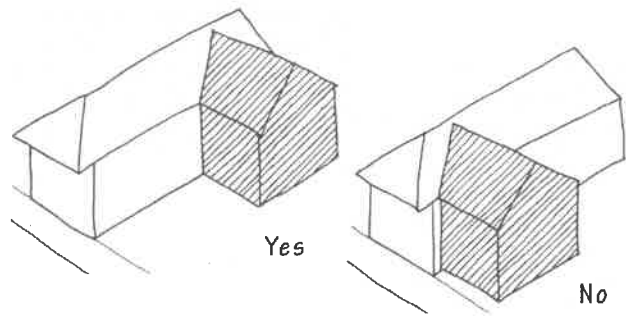
*The addition to the right building is inappropriate as it relocates the entrance door to the side elevation and eliminates the original entrance door.*

## Alignment, Rhythm & Spacing

The consistent spacing of buildings establishes a historically prevalent rhythm along a streetscape and should be applied to an addition at an existing building. The construction of an addition should not make an existing building appear substantially wider or closer to its neighbors than the existing visual arrangement. Vertical considerations for alignment, rhythm and spacing include floor-to-floor heights; first floor, porch and balcony heights above the ground; and cornice heights.

### *It is Generally Appropriate to...*

- Construct an addition in a manner that does not significantly alter the visual alignment, rhythm or spacing of buildings along a streetscape
- Construct an addition in a manner that does not significantly increase the apparent visual size of a building on a property when viewed from the public right-of-way



*An addition at a side elevation should be as far back from the street as possible.*

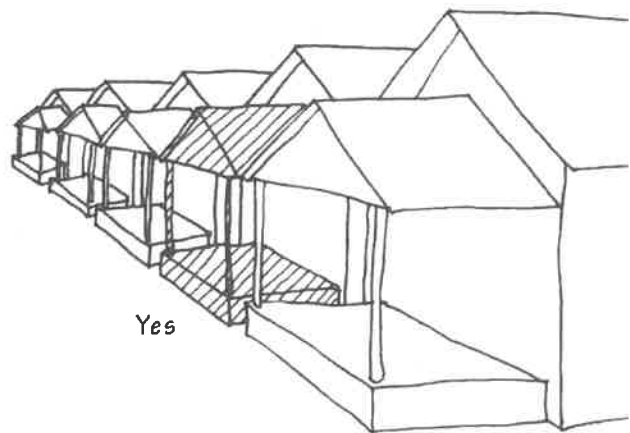
## Architectural Elements & Projections

Throughout Portsmouth, the rhythm of the streetscapes is highlighted by the projection of porches and bays which relieve otherwise flat façades. Projecting chimneys, dormers and parapets also contribute to the overall shape and silhouette of the buildings and the skyline.

Adding a new architectural element or projection to a building's street elevation is generally not appropriate unless there is evidence that it existed previously or is common for the particular type or style. A new architectural element or projection is more appropriate at a rear elevation or towards the rear of a non-street elevation. (Refer to *Dormers and Chimneys, Guidelines for Roofing*, page 04-5 and *Guidelines for Porches, Stoops & Decks*.)

### *It is Generally Appropriate to...*

- Replace a missing architectural element or projection designed and detailed similar to those found at neighboring buildings or according to documentation at a building whose type and style would have included one
- Install consistent or compatible, simplified detailing on new architectural elements or projections, particularly if they will be located at a side or rear elevation rather than a new "historicized" architectural element at a building that would not have included one historically



*The HDC encourages the reconstruction of a removed porch in a manner that is compatible in size and scale to the building and streetscape on which it is being proposed with appropriate documentation.*

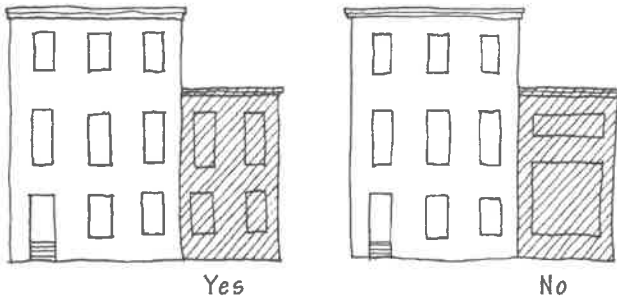
### Façade Proportions; Window & Door Patterns

The rhythm and patterns of a principal façade of an addition should reflect that of the existing building. Similar to new construction, the dominant patterns at a façade are determined by the number of bays and spacing between windows and doors and major building features, such as cornices. On a smaller scale, these patterns can be reflected in the selection of wall materials and details like brackets or repetitive trim or moldings.

Windows and doors on additions should be of similar size, shape, design, proportion, spacing and placement to those in the existing building. Windows should be proportionally and functionally similar, and have comparable muntin or grid patterns as the existing windows. Doors should reflect the original type and the proportions of windows and panels should be similar. It is important to keep in mind that shutters act as an extended "frame" for windows and doors and should be considered in the overall composition. In some instances, where the proposed use and scale of an addition prevents maintaining the existing pattern, the design should incorporate detailing to suggest them, such as false windows and pilasters that give the impression of bays or multiple buildings. This is particularly important at a street-facing façade.

#### *It is Generally Appropriate to...*

- Construct an addition with a façade height and width comparable to the existing building and adjacent sites
- Use similar proportions, sizes, locations and types of windows, doors and shutters as found on the existing building and adjacent sites



*The proportions of the windows of the left addition are consistent with those found at the original building. By contrast, the windows of the right addition are much wider with the first floor window being significantly taller and the second floor much shorter.*

#### Trim & Details

In the same way that the form and mass of an addition should be compatible with, but not necessarily a copy of a historic building, new details should be compatible with, but not necessarily copy, historic trim and details. Existing details and trim may be used as the basis for those on an addition and be simplified to provide compatibility without requiring duplication of historic features. Using similar forms such as those found at parapets, rooflines, windows, doors, trim, porches, decks and other façade elements, can help establish continuity and compatibility within a building, block and the historic setting as a whole.

Detail and trim should be used to accomplish purposes similar to those used historically. Examples of functional and decorative elements include cornices, lintels, arches, balustrades, chimneys, shutters, columns, posts and other common details. When used, details and trim should create a unifying effect on a building and be consistent or compatible with the context of the neighborhood.

#### *It is Generally Appropriate to...*

- Construct an addition with details and trim that complement historic neighboring trim and details
- Install detail that is functional with a high level of craftsmanship rather than simply applied decoration
- Apply detail and trim that is stylistically consistent or compatible to the existing building at the addition
- Apply simplified trim at a lesser addition



*Additions should include forms, proportions, trim, details and materials similar to the historic portion of the building.*

#### Materials

The materials used in the construction of an addition for walls, sloped roofs, windows, doors, trim, porches, decks and other exterior visible elements contribute to a building's character and appearance. Typically, materials for an addition should match or complement the materials found on the existing building. However, there are times when this is not economically feasible or practical. In these cases, it is appropriate to alter materials on additions, as long as the material is a "lesser" material than the original construction. This would include adding a wood clapboard or stucco addition to a stone or brick building; it is not appropriate to construct a brick addition onto a wood clapboard building.

Inappropriate materials include those which unsuccessfully pretend to be something they are not, such as plastic "bricks," aluminum or vinyl "clapboards," or synthetic stucco and EIFS. All are imitations which fail to produce the texture, proportions, finish and color of the real materials. It is important to note that the size, texture, color and other characteristics of exterior materials can be as important as their composition.

## SECONDARY BUILDINGS & STRUCTURES

Many residential properties in Portsmouth include more than a principal building. In most instances, a secondary building or structure and landscape features contribute significantly to the overall property, setting and historic context. A secondary building or structure in Portsmouth can be a service or accessory outbuilding, a garage, pool house, shed or boat house.

Secondary buildings and structures contribute significantly to the understanding of Portsmouth's history and development. Although most secondary buildings were designed to be utilitarian, those associated with a residence, such as a service or accessory outbuilding, were constructed to be complementary to the property's principal building. This complementarity can include the building's form, materials and simplified detailing.

In general, a secondary building or structure is historically or architecturally significant if it was:

- Constructed at or about the same time as the principal building on the site
- Constructed after the principal building on the site but was used for a significant function
- Representative of an important architectural design or in an important construction method
- Associated with an important event or person related to the property
- Built incorporating distinctive characteristics of form, style, materials or detailing, or shares those characteristics with other buildings on the site

### The HDC reviews the alteration, construction or demolition of any secondary building or structure in Portsmouth.

Property owners are encouraged to contact the HDC to obtain the significance of a secondary building or structure prior to application submission for an alteration or demolition.

## NEW SECONDARY BUILDINGS & STRUCTURES

Similar to an addition, a secondary building or structure should be subordinate to and visually compatible with the primary building without compromising its historic character. Although the type and location of these features can be limited by zoning and other requirements, ideally, the secondary building or structure should be located so it is minimally visible and does not detract from historic buildings. Contact the Planning Department to determine the allowable location, footprint, height and applicable regulations for a proposed secondary building or structure prior to submitting a design to the HDC.

### Allowable Secondary Buildings & Structures

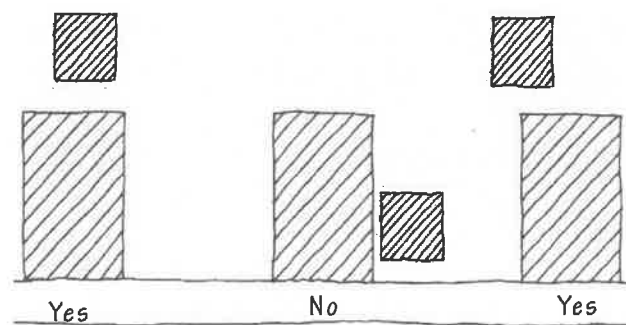
Prior to application submission to the HDC, contact the Planning Department to discuss the allowable location, site coverage, height and applicable regulations for a proposed secondary building or structure.



Secondary buildings, such as garages, should be located to the rear of the historic building and constructed in a manner that is appropriate to the historic context.

### It is Generally Appropriate to...

- Maintain a historically and/or architecturally significant secondary building or structure as carefully as the principal building
- 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
- Locate a secondary building or structure, including a garage, storage building, shed, animal shelter or pool house, away from the principal entrance or street elevation
- Construct a new secondary building in a manner that does not damage other resources on the site, respecting the footprints and foundations of previous secondary structures, as well as potential archaeological resources
- Adapt functionally obsolete buildings for new uses such as converting a service building into additional living space, a play house or storage
- Use exterior materials for an addition that are present in the existing building
- Install materials that are compatible with each other and will not react chemically with existing materials – Refer to specific *Guidelines* sections or contact HDC Staff for more information



### Street Edge

The visibility of the secondary buildings or structures at the right and left is limited from the street. The secondary building or structure in the middle example does not conform with the street pattern, is very prominent, and should be avoided.

## DEMOLITION OF HISTORIC RESOURCES

Once resources or buildings that contribute to the heritage of the community are destroyed, they cannot be replaced. The demolition of all or portions of resources on properties or within a historic area is considered a drastic action since it alters the character of the streetscape, surrounding buildings and the demolition site. This could represent a lost educational resource for the community, whether the building was an example of past construction techniques or has associations with a significant individual or event in the City's history.

As a result, demolition of focal or contributing buildings within a historic area is rarely considered to be an appropriate option, and is strongly discouraged by the HDC. The only instance where demolition could be considered is where the proposed demolition is limited to non-contributing primary and secondary buildings, structures or portions of buildings. (Refer to *Demolition Application Review, Guidelines Introduction, page 01-7.*)

As an alternative to demolition of focal or contributing buildings or structures, property owners are encouraged to re-purpose the building for an alternative use or evaluate whether a compatible addition would provide needed functionality to allow the continued preservation of the historic building or structure.

## ARCHAEOLOGY & EXCAVATION

It is recommended that property owners treat below-grade areas with potential resources carefully. Many of the City's properties, particularly those near water, may have archaeological deposits. These deposits can include Native American shards and objects as well as remnants of earlier buildings and related construction, such as wells and privies, that might yield additional materials such as discarded household items and animal remains. The African Burying Ground rediscovered in 2003 under what is now Chestnut Street, is one example of such a historic site.

