

Request for a Work Session

Historic District Commission



Owner: MARBOT THOMPSON Applicant: \_\_\_\_\_  
(If different)

Address: 57 SALTER STREET Address: \_\_\_\_\_  
(Street) (Street)  
PORTSMOUTH, NH 03801 \_\_\_\_\_  
(City, State, Zip) (City, State, Zip)

Phone: 603-766-3760 Phone: \_\_\_\_\_

Signature: John Signature: \_\_\_\_\_

JENNIFER RAMSOT, ON BEHALF OF APPLICANT (SEE EMAIL ATTACHED)

LOCATION OF STRUCTURE

Address: 57 SALTER STREET

Map: \_\_\_\_\_ Lot: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Brief Description of Work: RENOVATIONS TO AN EXISTING STRUCTURE =  
NEW WINDOWS, DOORS, PORCH (TO MATCH EXISTING)  
AND RELOCATION OF AN EXTERIOR STAIR

Name of Presenter for HDC Work Session: JPD

	Meeting (01)	Meeting (02)	Meeting (03)	Meeting (04)	Meeting (05)
Date	12-5-18				
Fee Paid	\$200.00				
Payment Type	OL# 604				

**Jennifer Ramsey**

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**From:** Margot THOMPSON <mlt2360@aol.com>  
**Sent:** Monday, November 12, 2018 9:51 AM  
**To:** Jennifer Ramsey  
**Cc:** Ned THOMPSON  
**Subject:** RE: Signature Permission

Jennifer,

You have my permission as my representative to sign any documents necessary pertaining to the project located at 55 Salter Street.

Let me know if you need anything additional.

Best,


Margot

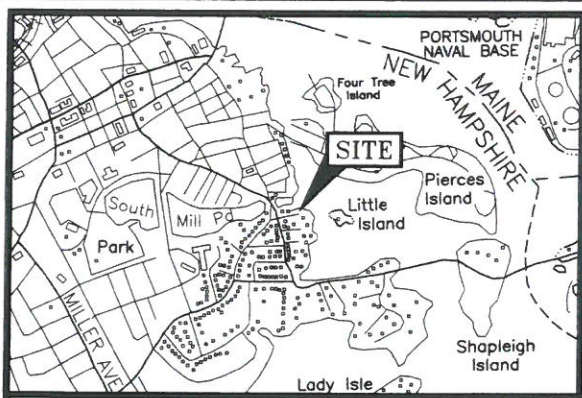
Margot L Thompson  
55 Salter Street  
Portsmouth, NH 03801

Sent from my iPhone



Property Information	
Property ID	0102-0032-0000
Location	57 SALTER ST
Owner	THOMPSON MARGOT L

  
**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.  
Parcels updated 01/04/2018  
Properties updated 11/15/2018



LOCATION MAP SCALE 1"=1,000'

