

# appendix a

EXISTING INFRASTRUCTURE REPORTS AND MAPPING

DATE July 7, 2016

To: Cheri Ruane, RLA, - Weston & Sampson Engineers, Inc.

Re: Prescott Park Master Plan

Subject: Summary of Subsurface Utility Conditions  
Prescott Park  
Portsmouth, New Hampshire

This memorandum summarizes utility conditions encountered during manhole and catch basin inspections completed at Prescott Park in Portsmouth, New Hampshire. A utility inspection constituted a physical inspection of the utility structure to determine its overall condition and any connections with other utility structures. For each inspection three photos were taken; an area view, a top view of the structure, and an internal view of the structure. The project site is located at the intersection of Marcy Street and Mechanic Street, as shown in attached **Figure 1**.

#### **Storm water Drainage Utilities**

All drainage for Prescott Park is directed to outfalls along the Piscataqua River which runs adjacent to the park on the eastern border. The Park contains 27 storm water catch basins throughout the park site which collect rain water during storm events. Three (3) of these catch basins were observed to be drywells which retain storm water for exfiltration into the surrounding groundwater. Additionally, eight (8) yard drains were observed in the central garden area and were discovered to be an integral part of the drainage system. One (1) drainage manhole was located and inspected near the center of the park. Please see the attached **Figure 1** for locations and numbering of all drainage structures observed.

All catch basins inspected were observed to be in good condition and typically were comprised of cast iron covers and frames with block or precast structures. The drainage manhole was observed to be in good condition and comprised entirely of precast concrete with a cast iron frame and cover. The 8 yard drains were also observed to be in good condition and were comprised of a brick chimney and precast concrete walls and bench. As part of the inspections, a summary of incoming and outgoing pipes was compiled for each structure. Pipes ranged in size from 4- to 15- inches and varied in material. Pipe summaries are included in the **Inspection Forms** available upon request.

#### **Sanitary Sewer Utilities**

Four (4) sanitary sewer manholes were inspected in the southern section of the Park. Two sewer manholes were located along Mechanic Street with a third on Mechanic Street located in the parking lot area for Peirce Island. The fourth sewer manhole was located in the center of the grass area between Water Street and Mechanic Street. Please see the attached **Figure 1** for locations and numbering of all sewer structures observed.

All manholes were observed to be in good condition and were generally comprised of a precast concrete structure with a brick chimney. Sewer manholes 1 and 2 both conveyed sewer flow via 24-inch reinforced concrete pipe (RCP) which ultimately ended at the Mechanic Street Pump



Station located just south of the Park. Manhole 3 conveyed flow via 30-inch RCP pipe and also ended at the Mechanic Street Pump Station. The final sewer manhole was observed to contain the pressure valve assembly for the pressure sewer coming off of Four Points Island. This pressure assembly was thought to be connected to the sewer force main coming from the Mechanic Street Pump Station and running to the Peirce Island Treatment Facility. Inspection summaries and pipe summaries for all sewer structures are included in ***Inspection Forms*** available upon request.

Two additional sewer manholes were observed on the northwest side of “The Prop” restaurant building and were determined to contain the grease trap interceptor for the building. An informal inspection was performed for the grease trap and it was determined to connect to the sewer in Marcy Street.

### **Water Utilities**

Two water manholes were observed and inspected at Prescott Park. The first water manhole was located just northwest of the “The Prop” restaurant and contained a water shutoff valve to a 2-inch PVC water service pipe. The second water manhole was located just off of Marcy Street next to SMH 2002 and contained a meter for the water service to the Park. An informal inspection was completed for these two water manholes as no open utilities were present in the structures. Additionally, the Prescott Park Supervisor, Michael Warhurst, provided insight on several backflow preventers located in the Park along Marcy Street.

### **General Observations**

During inspections of the drainage system for the center garden area, it was observed that the 8 yard drains contained the main drainage piping for the area. The additional 10 catch basins in the center garden area contained piping for which most was not able to be traced to a downstream structure. Therefore it is recommended that additional plans be sought out to determine to outfall for these 10 catch basins in the garden area.

The Four Points Island area of the Park contains one bathroom and a single pressure sewer line which ultimately ends at the observed sewer manhole in the Peirce Island parking lot. After discussions with Mr. Warhurst, it was determined that the bathroom contained two digesters for sanitary sewer flow from the bathrooms; these were not inspected as access to the digester room was unavailable at the time. Additionally a sewer manhole was observed just outside of the bathroom building and was not inspected as the cover was bolted down. Mr. Warhurst explained that it contained the pressure system for conveyance of sewer flow to the sewer manhole in the Peirce Island parking lot.

Catch basins 16 and 23 were unable to be inspected as the grate was welded shut to the frame for each structure. Upon inspection of catch basins 17 and 22, no pipes were clearly visible, however the bench for each catch basin was observed to slope down towards the center of the walk way. Therefore it is under the assumption that catch basins 16, 17, 22 and 23 may discharge down into a drainage interceptor pipe located down the center of the walkway, which ultimately discharges to catch basin 15.

### **Limitations**

The information presented herein and attached is for use by the City of Portsmouth and members of the design and construction teams for the

subject project only. The information can be used for estimating purposes, but our report, conclusions, and interpretations should not be construed as a warranty of the subsurface utility conditions and are not applicable to other sites.