Once a site has been disturbed without proper care, the ability to understand the site through professional interpretation might be lost forever. If the construction of a new building or addition will require substantial excavation at a previously undisturbed site, there is potential to destroy important archaeological resources.

It is recommended that property owners with known archaeological resources locate new construction or ground-disturbing activities in a manner that avoids affecting the archaeological resources until it can be professionally excavated and recorded. The HDC encourages property owners to contact the HDC for additional information. (Refer to *Archaeology & Excavation, Guidelines Introduction, page 01-13.*)

### HDC CRITERIA FOR NEW CONSTRUCTION & ADDITION REVIEW

When evaluating new construction on a site or an addition to an existing building, the HDC's goal is to preserve the integrity of the remaining historic fabric in Portsmouth's Historic District to ensure continued access to this shared heritage. One of the major factors in the review process is the property's historical and/or architectural value as determined by the historic designation. The more significant the property, the more critical is maintaining its authenticity.

- **Focal Properties** — Maintain the highest historic integrity with a focus on preserving historic building elements while limiting alteration or demolition of significant buildings, structures or building components
- **Contributing Properties** — Maintenance of historic building, structures and building elements encouraged, particularly at street-facing façades; more flexibility is possible at secondary side or rear elevations with limited visibility from the street
- **Non-Contributing Properties** — Provides greatest possibility for alteration, including possible demolition of non-contributing building, structures or building elements

### When is HDC Review Not Required?

A Certificate of Approval is not required for:

- Construction, alteration or demolition of any structure or element of a structure that the Code Official documents as being necessary to avoid an immediate health or safety emergency prior to the Commission convening a meeting to consider the matter

#### *The HDC recommends:*

- Limiting demolition to those buildings, structures or portions of buildings that are non-contributing
- Constructing new primary and secondary buildings and structures that follow the *Compatible Design Principles* outlined in this *Guidelines* section
- Minimizing disruption of archaeological resources when considering new construction or additions — If it is not possible to prevent disruption, conducting archaeological investigations prior to construction is recommended

#### *The HDC discourages:*

- Demolishing a focal or contributing building or structure that does not pose an immediate health or safety hazard
- Installing a pre-manufactured metal shed, carport, enclosure or outbuilding at a property

This material is funded by the City of Portsmouth, NH on behalf of the Historic District Commission  
Planning Department, City of Portsmouth, NH  
[www.planportsmouth.com/historicdistrictcommission.html](http://www.planportsmouth.com/historicdistrictcommission.html)



By: Dominique M. Hawkins, AIA, LEED AP  
Preservation Design Partnership, LLC  
Philadelphia, PA; [www.pdparchitects.com](http://www.pdparchitects.com)  
© Copyright 2016. All rights reserved.



## **EXHIBIT 3 – ASSESSOR’S CARD**

# 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 **Book & Page**  
 PORTSMOUTH, NH 03801 **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

**Building Attributes**



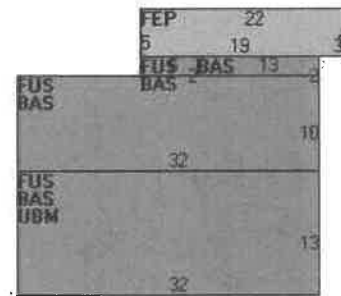
Field	Description
Style	2 Unit
Model	Residential
Grade:	C+
Stories:	2
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Gas
Heat Type:	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\6>)

### Building Layout



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

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	

### Land

#### Land Use

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

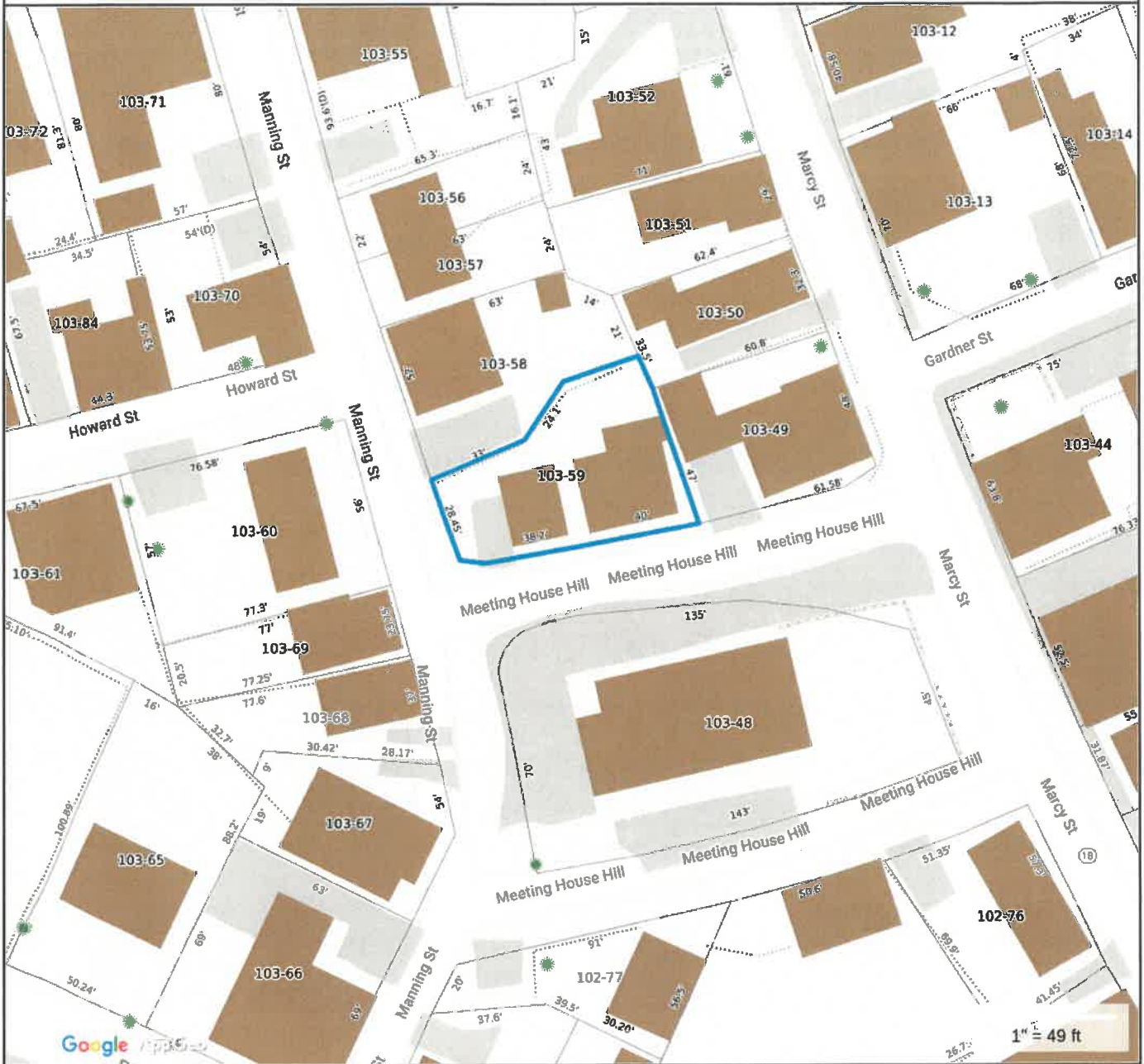
**Valuation History**

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

**EXHIBIT 4 – ASSESSOR’S MAP**

# 11 Meeting House Hill Road



**Property Information**

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



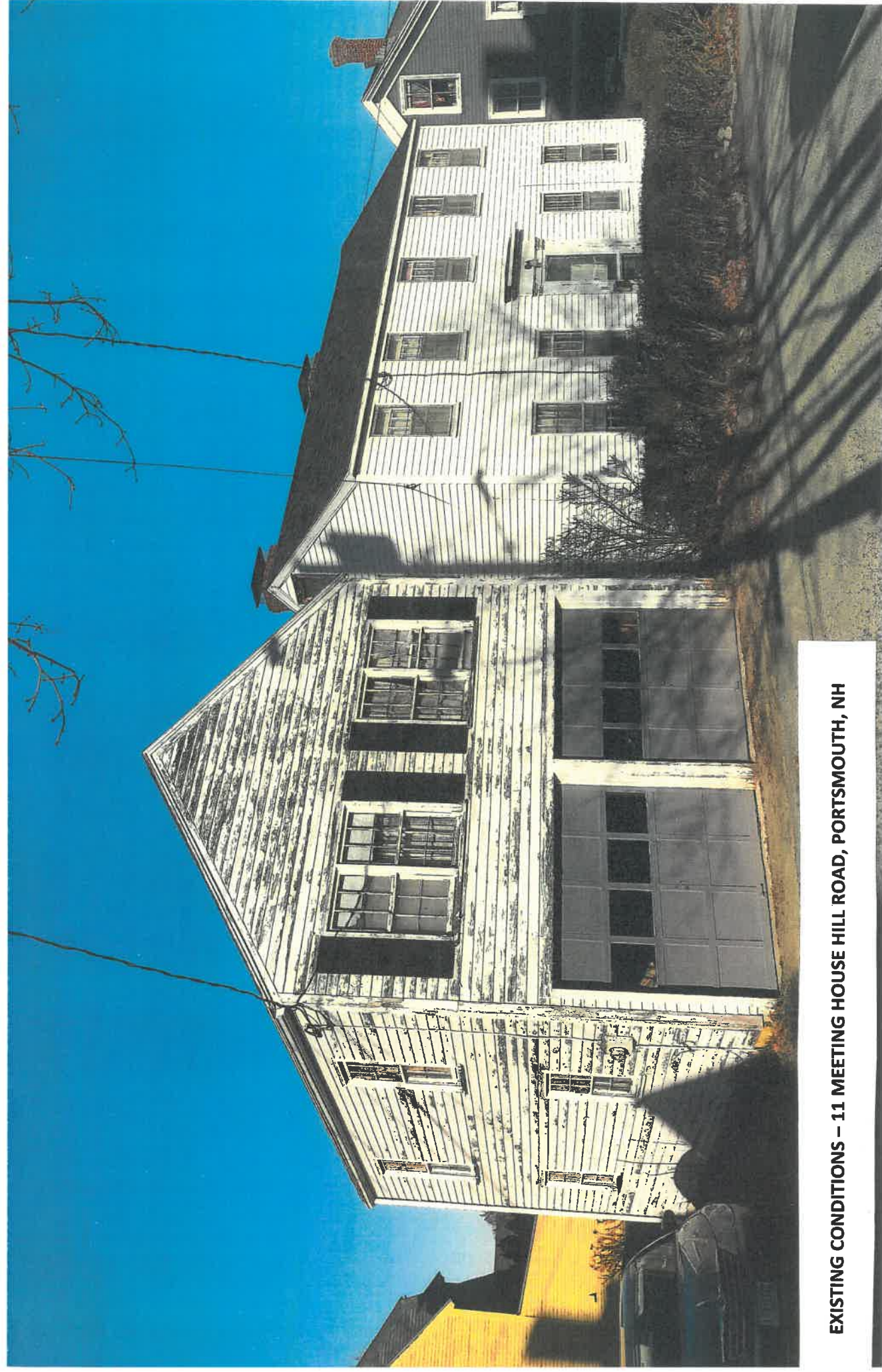
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