**LEGEND:**

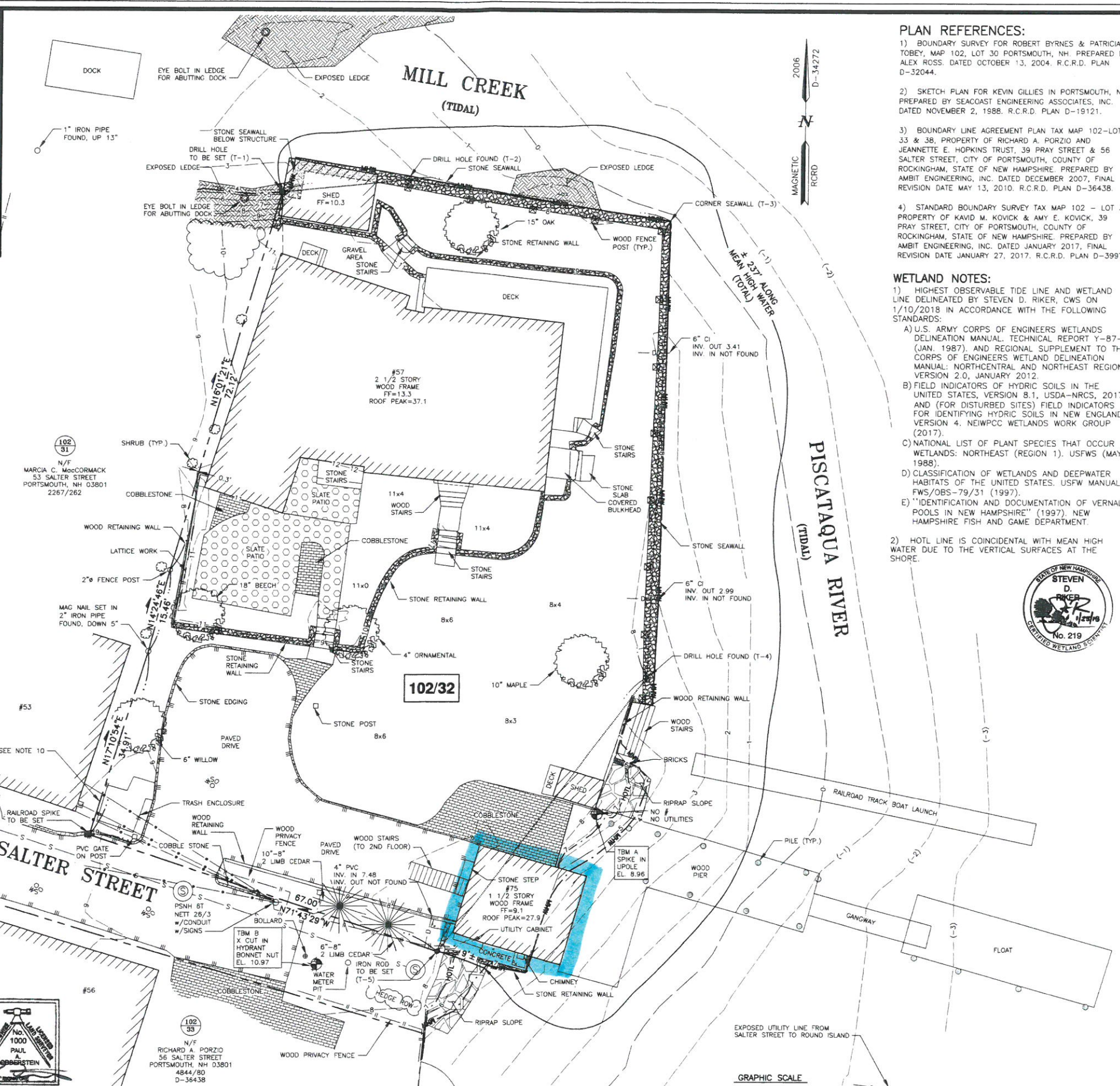
EXISTING	NOW OR FORMERLY
N/F	RECORD OF PROBATE
RP	ROCKINGHAM COUNTY
RCRD	REGISTRY OF DEEDS
RR SPK FND	RAILROAD SPIKE FOUND/SET
IR FND	IRON ROD FOUND/SET
IP FND	IRON PIPE FOUND/SET
DH FND	DRILL HOLE FOUND/SET
NHNB FND	NHDOT BOUND FOUND
TB FND	TOWN BOUND FOUND
BND w/DH	BOUND w/ DRILL HOLE
ST BND w/DH	STONE BOUND w/DRILL HOLE
HORL	HIGHEST OBSERVABLE TIDE LINE
100	WETLAND LINE
97x3	OVERHEAD ELECTRIC WIRES
	CONTOUR
	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
	HYDRANT
	METER (GAS, WATER, ELECTRIC)
	AIR CONDITIONER UNIT
	SIGNS
	EDGE OF WETLAND FLAGGING
	SWAMP / MARSH
	CORRUGATED METAL PIPE
	POLYVINYL CHLORIDE PIPE
	REINFORCED CONCRETE PIPE
	ELEVATION
	EDGE OF PAVEMENT
	FINISHED FLOOR
	INVERT
	TEMPORARY BENCHMARK
	TYPICAL
	LANDSCAPED AREA

**TIE LINES FOR CLOSURE - NOT BOUNDARY LINES**

LINE SEGMENT	BEARING	DISTANCE
T-1 TO T-2	N84°15'47"E	23.07'
T-2 TO T-3	S81°21'44"E	48.56'
T-3 TO T-4	S02°22'38"W	83.80'
T-4 TO T-5	S37°13'44"W	62.71'

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.



**PLAN REFERENCES:**

- BOUNDARY SURVEY FOR ROBERT BYRNES & PATRICIA TOBEY, MAP 102, LOT 30 PORTSMOUTH, NH. PREPARED BY ALEX ROSS, DATED OCTOBER 13, 2004. R.C.R.D. PLAN D-32044.
- SKETCH PLAN FOR KEVIN GILLIES IN PORTSMOUTH, NH. PREPARED BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED NOVEMBER 2, 1988. R.C.R.D. PLAN D-19121.
- BOUNDARY LINE AGREEMENT PLAN TAX MAP 102-LOTS 33 & 38, PROPERTY OF RICHARD A. PORZIO AND JEANNETTE E. HOPKINS TRUST, 39 PRAY STREET & 56 SALTER STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED DECEMBER 2007, FINAL REVISION DATE MAY 13, 2010. R.C.R.D. PLAN D-36438.
- STANDARD BOUNDARY SURVEY TAX MAP 102 - LOT 38, PROPERTY OF KAVI M. KOVICK & AMY E. KOVICK, 39 PRAY STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED JANUARY 2017, FINAL REVISION DATE JANUARY 27, 2017. R.C.R.D. PLAN D-39970.