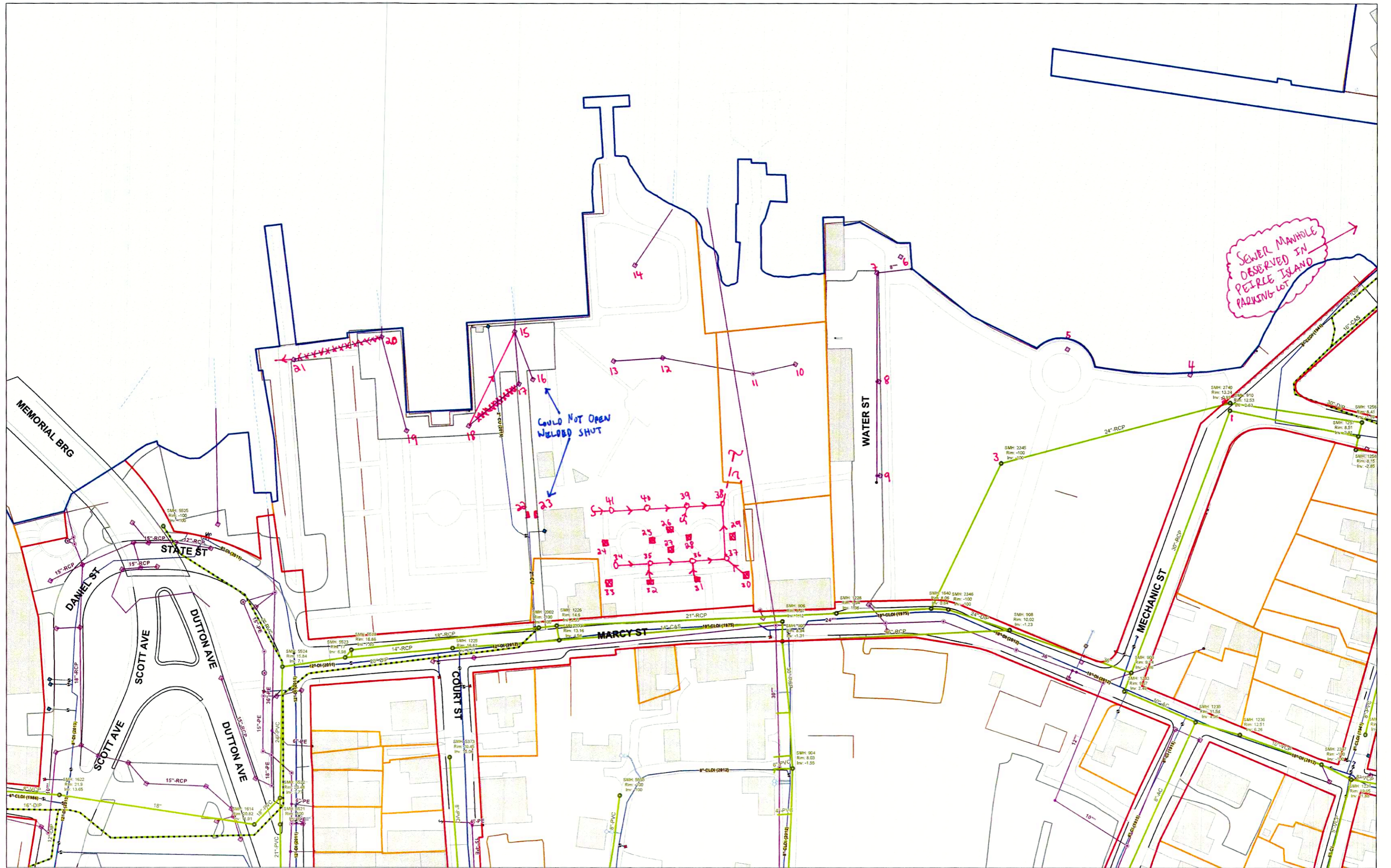
Within the limitations of scope, schedule, and budget, our services have been executed in accordance with generally accepted practices in this area at the time this report was prepared. No warranty or other conditions, expressed or implied, are given.

**Attachments:**

- Figure 1 – Subsurface Investigations Location Plan

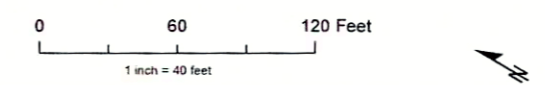
Note: Inspection reports and field book scans are available upon request.





  = ADDITIONAL CATCH BASIN  
 O = YARD DRAIN

**FIGURE 1**



**Existing Conditions**  
 Map prepared by City of Portsmouth Public Works  
 Prepared: 5/18/2016



DATE August 12, 2016

To: Cheri Ruane, RLA, - Weston & Sampson

Re: Prescott Park Master Plan

Subject: Summary of Existing Electrical Utility Conditions  
Prescott Park  
Portsmouth, New Hampshire

This memorandum summarizes existing electrical utility conditions encountered during the site inspections completed at Prescott Park in Portsmouth, New Hampshire. A utility inspection constituted a physical inspection of the utility equipment to determine its overall condition. The project site is located at the intersection of Marcy Street and Mechanic Street, as shown in attached.