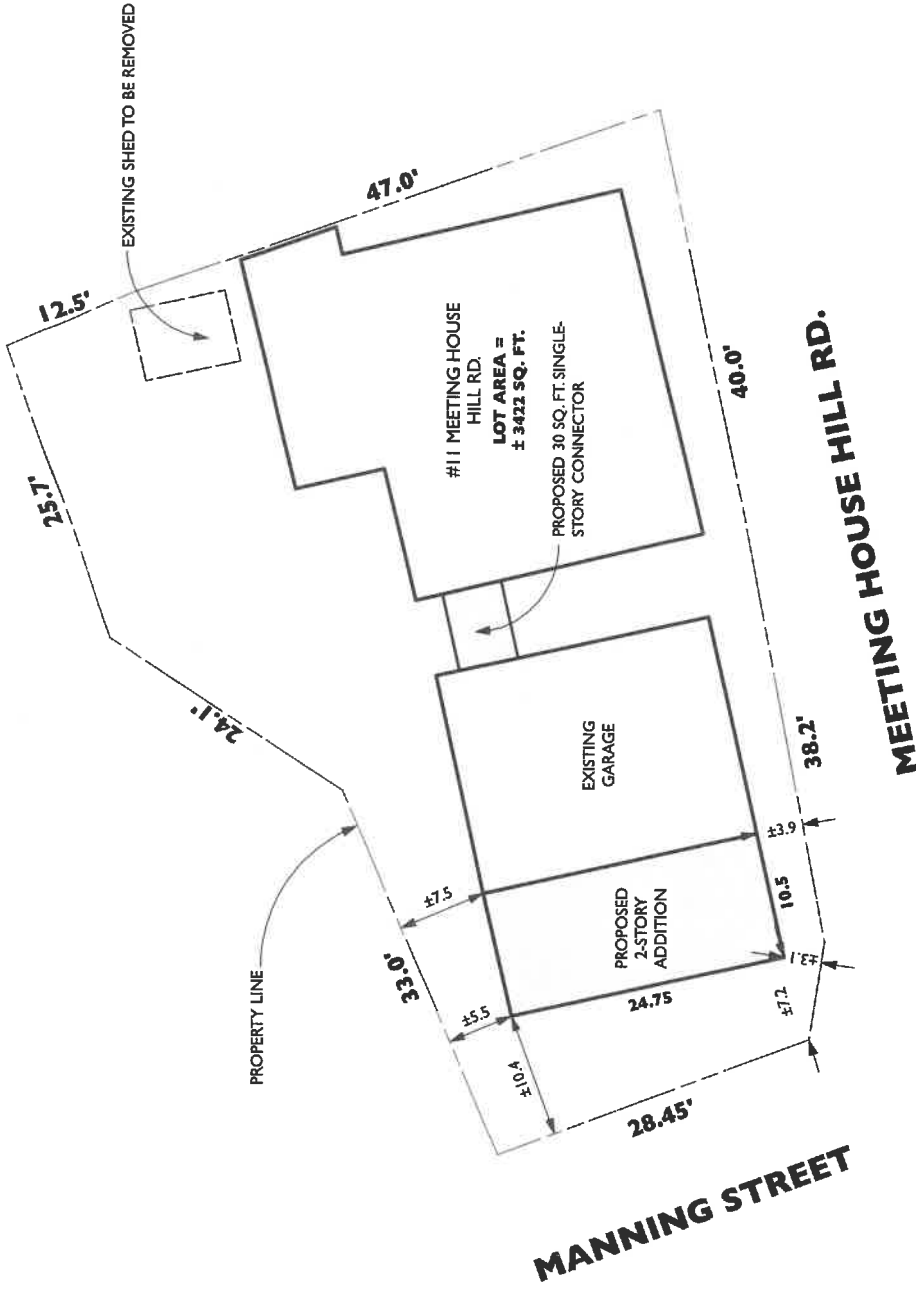
## **EXHIBIT 5 – EXISTING CONDITIONS**





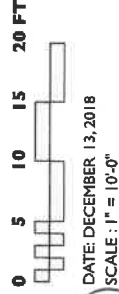
**EXISTING CONDITIONS – 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH**

## **EXHIBIT 6 – EXISTING CONDITIONS PLAN**



**PROPOSED SITE PLAN**

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

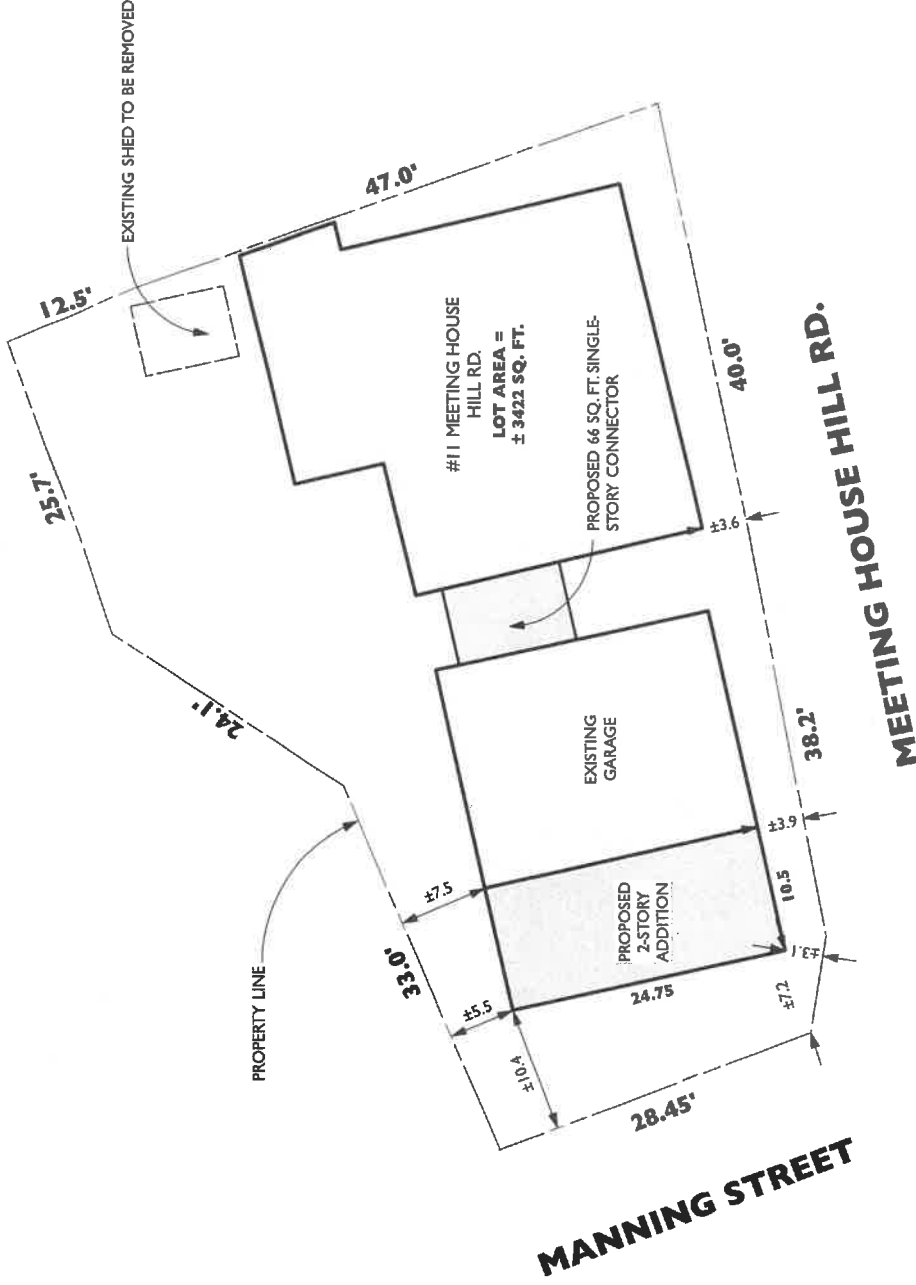


*TO BE REPLACED*



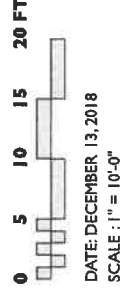
## EXHIBIT 7 – PROPOSED SITE PLAN

PROPOSED SITE PLAN - 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

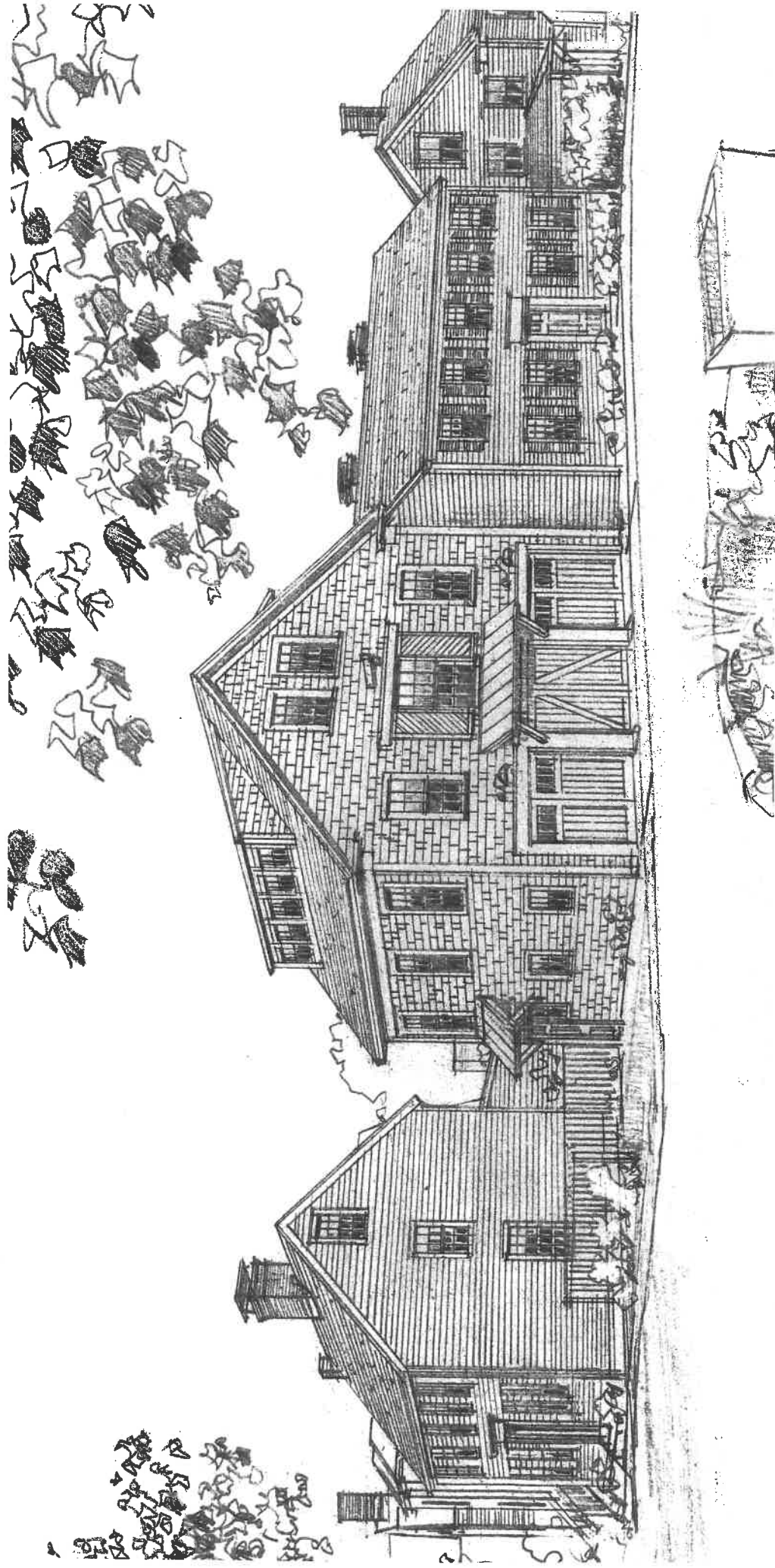


**PROPOSED SITE PLAN**

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



## **EXHIBIT 8 – PROPOSED SITE CONDITIONS**



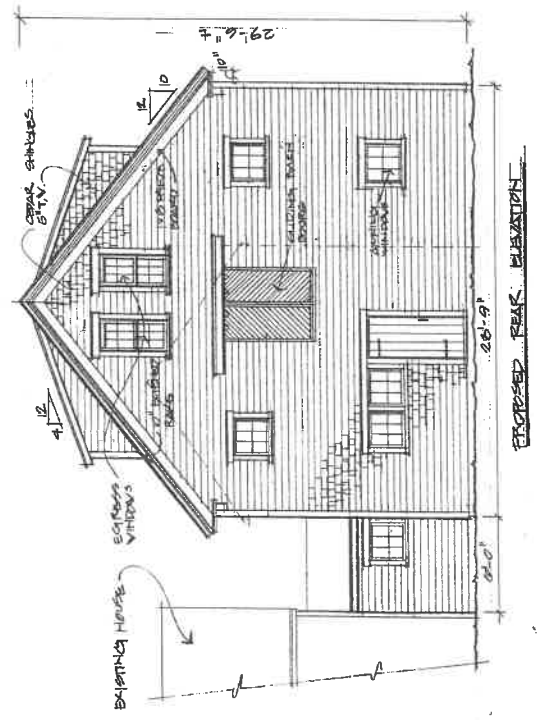
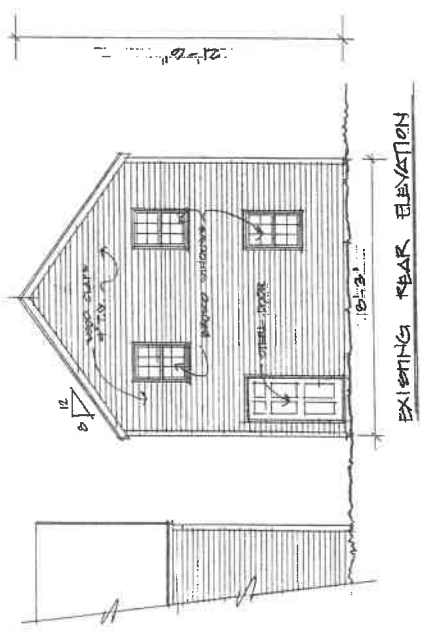
PROPOSED CONDITIONS - 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