**WETLAND NOTES:**

- HIGHEST OBSERVABLE TIDE LINE AND WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 1/10/2018 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
  - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2017).
  - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
  - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
  - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- HOTL LINE IS COINCIDENTAL WITH MEAN HIGH WATER (MHW) LINE AS SHOWN IS BASED ON NOAA TIDE STATION 8419870 - SEAVEY ISLAND, PORTSMOUTH HARBOR. MHW LINE IS AT ELEVATION 4.59.

**NOTES:**

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH, NH, ASSESSOR'S MAP 102 AS LOT 32.
- OWNER OF RECORD: MARGOT L. THOMPSON, 57 SALTER STREET, PORTSMOUTH, NH 03801, 2959/811.
- PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (ZONE AE, EL. 9) AS SHOWN ON FIRM PANEL 33015C0278E. EFFECTIVE DATE MAY 17, 2005.
- EXISTING LOT AREA: (TO MEAN HIGH WATER) 11,327 S.F. ±, 0.2600 ACRE ±.
- PARCEL IS LOCATED IN (GRB) GENERAL RESIDENCE B AND THE HISTORIC DISTRICT.
- DIMENSIONAL REQUIREMENTS: MIN. LOT AREA: 5,000 SQ. FT., FRONTAGE: 80 FT., SETBACKS: FRONT 5 FT., SIDE 10 FT., REAR 25 FT., MAXIMUM STRUCTURE HEIGHT: 35 FT., MAXIMUM STRUCTURE COVERAGE: 30%, MINIMUM OPEN SPACE: 25%.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP 102 LOT 32.
- VERTICAL DATUM IS MEAN SEA LEVEL NGVD 1929. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATION (±0.2').
- MEAN HIGH WATER (MHW) LINE AS SHOWN IS BASED ON NOAA TIDE STATION 8419870 - SEAVEY ISLAND, PORTSMOUTH HARBOR. MHW LINE IS AT ELEVATION 4.59.
- PARCEL IS SUBJECT TO AND BENEFITS FROM "A RICH TO USE, IN COMMON WITH SAID SCHLEGEL THE GATEWAY O SALTER STREET, WHICH GATEWAY IS PARTLY ON EITHER SID OF SAID STRAIGHTENED BOUNDARY LINE." LAND OF SCHLEGEL IS NOW LAND OF MacCORMACK. SEE RCRD 676/123.
- LOT IS ENTIRELY WITHIN THE 100' TIDAL BUFFER ZONE.

**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

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NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/25/18
	REVISIONS	

**STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY**  
TAX MAP 102 - LOT 32  
OWNER  
**MARGOT L. THOMPSON**  
57 SALTER STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