#### Electrical Service

The park is served by 7 separate services. Six of the services are located within the park and the seventh service is located on Four Tree Island.

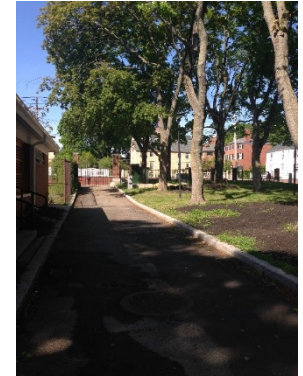
**The first service** is located on Water Street and is a 200A, 120/240V 1-phase service Unistrut mounted in an electrical enclosure. The service runs underground from Marcy Street to this enclosure. This service feeds the Sheafe Warehouse, Shaw Warehouse and the Players Ring Building. All three of the services run from this enclosure underground to each of the buildings. The enclosure is rusted and the panel is the original panel. Both the enclosure and the panel appear to be in fair to poor condition.



**The second service** is located in front of the Concession Building next to the arts area. The service runs underground from Marcy Street to this enclosure. The service is installed within a pad mounted electrical enclosure and is a 400A, 120/240V, 1-phase service. This service provides power to 2 utility poles located within the arts entertainment area, a storage building, the water fountains and much of the site lighting poles located throughout the park. The service, enclosure and the electrical equipment all appear to be in fair to poor condition.



**The third service** is located in the park near Marcy Street and Court Street. This service is a utility pad mounted transformer and feeds underground to (2)800A 3-phase panels located in the Arts Entertainment area, (1) 400A 3-phase panel located in the Concession Building and (1) 100A single phase panel located in the Merchandise Building.

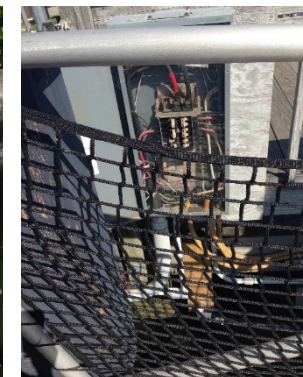


**The fourth service** is located right next to the third service on Marcy Street near Court Street. This service feeds the Dock House and is a 400A, 120/240V, 1-phase service. The service runs underground from a pad mounted utility transformer to a 400A disconnect switch located on the outside of the Dock House. The transformer and disconnect switch are new and appear to be in good condition.

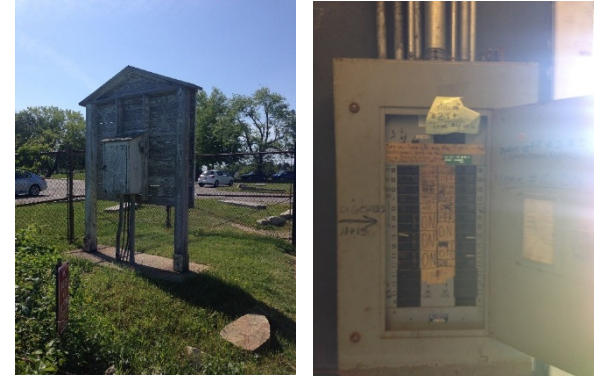
**The fifth service** is located on Marcy Street near State Street. This service is pole mounted and feeds (2)20A, 120/240V, 1-phase circuit breakers. These circuit breakers feed the existing Irrigation system. The service appears to be in fair to poor condition.



**The sixth service** is located outside of the parking lot near State Street. This service is a 100A, 120/240V, 1-phase service Unistrut mounted. The service feeds underground to a panel located on the side of the ramp to the old docks. The panel feeds the power and lighting for the docks and the pier located next to the docks. The panel is missing the interior cover which has been replaced by a piece of Plexiglas. The panel is located on the side railing of the pier directly over the water. The location is in violation of the National Electrical Code for working clearances and access. The panel and service appear to be in fair to poor condition.



**The seventh service** located on Four Tree Island is a 100A, 120/240V, 1-phase service mounted in a wooden enclosure mounted on the back of the Island sign. This service feeds underground to an existing 100A panel located in the storage room of the existing building. This panel feeds the ejector pumps, the Island lighting and the misc. outlets located around the Island. The service and the panel appear to be the original equipment and appear to be in fair to poor condition.



## Lighting

The lighting within the Sheafe Warehouse is mostly compact fluorescent fixtures. Lighting levels appear to be low compared to the IES recommended levels.