## **EXHIBIT 9 – PROPOSED ELEVATIONS**



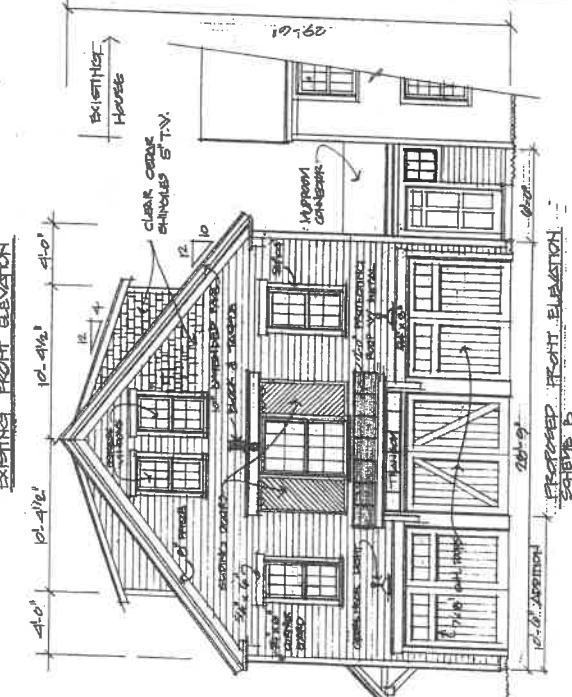
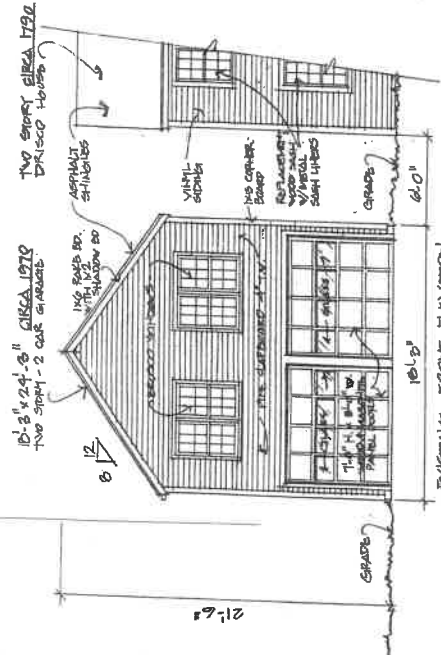
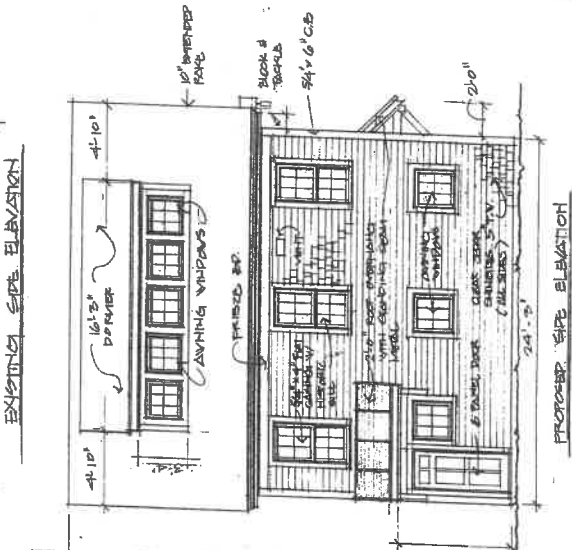
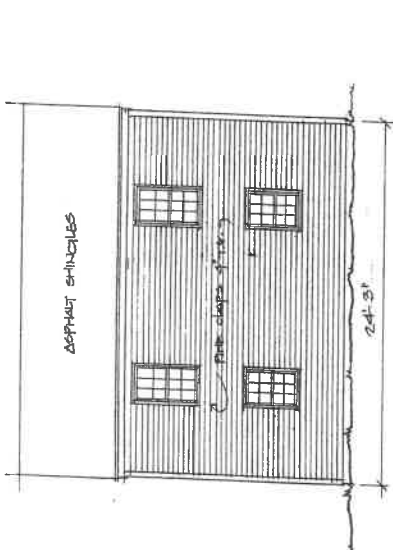
A.2

CAPTAIN BRISCO HOUSE (CIRCA 1790) - CRACKHELL RESIDENCE (CIRCA 2019)  
DATE: 12/2018  
SCALE: 1/4" = 1'-0"



Alternative Front Elevation

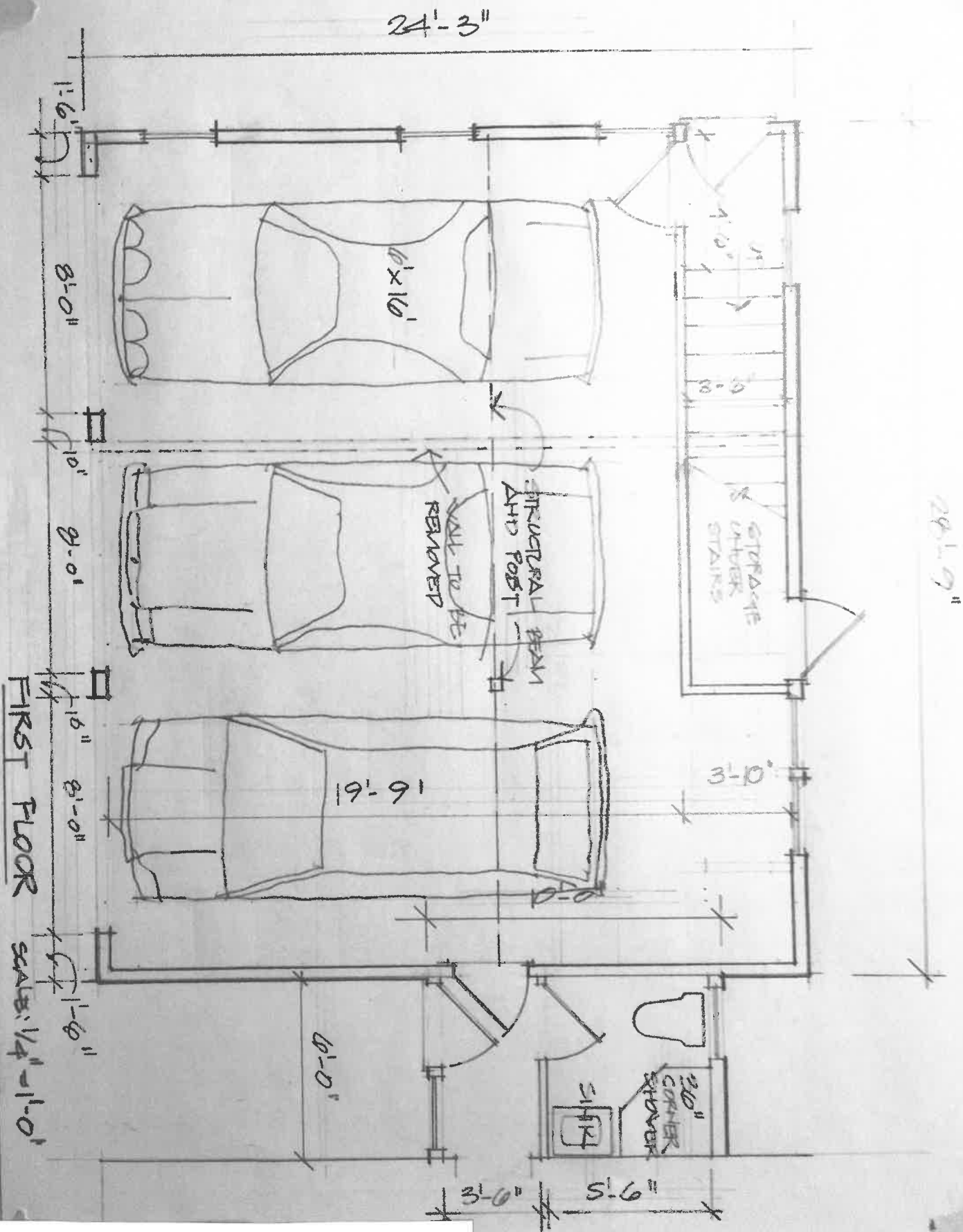
CAPTAIN DRISCO HOUSE (ORCA 1907) - CRACKLEBELL RESIDENCE (CIRCA 1909)	
DATE: 12/20/2018	SCALE: 1/4" = 1'-0"
A-3	