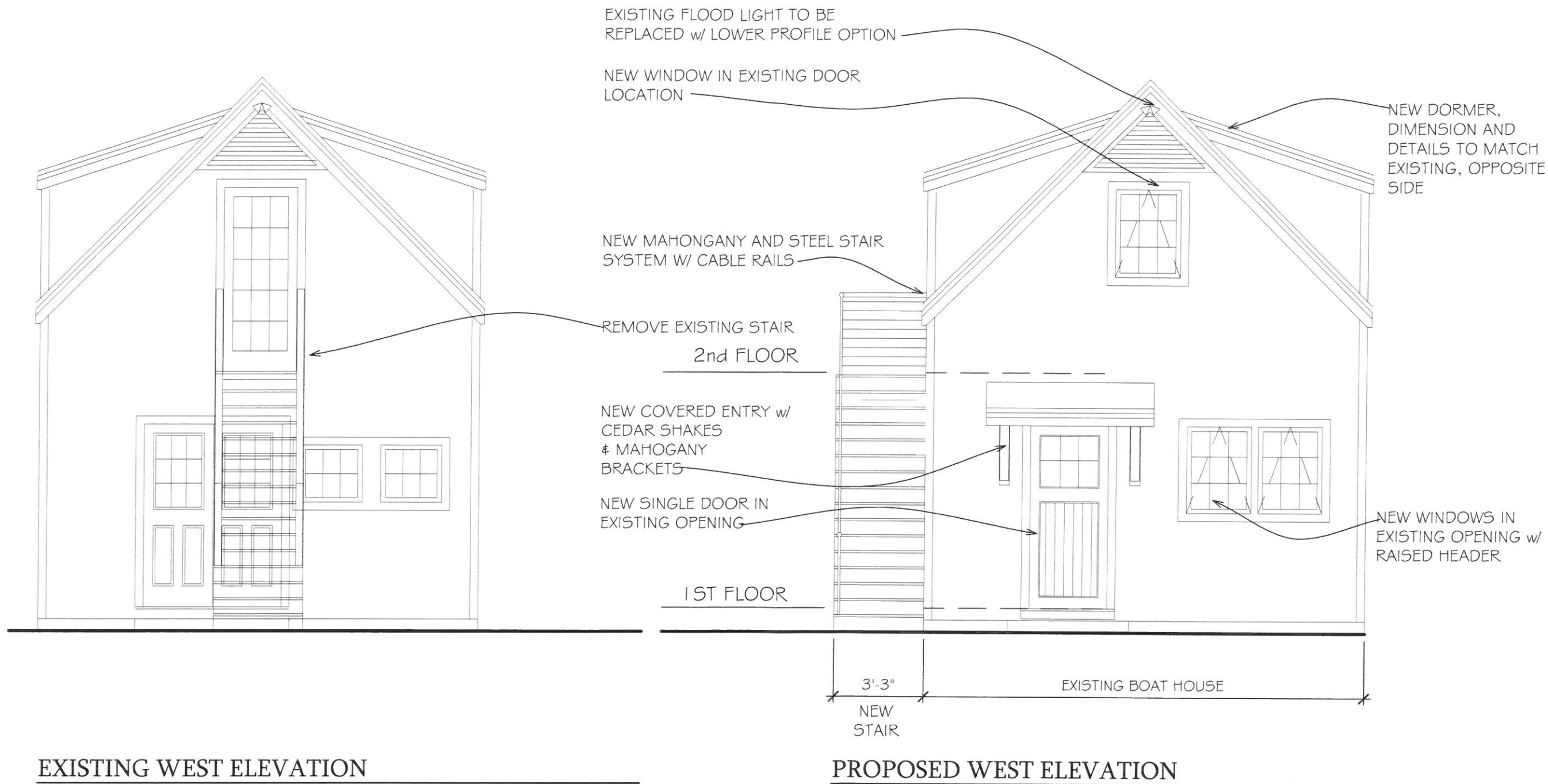
AMBIT ENGINEERING, INC. 200 Griffin Road - Unit 3, Portsmouth, NH 03801-7114. Tel: (603) 430-9282, Fax: (603) 436-2315. License No. 11000-0000-0000.