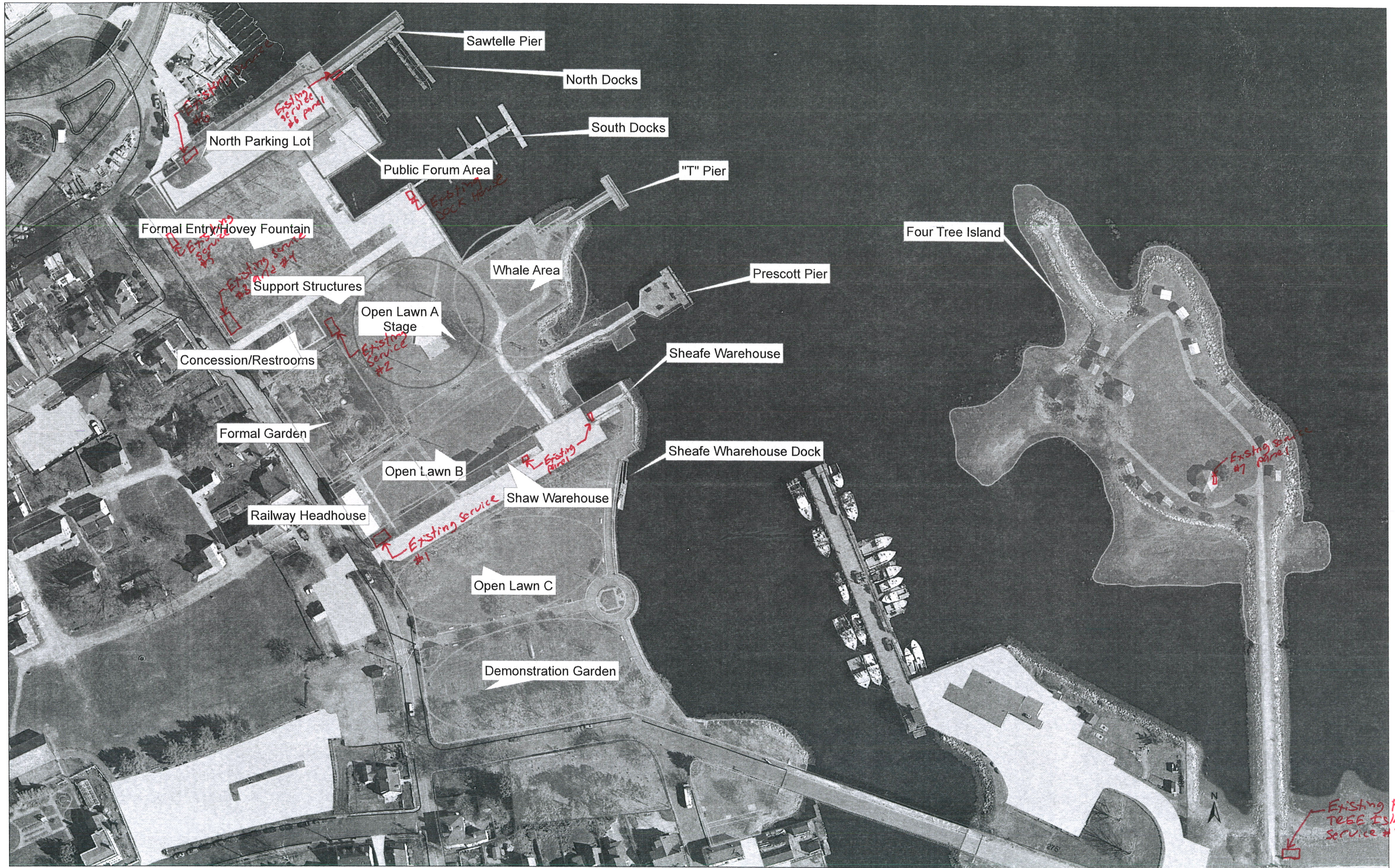
The lighting within the Shaw Warehouse is mostly fluorescent strip fixtures with some compact fluorescent fixtures. Lighting levels appear to be low compared to the IES recommended levels.

Life safety emergency lighting within both the Sheafe and the Shaw warehouses is provided via wall mounted emergency battery unit. Emergency lighting does not appear to be code compliant.

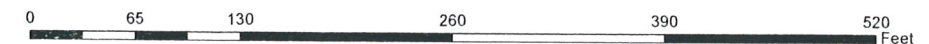
Battery powered exit lighting is installed within both the Sheafe and the Shaw warehouses above the egress doors. The exit lighting does not appear to be code compliant.

Site lighting within the park is accomplished via pole mounted HID fixtures located throughout the park. The lighting is mounted on various pole styles and several of the poles have visible damage to them.