PROPOSED FRONT ELEVATION

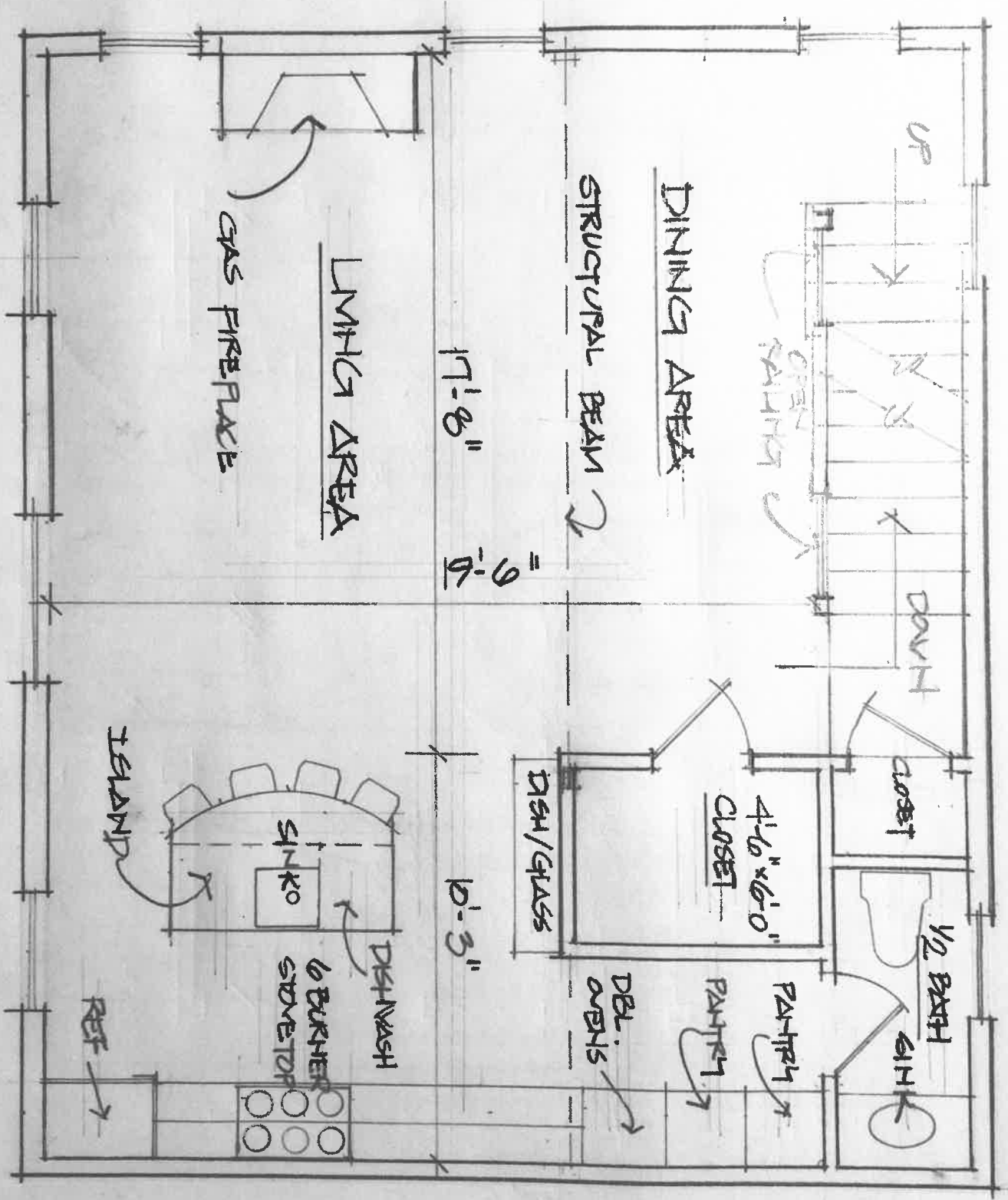


## **EXHIBIT 10 – PROPOSED FLOOR PLANS**



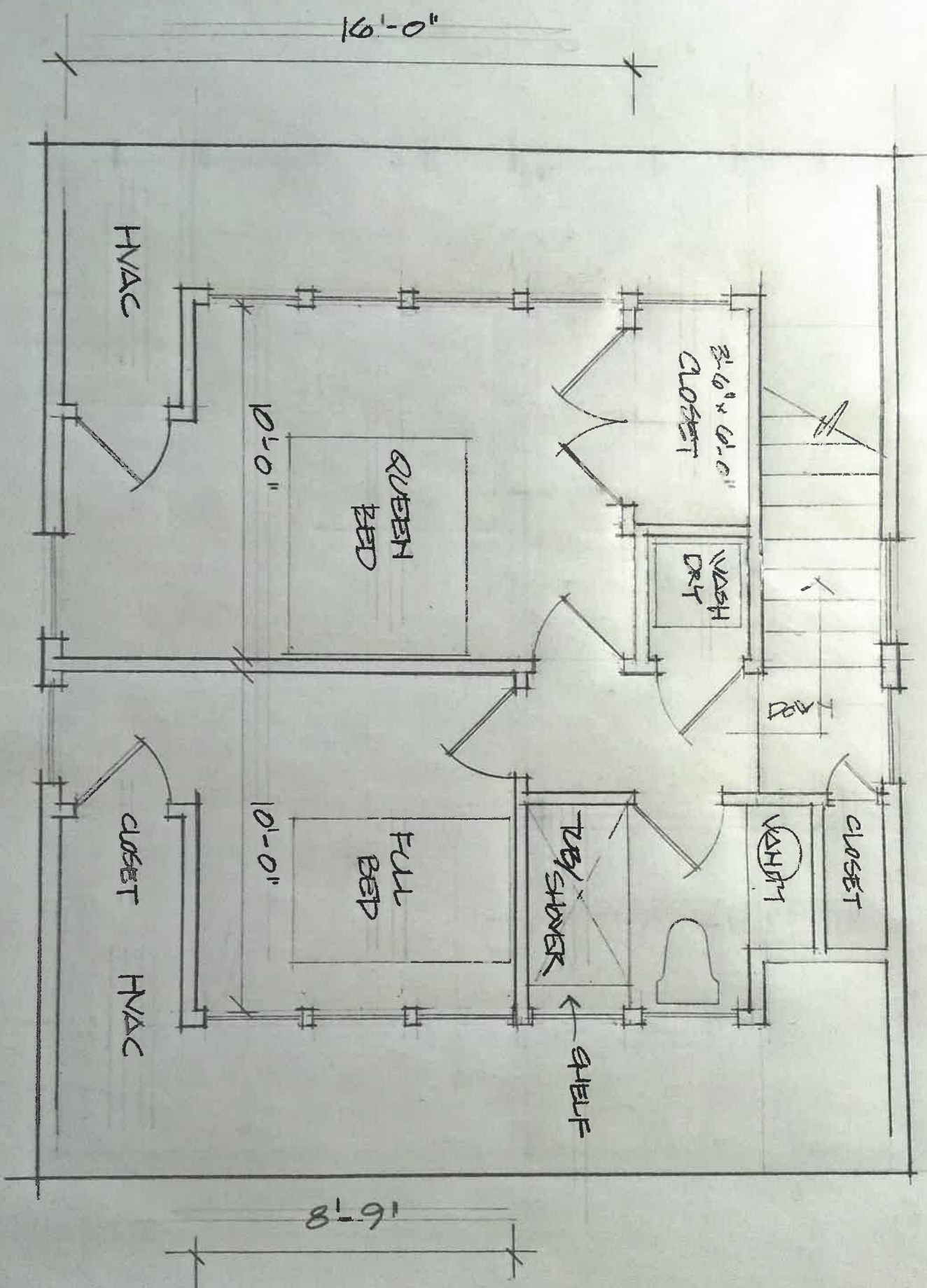
**PROPOSED FIRST FLOOR PLAN**

SECOND FLOOR



PROPOSED SECOND FLOOR PLAN

THIRD FLOOR



PROPOSED ATTIC FLOOR PLAN

## **EXHIBIT 11 – NEIGHBORHOOD CONTEXT MAP**



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


South Meeting House Neighborhood

22 - South Meeting House

## **EXHIBIT 12 - HISTORIC DISTRICT SURVEY INFORMATION**

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  
HAER Other

Date c. 1820  
Source: Estimate x Other:

Historic name  
Common name  
Original owner  
Architect/bldr.

Functional type house  
Present use, if different

Moved Date  
Altered Date

Effect: Focal Contributing x  
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 x Stone Poured concrete Concrete block  
Artificial stone Other

4. Wall structure: Woodframe x 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 x Vinyl  
Sheet metal Asphalt shingles Other

6. Roof: Gable x Hip Shed Mansard Flat Gambrel Other

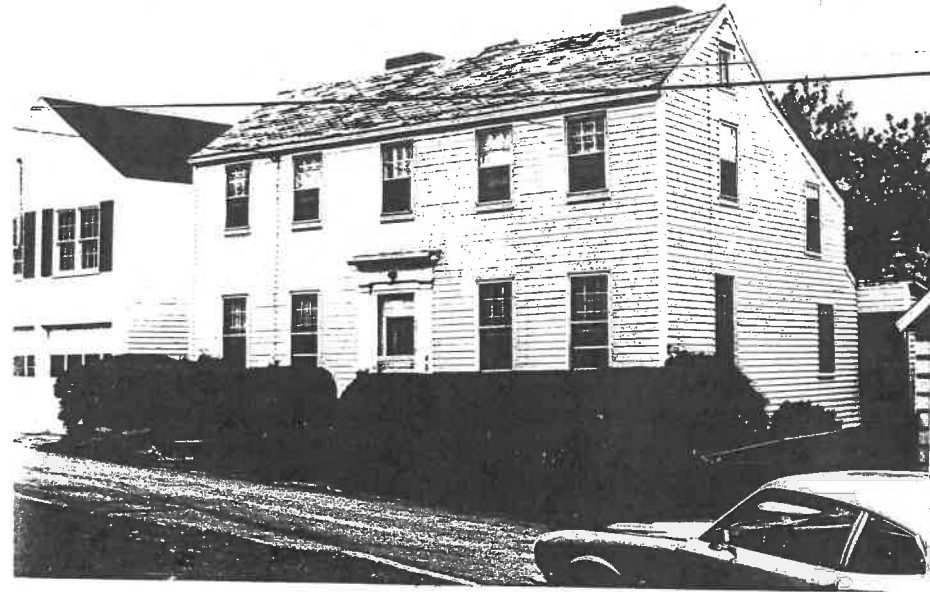
7. Specific features (location, no., appearance of porches, windows, doors,  
chimnies, dormers, ells/wings--see also description), decorative elements:  
Flat entablature and pilastered doorway.

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

(over.....)

 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.

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-19<sup>TH</sup> CENTURY/Gothic Revival

MID-19<sup>TH</sup> 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 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Colonial Revival

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> 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

Portsmouth Downtown Historic District

Rockingham Co., NH

Name of Property

County and State

also National Historic Landmarks, and also contribute to the current district.<sup>1</sup> 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.

<sup>1</sup> 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 Neál 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).

Portsmouth Downtown Historic District  
Name of Property

Rockingham Co., NH  
County and State

## 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

Portsmouth Downtown Historic District

Rockingham Co., NH

Name of Property

County and State

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

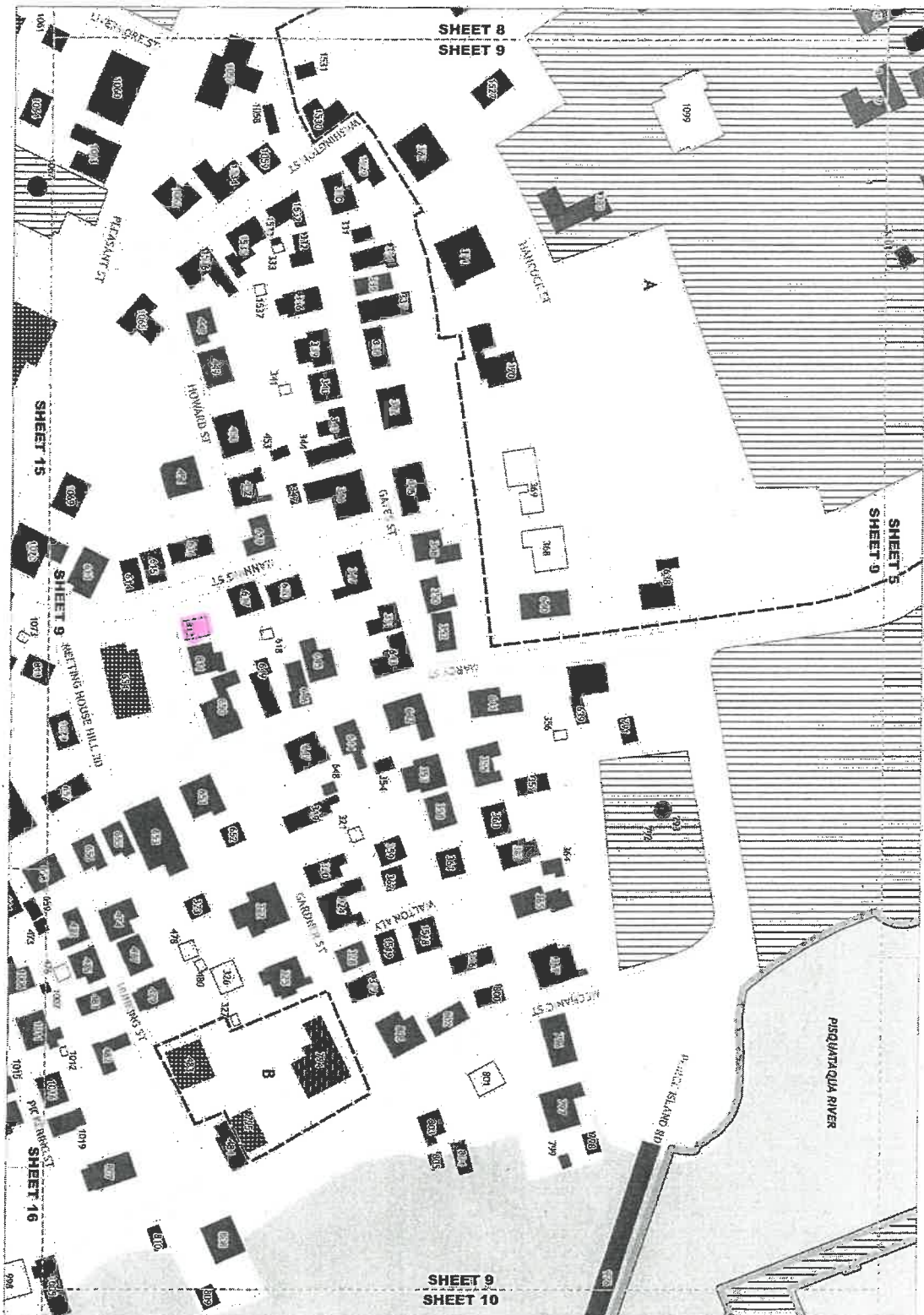
Two of the historic districts previously listed in the National Register—Strawbery Banke Historic District and Wentworth-Gardner and Tobias Lear Houses Historic District—encompass multiple streets and are discussed before all the other properties listed by street address. All other properties previously 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.<sup>2</sup> 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.