57 Salter Street, Portsmouth, NH  
SOMMA Studios/ 603.766.3760

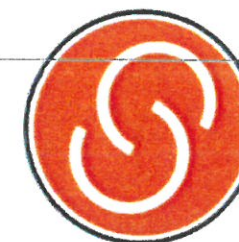
HDC/WS 12. 2018

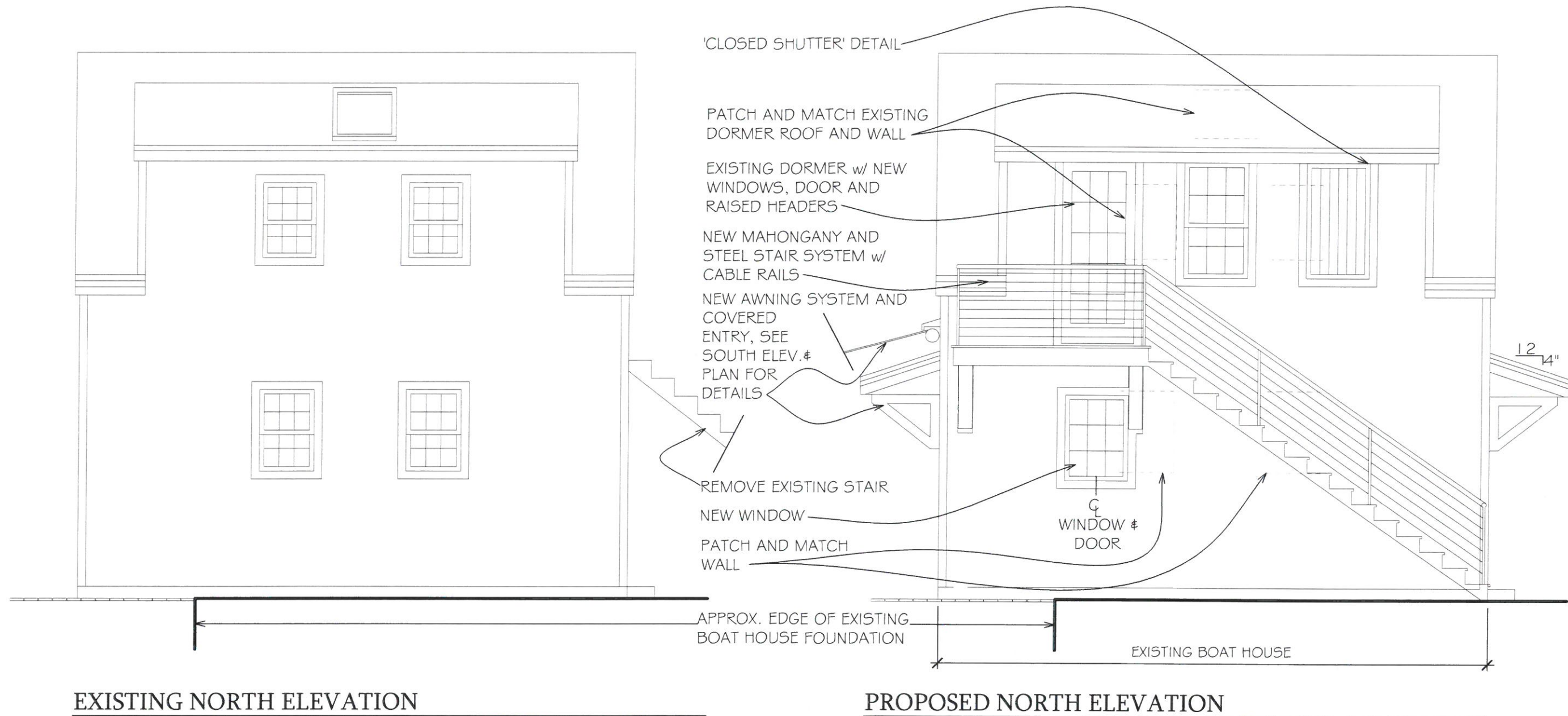
Existing Context Photos



EXISTING WEST ELEVATION

PROPOSED WEST ELEVATION







**EXISTING EAST ELEVATION**

EXISTING FLOOD LIGHT TO BE REPLACED w/ LOWER PROFILE OPTION

APPROX. LOCATION FOR HEARTH VENT STACK

EXISTING WINDOWS TO REMAIN, THIS LOCATION (NOTE: HEAD HEIGHT WILL VARY FROM NEW WINDOWS/DOOR)