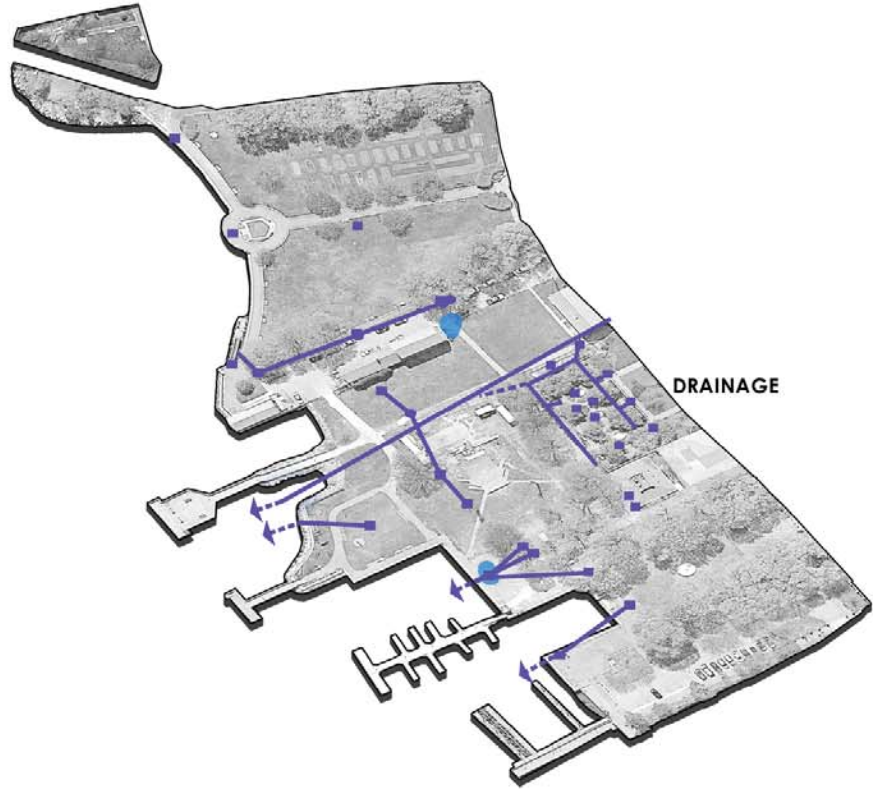
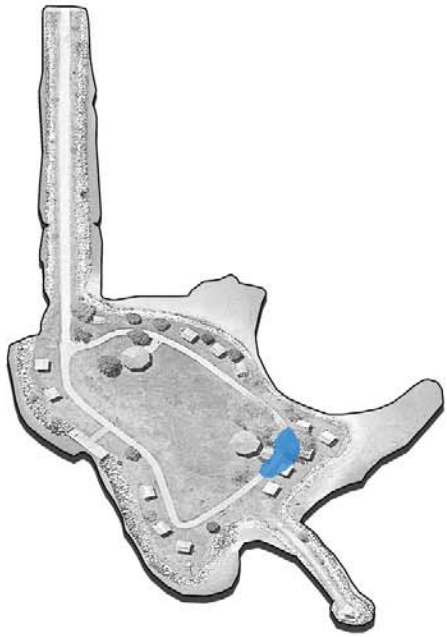


**Prescott Park - Master Plan - Project Area (includes highlighted parcels)  
Assemblage of Parcels and General Park Areas**



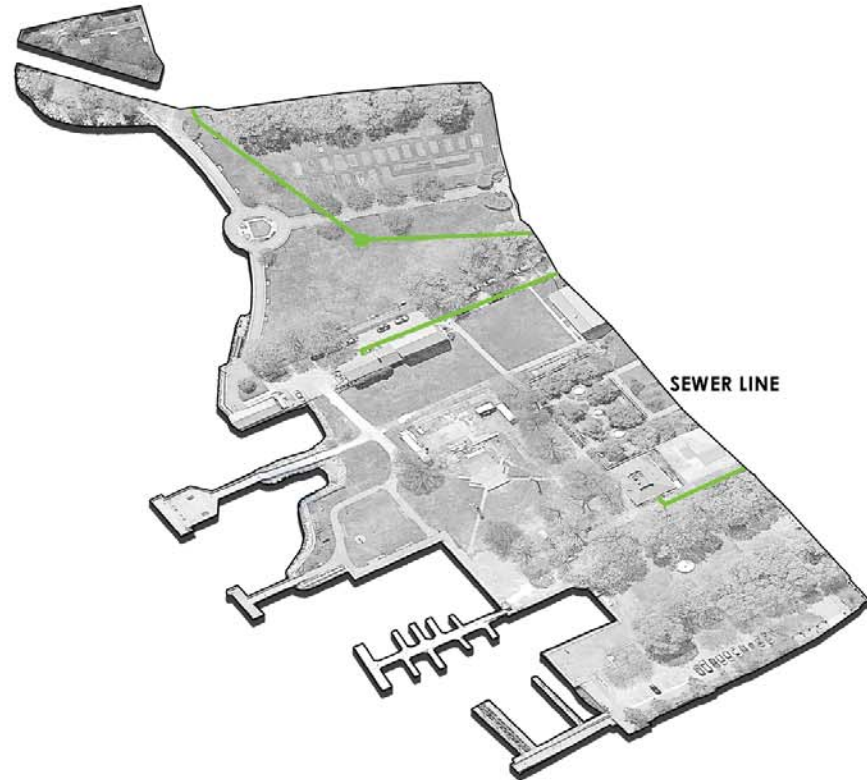
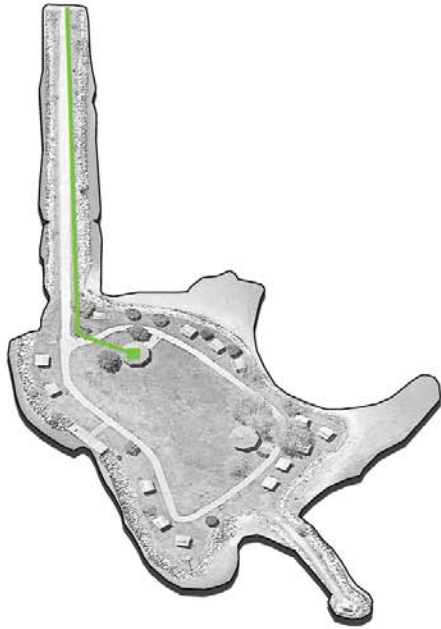
Existing Four Tree Island Service #7