<sup>2</sup> 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.



1:1 IN = 100 FT

N

**KEY:**

- DISTRICT BOUNDARY
- PREVIOUSLY LISTED NATIONAL HISTORIC LANDMARK OR NATIONAL REGISTER PROPERTY
- NATIONAL HISTORIC LANDMARK RESOURCE INDIVIDUALLY LISTED IN THE NATIONAL REGISTER
- CONTRIBUTING RESOURCE
- CONTRIBUTING LANDSCAPE TO BE OR THE DOMINANT OR PORTSMOUTH HISTORIC DISTRICT
- NON-CONTRIBUTING RESOURCE
- RESOURCE MAP 16
- DISTRICT MAP 10

**Portsmouth Downtown Historic District**  
National Register Documentation  
Portsmouth, New Hampshire

**District Map**

**SHEET 9**

Portsmouth Downtown Historic District

Rockingham Co., NH

Name of Property

County and State

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-20<sup>th</sup> 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



Portsmouth Downtown Historic District

Rockingham Co., NH  
County and State

Name of Property

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*

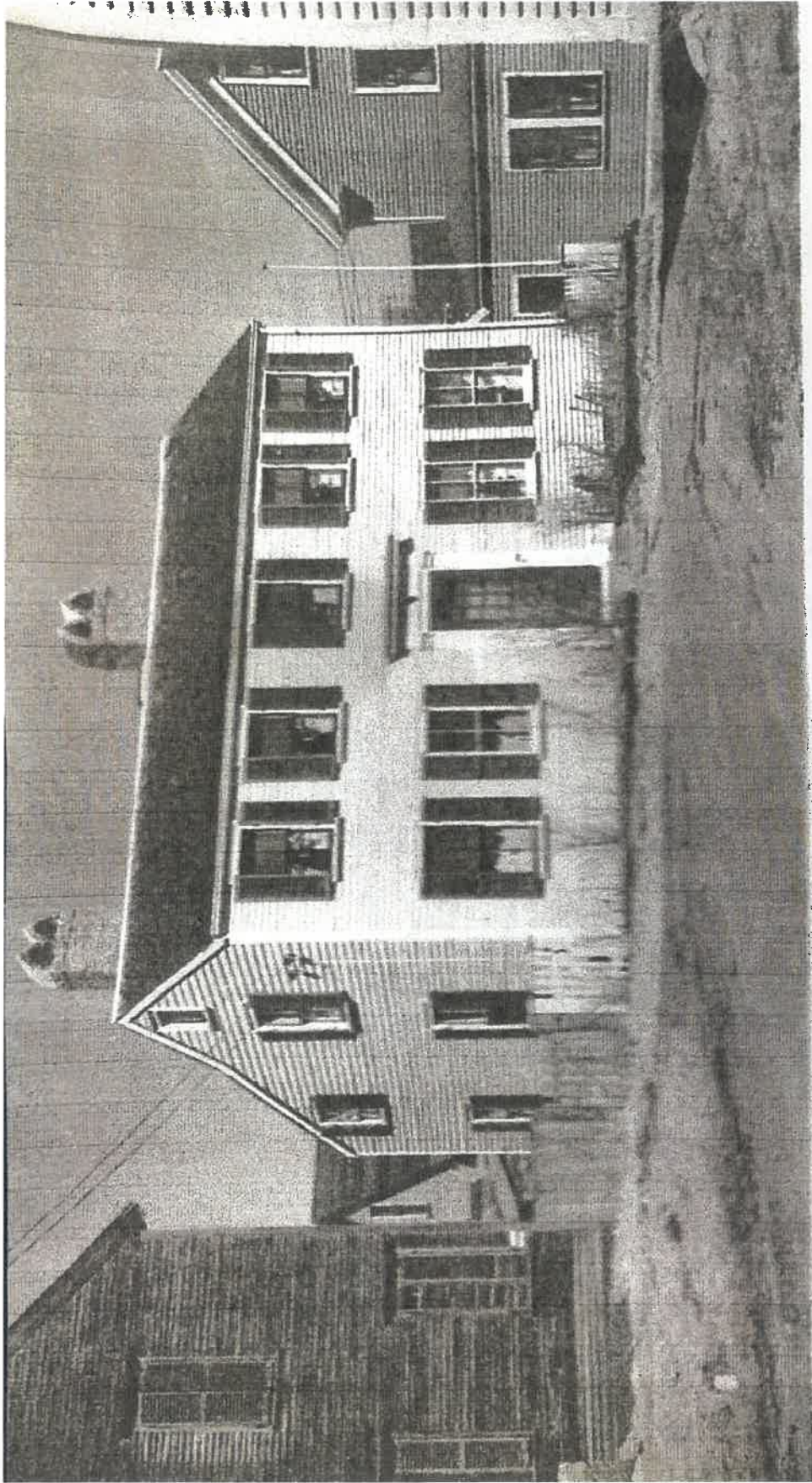
**7 Residence, ca. 1850**

(816, 817)

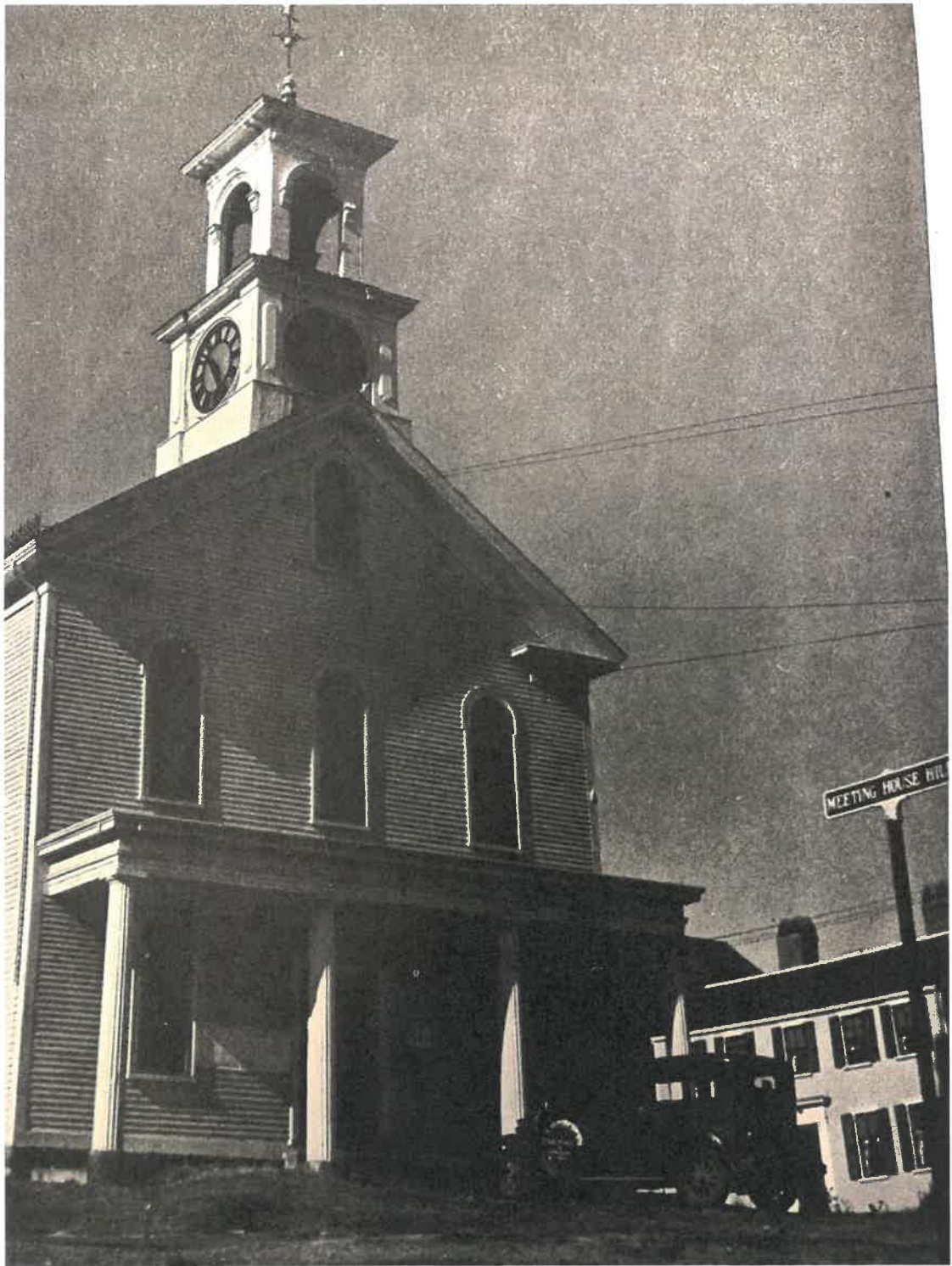
The house at 7 Melcher Street is a two-and-one-half-story, three-by-six-bay, rectangular, wood-frame Greek Revival-style side-hall residence with asymmetrical northwest (facade) elevation. The building has an asphalt-shingle-clad front-gable roof with overhanging eaves, gable returns, and paired brick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



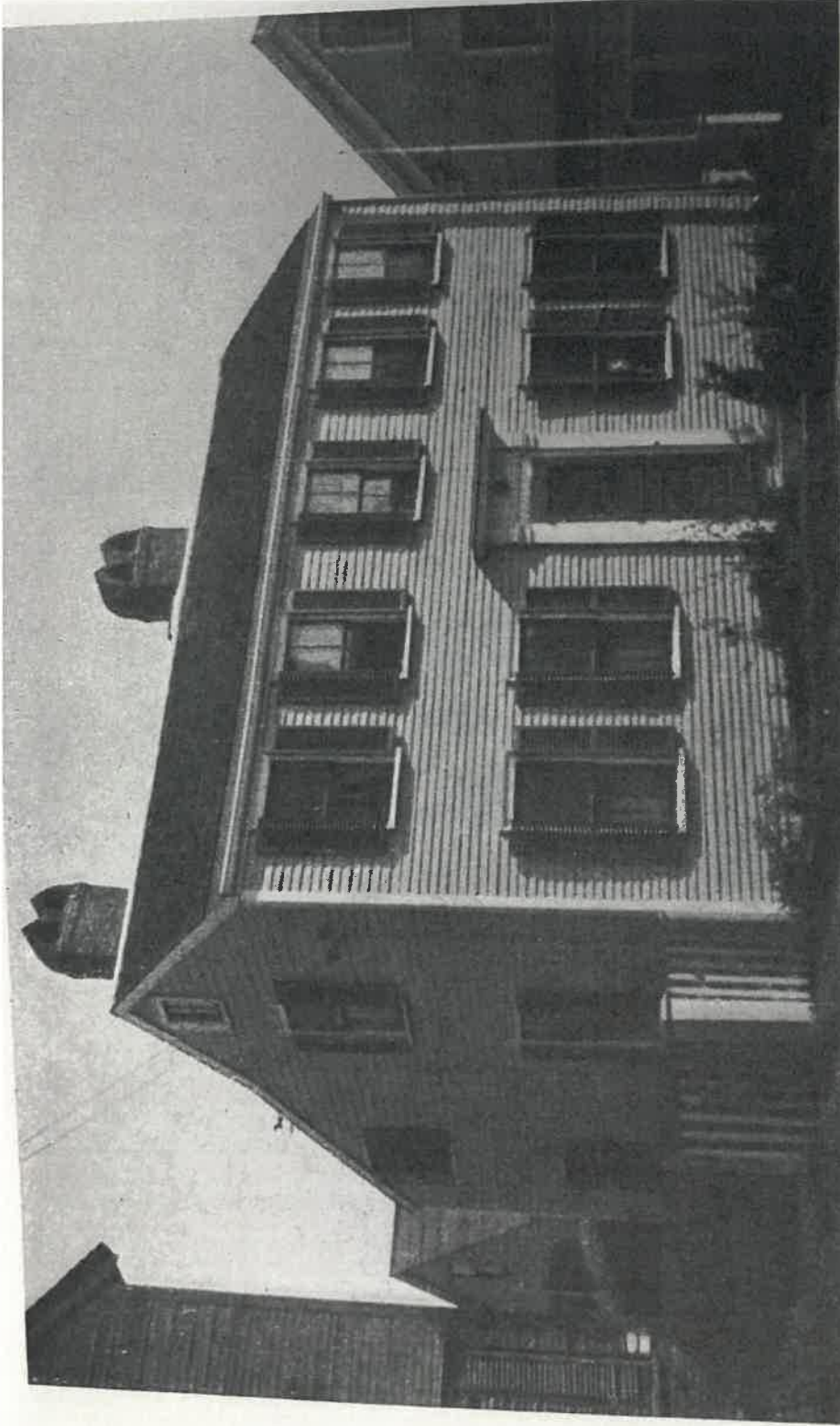
## **EXHIBIT 13 – HISTORIC PHOTOGRAPHS**



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.