NEW DORMER, DIMENSIONS AND DETAILS TO MATCH EXISTING, OPPOSITE SIDE

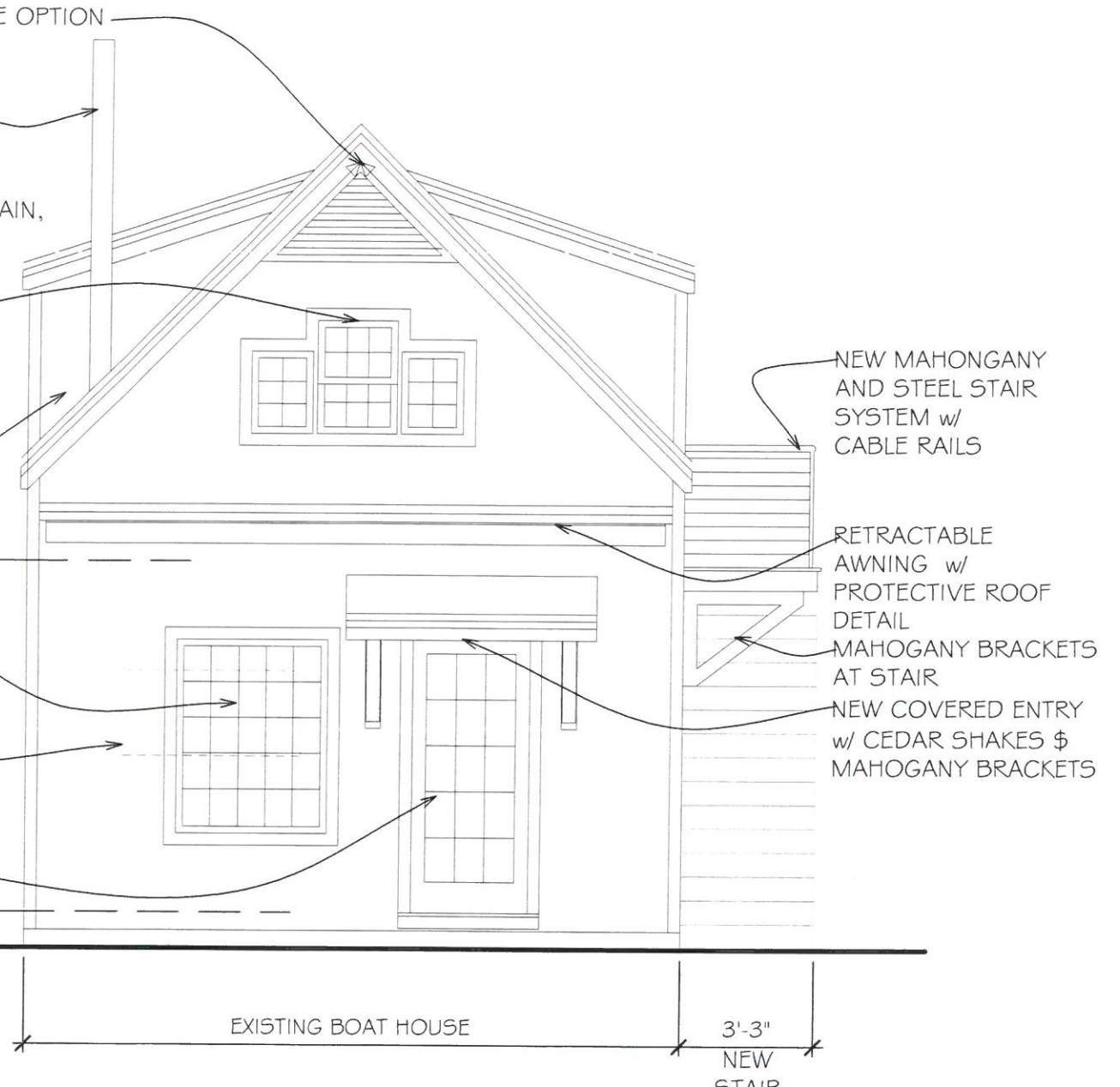
2nd FLOOR

NEW PICTURE WINDOW (EXACT LOCATION TBD)