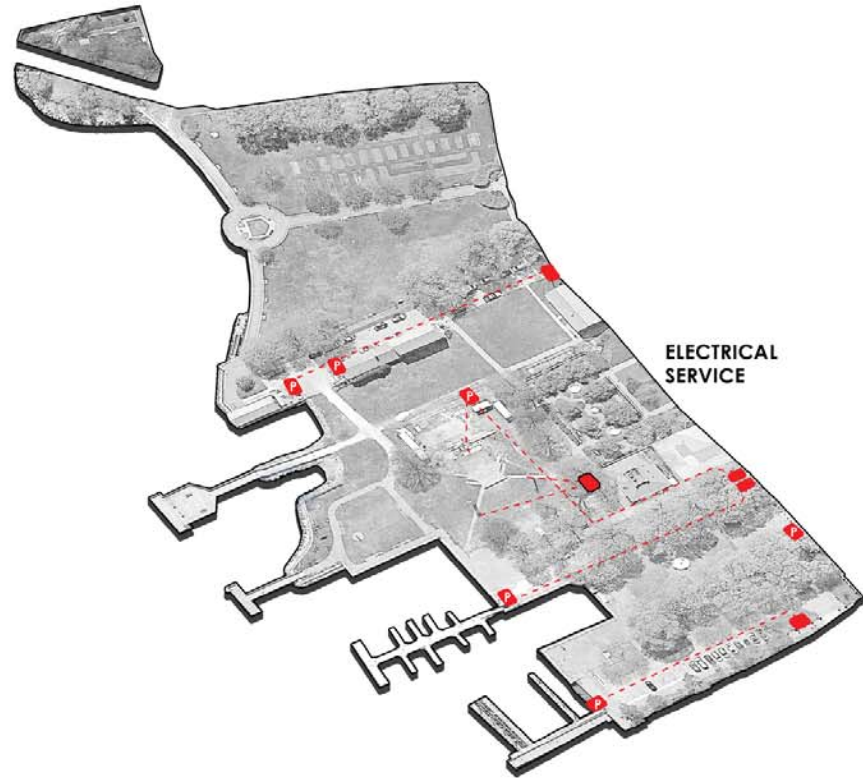
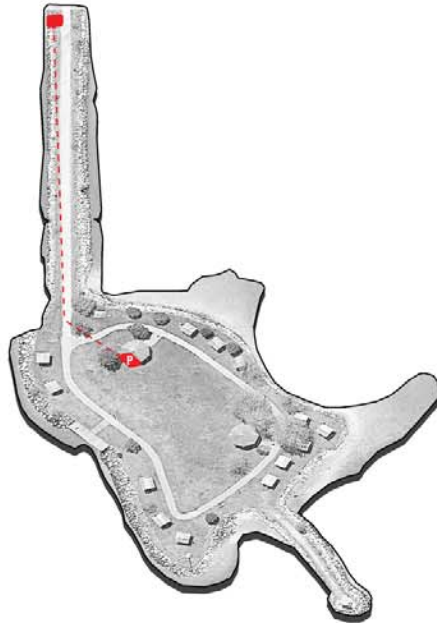


DRAINAGE

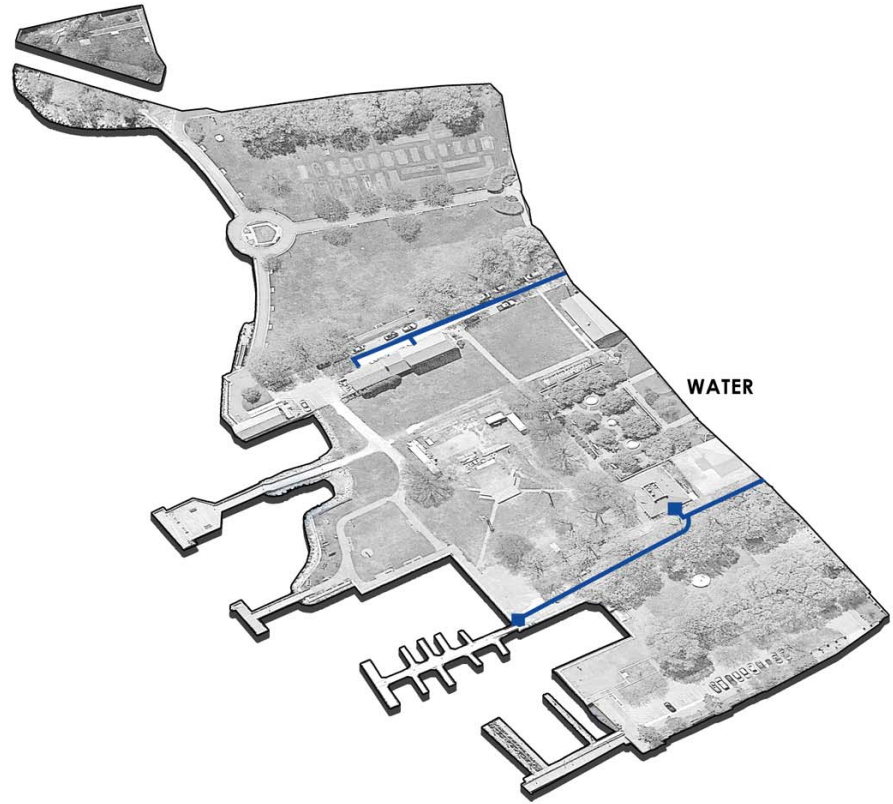
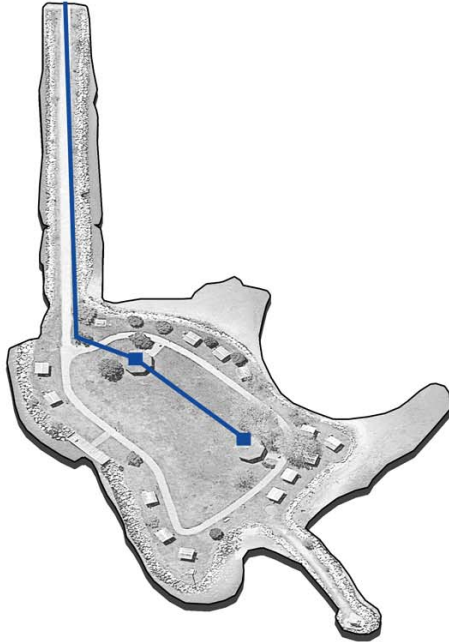