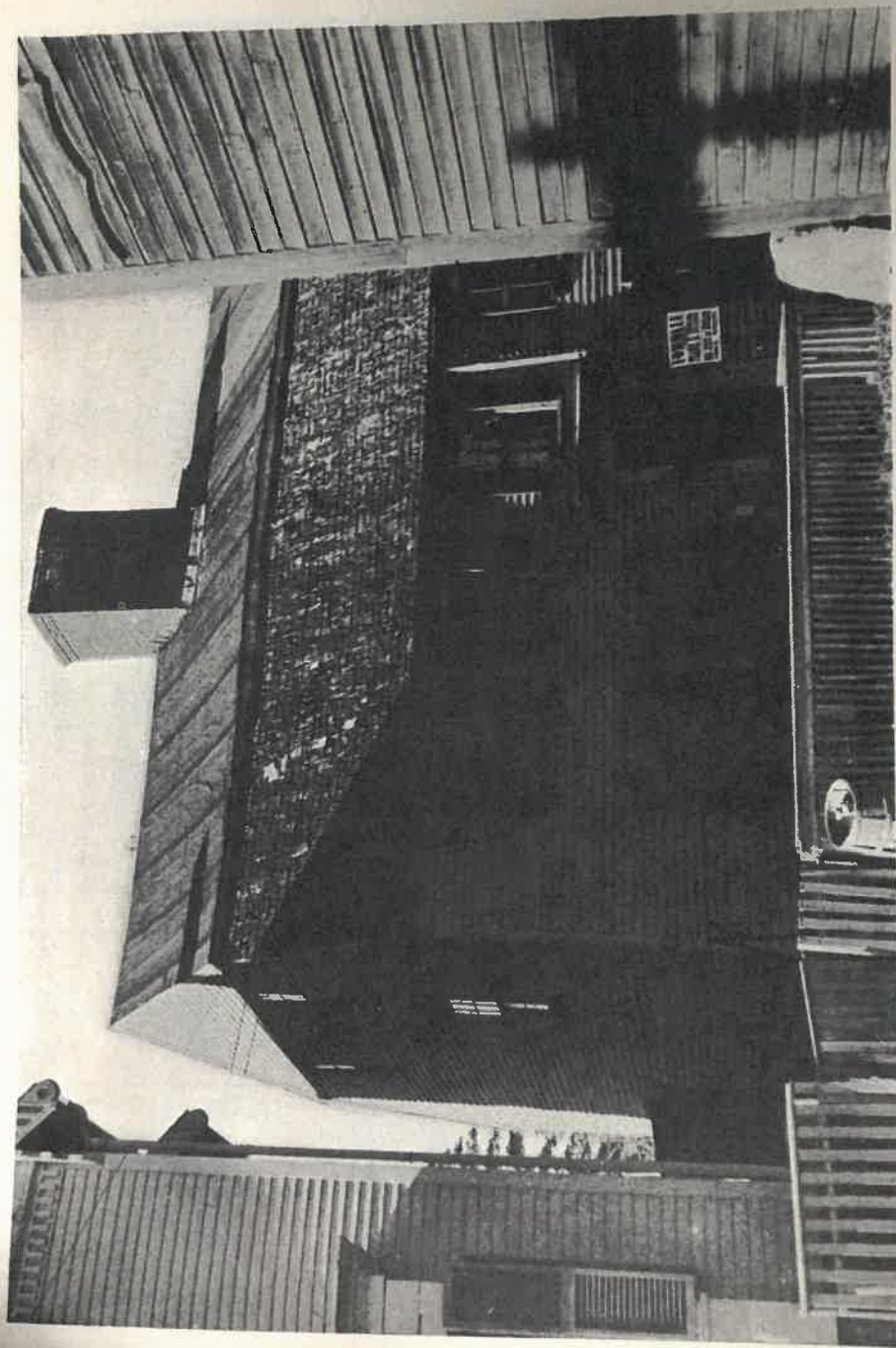






*Fig. 224*

**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.



*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.