PATCH AND MATCH EXISTING WALL

NEW DOOR w/ SCREEN IN EXISTING OPENING

1st FLOOR



EXISTING BOAT HOUSE

3'-3" NEW STAIR

**PROPOSED EAST ELEVATION**

NEW MAHONGANY AND STEEL STAIR SYSTEM w/ CABLE RAILS

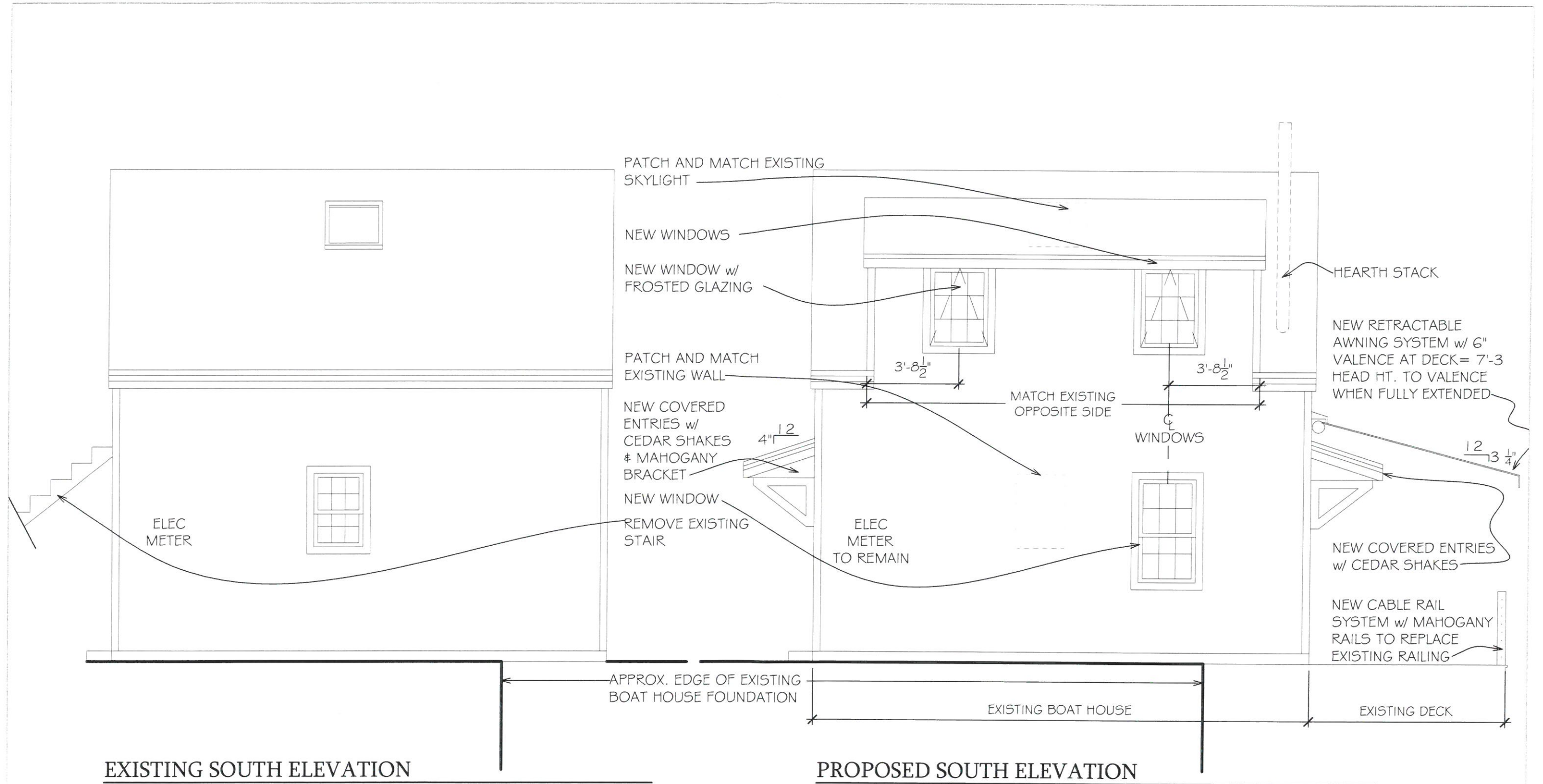
RETRACTABLE AWNING w/ PROTECTIVE ROOF DETAIL