SEWER SYSTEM



**ELECTRICAL SERVICE**



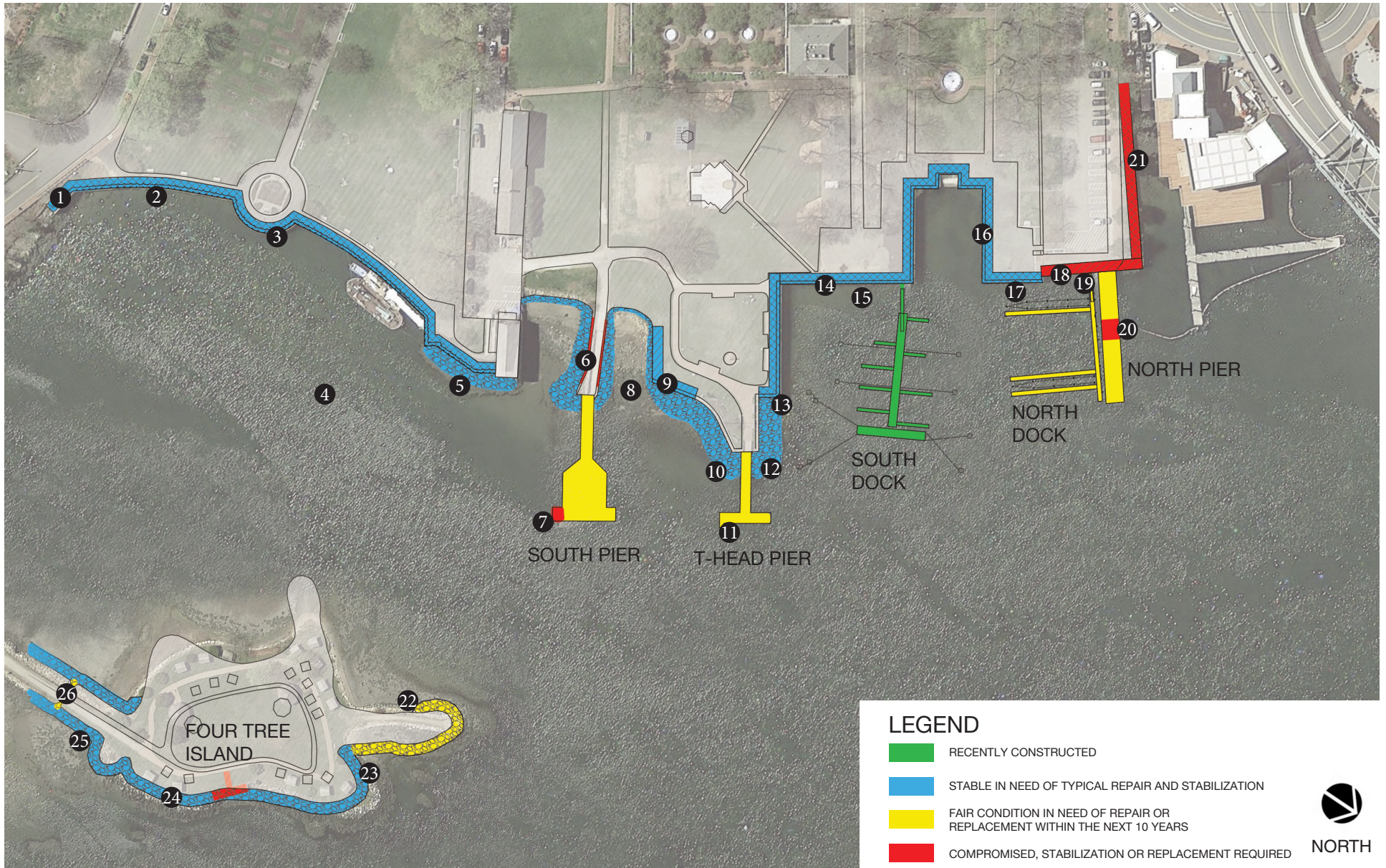
WATER SERVICE



February 13, 2017

MEMORANDUM

RE: Seawall Assessment  
Prescott Park Master Plan





# SEAWALL ASSESSMENT



1. Quaywall  
-Graffiti gate, blocks are level.  
-Missing grout top course, mortar missing, repoint & rechalk  
-Fence is rusting



2. Quaywall  
Survey marker



3. Quaywall  
Missing mortar steel shim plates



4. Harbor  
- Lobster Pots  
- Floats  $\pm 2$  feet with 2-3 traps each



5.  
Top course to be mortared.  
(Sheafe warehouse in background)



6. South pier  
Undermining of concrete



# SEAWALL ASSESSMENT



7. South pier  
Broken cross members under deck, it is recommended to replace the failed bracing member as soon as possible. The structure has 15 years of service life remaining, assuming it is repaired and maintained.