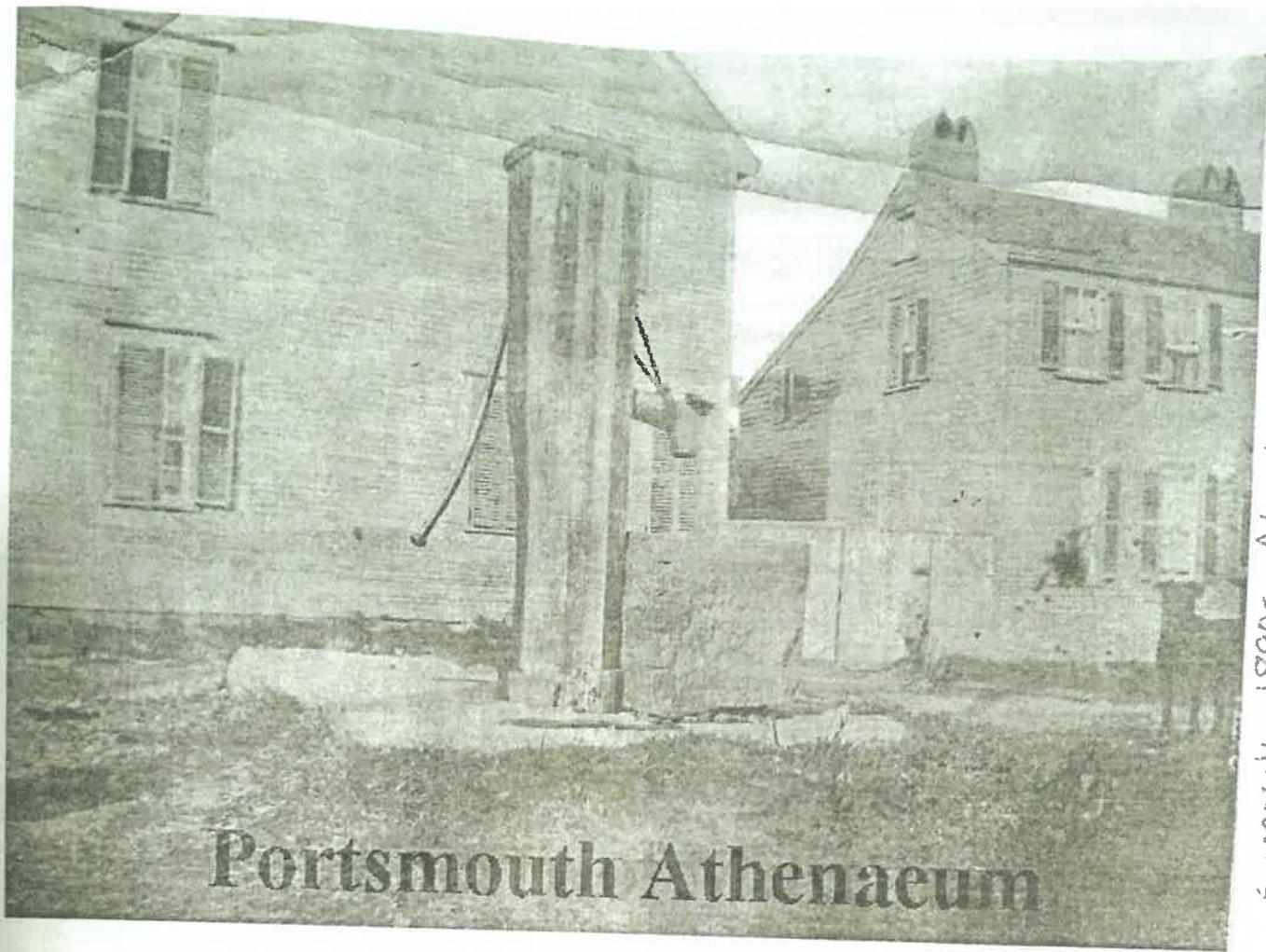


Supposedly 1890s Athenaeum photo #PS1764



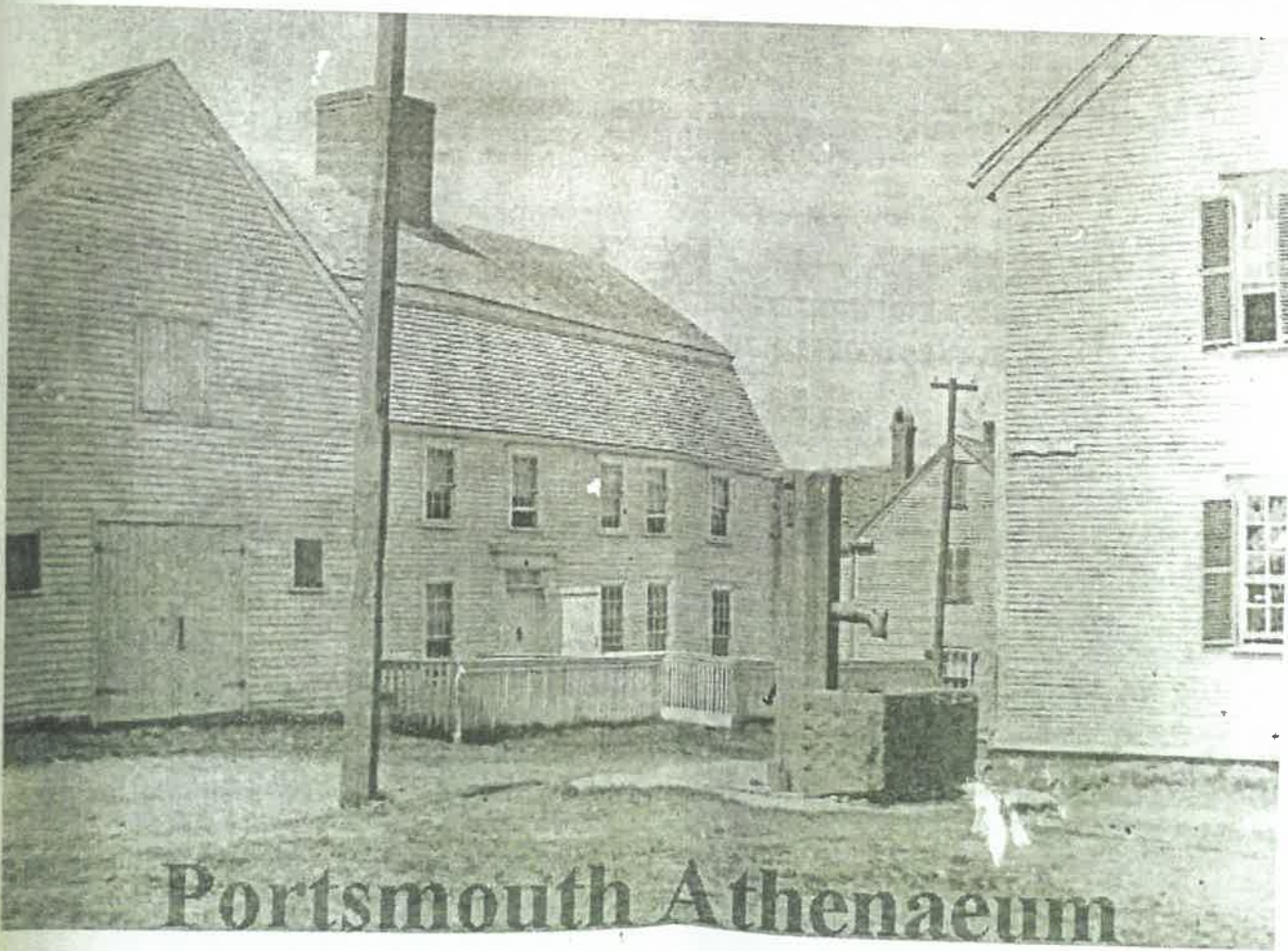
Portsmouth Athenaeum





Portsmouth Athenaeum

supposedly 1890s Athenaeum photo # PS1764

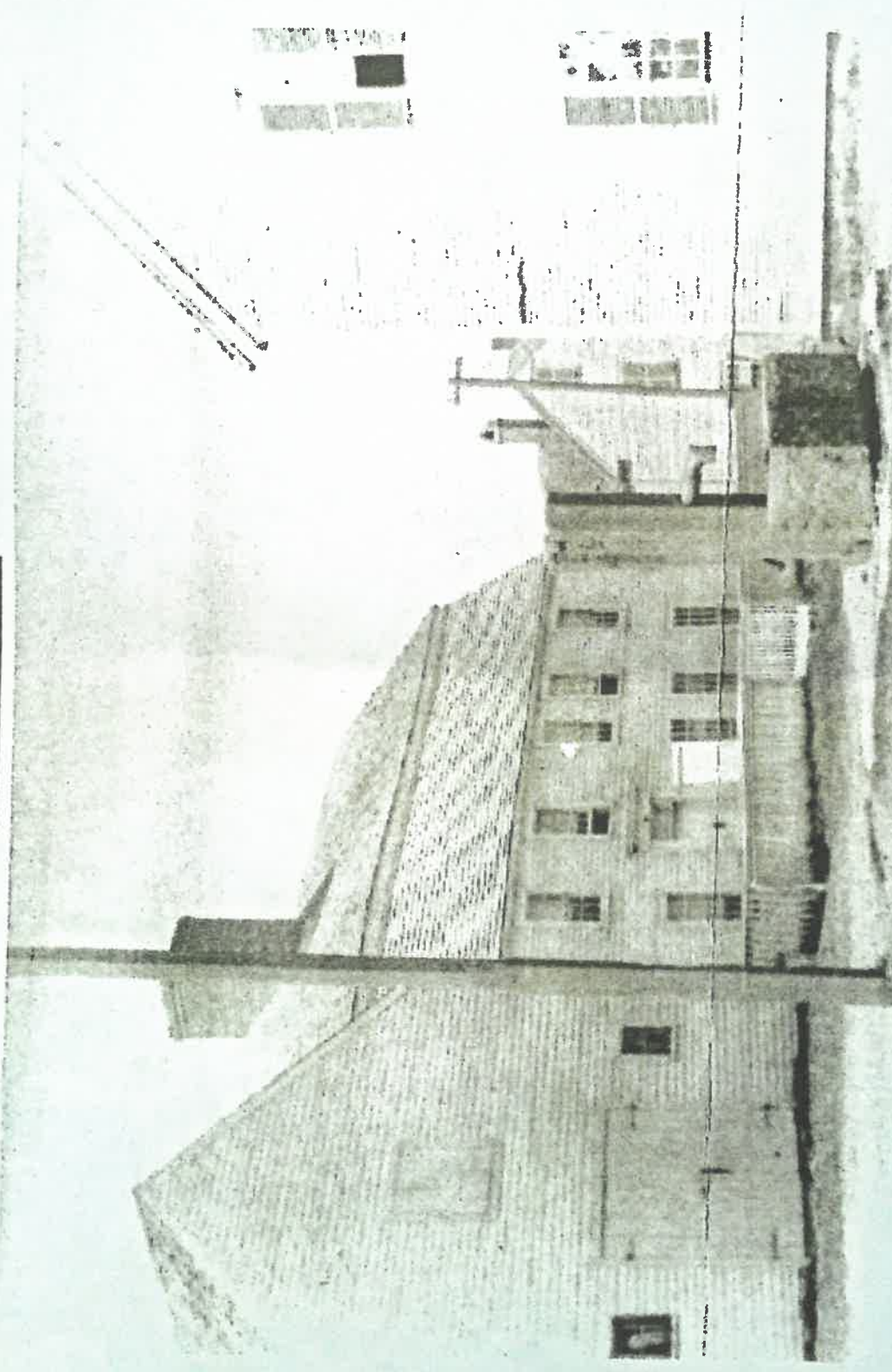


Portsmouth Athenaeum

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

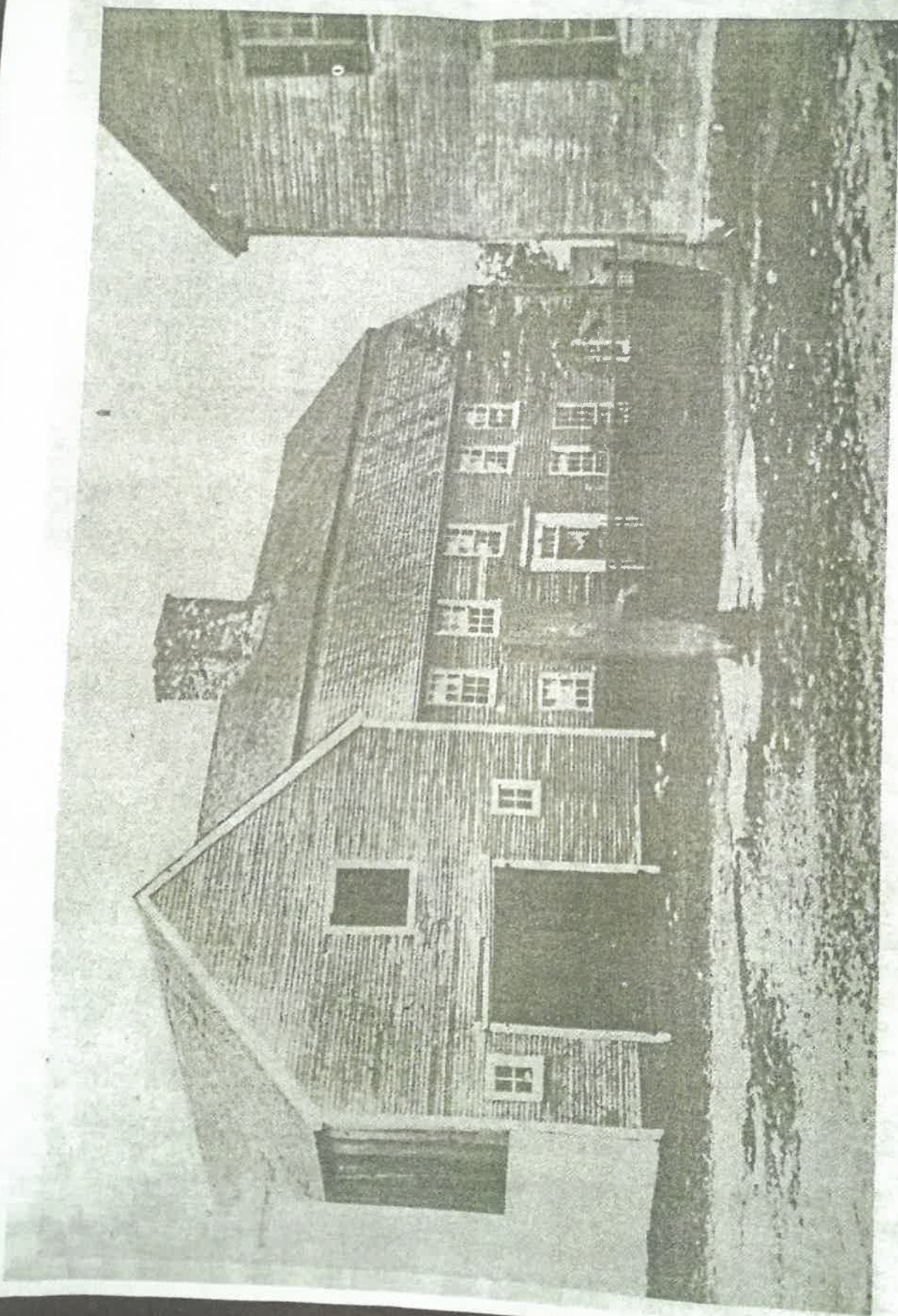


Close This Window



# Portsmouth Athenaeum





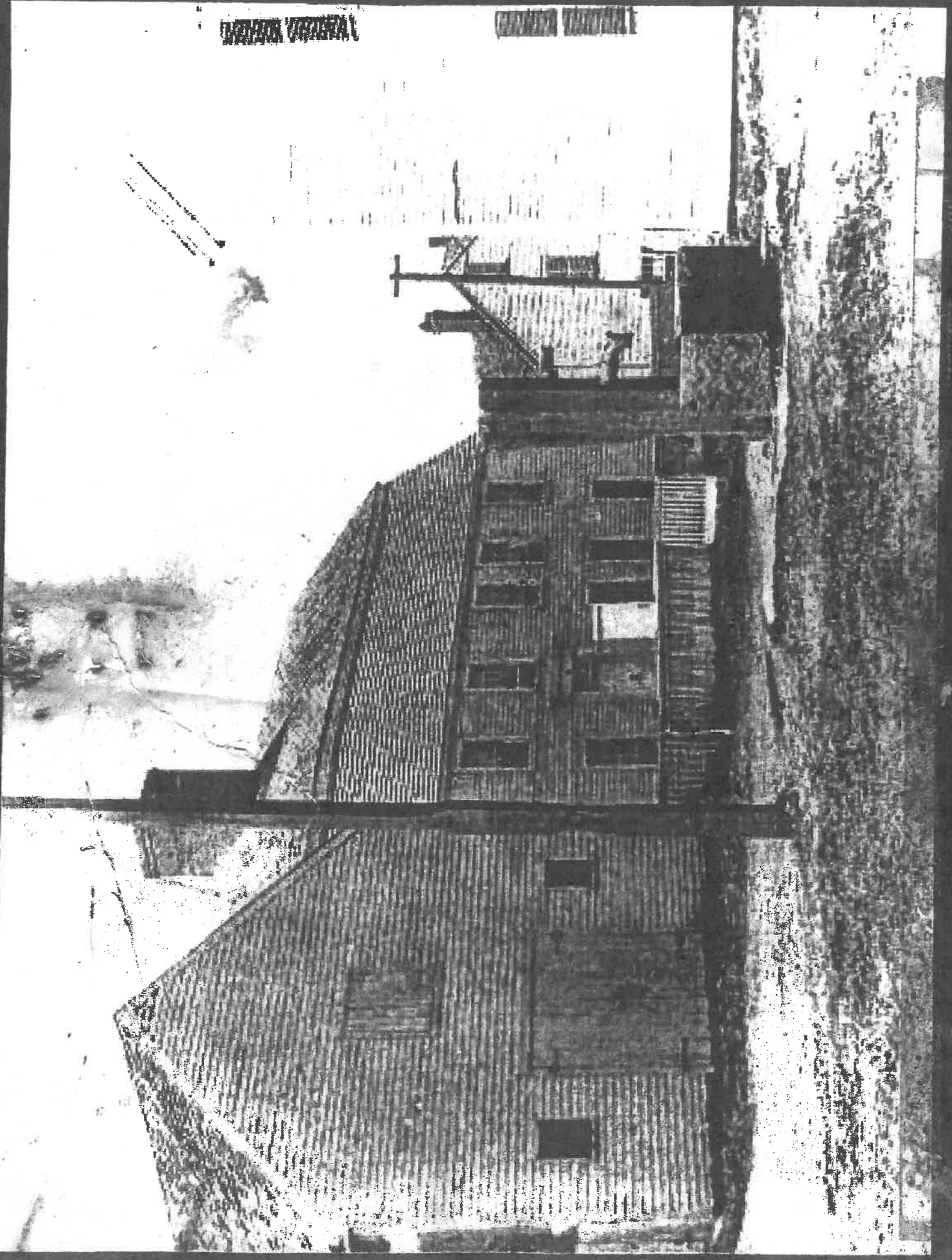
Supposed  
1870s

Kawbery Barke owned photo - published in James Garvin's Historic Fort Sumner -

2000

REPUBLICAN PARTY

REPUBLICAN PARTY





**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?**