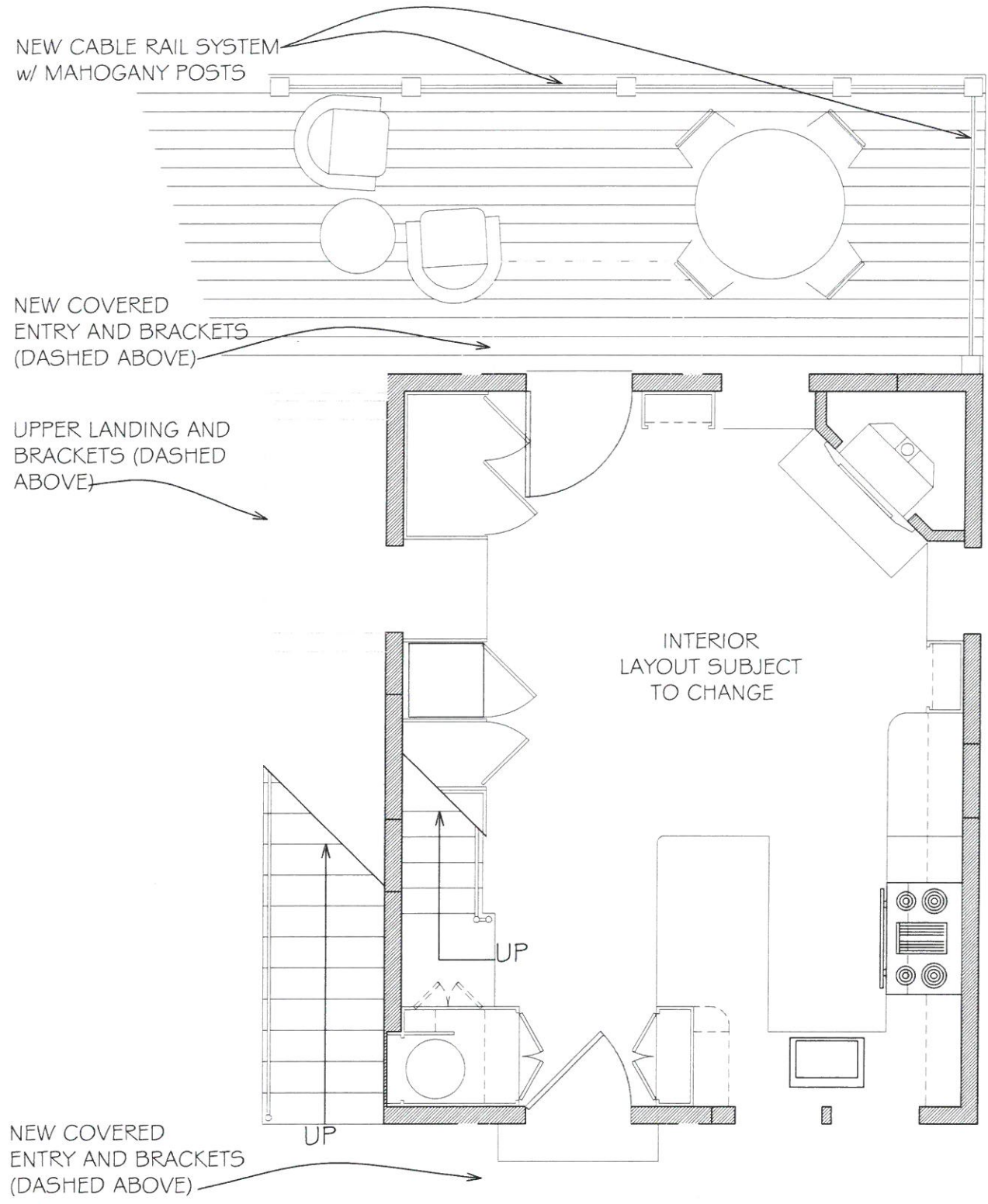
MAHOGANY BRACKETS AT STAIR

NEW COVERED ENTRY w/ CEDAR SHAKES & MAHOGANY BRACKETS

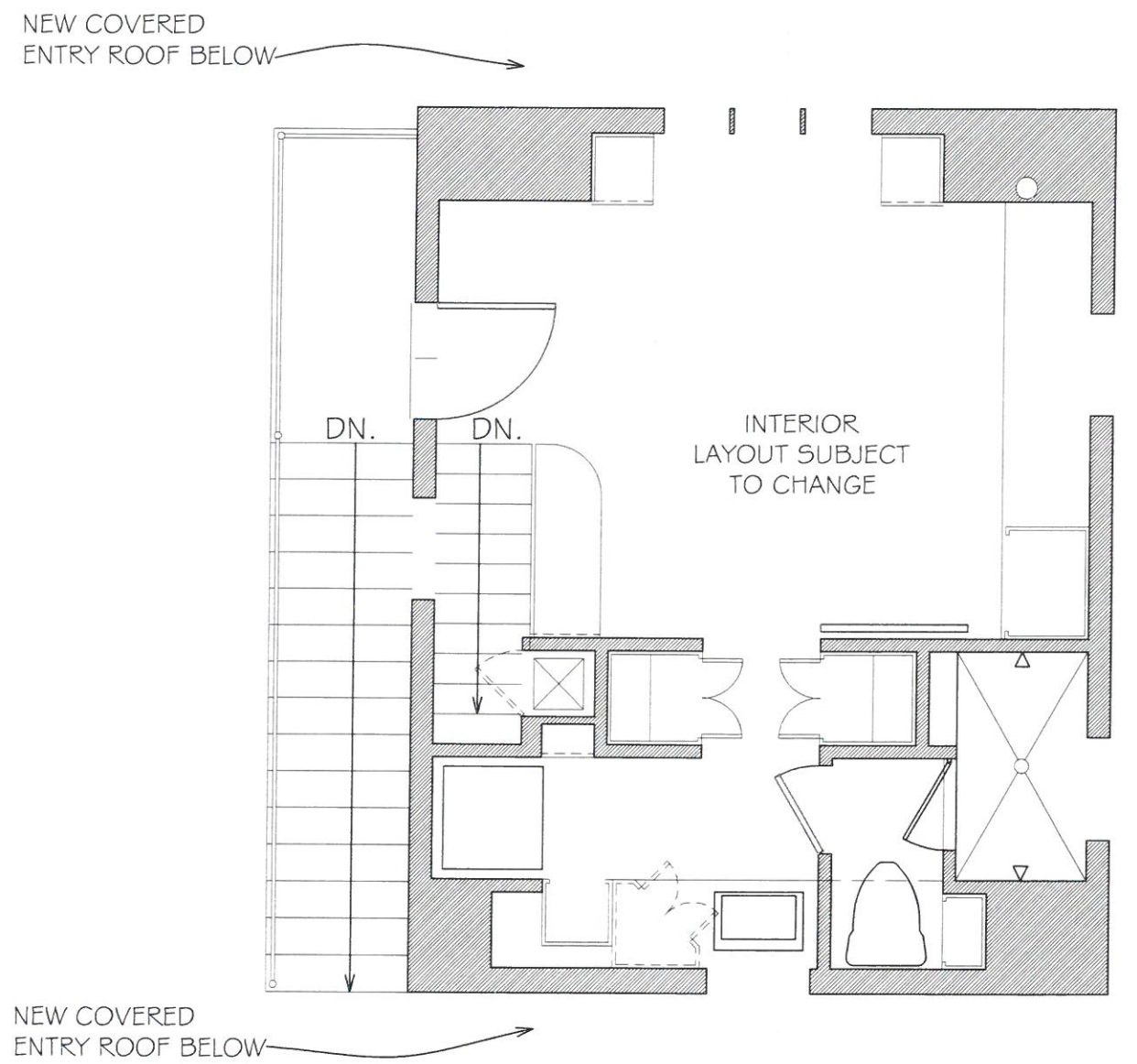








**PROPOSED FIRST FLOOR PLAN (for reference)**



**PROPOSED SECOND FLOOR PLAN (for reference)**