8. Stormwater outfall. (Player's ring theatre in background)



9. Adjacent to T-Head pier  
Steel sheeting with granite coping and placed rip rap armoring.



10. T-Head pier  
Slumping rip rap in front of set granite blocks.



11. T-Head pier  
Recent repair from arson event. It is estimated that the T-Head Pier has 20 years of service life remaining, assuming it is repaired and maintained.



12. T-Head pier  
Sloped placed rip rap, top course to be reset.



# SEAWALL ASSESSMENT



13. At T-Head pier  
Repoint existing blocks. Water  
very shallow here.



14. Quaywall  
Repoint and mortar joints.



15. Quaywall  
Stromwater out fall.



16. Quaywall  
Repointing existing block.



17. Quaywall  
Stormwater out fall.



18. From quaywall to steel  
bulkhead  
Transition to steel sheeting.  
Estimated age 20 years.

note: Appledore estimated  
30 years service life  
remaining, and replacing  
the timber bracing within 5  
years.



# SEAWALL ASSESSMENT



19. At north pier  
Steel is deteriorating with significant pitting with visible holes at high tide line.



20. Steel bulkhead  
Significant settlement and slumping visible. Wall requires reconstruction.



21. North Pier  
It is recommended to replace the timber bracing as soon as possible.



22. Four Tree Island  
Rip rap at north end of island.



23. Four Tree Island  
Beach at northeast end of island



24. Four Tree Island  
Deck with missing rip rap and erosion undermining structure along east shore.



# SEAWALL ASSESSMENT



25. Four Tree Island  
Dumped rip rap along east  
shore.



26. Four Tree Island  
Culvert under causeway  
requires lining or  
reinforcement. Excessive  
section loss in areas.



February 14, 2017

MEMORANDUM

RE: Structural and Architectural Assessment  
Prescott Park Master Plan





# STRUCTURAL & ARCHITECTURAL ASSESSMENT



## 1. The Sheafe Warehouse (circa. 1720)

### Exterior Features:

There is a concrete wheelchair ramp with steel handrail along the south side of the building and a set of wooden steps and landing at the west entrance. The ramp, steps and landing are modern additions and are significantly weathered. The Warehouse is a two-story structure with no basement, although a shallow crawlspace exists below the first-floor timber frame.

### Foundations:

Concrete (cast-in-place in the 1950's when the building was moved from its original location to its present site). There are some signs of concrete spalling and minor hairline cracking and efflorescence.

### Superstructure:

Heavy timber framing with mortised connections. Timber deck flooring. Open attic space, with storage above the bottom chord. At the side of the front wooden double door, there is signs of bug damage. Some signs of minor rot/moisture attack and indications of deflections in the walls and floors. At the second level toward the front of the building there is a king post system that supports a newly spliced length of a cantilevered hoist beam. There is evidence of some reinforcing framing, supplemental posts, etc., at the first-floor frame, as noted through the crawlspace access hatch near the Southeast corner.



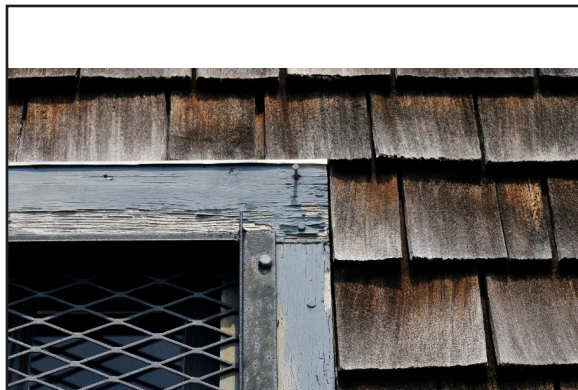
### Exterior Envelope:

Roof: Simple longitudinal gable; Wood roof shingles, in generally good but weathered condition.. From within the attic space, newer wood strapping is visible above the wood roof deck planks. No interior cavity or insulation. No gutters or downspouts are present.

Walls: Unpainted wood shingles, in generally good but weathered condition. No interior cavity or insulation.



# STRUCTURAL & ARCHITECTURAL ASSESSMENT



Doors: Painted wood, in generally good but weathered condition. These include the main access double doors as well as river-side and upper-level loading doors.

Windows: Painted wood, in generally good but weathered condition. Some windows have with applied expanded-metal security grilles. In some places the casing nails have worked out by an inch or more, probably due to extreme wet/dry cycling.

Other Openings: At the overhanging upper story at the rear of the building, facing the river, there is a wooden floor hatch opening to the water below, and evidence of a second opening which served a no-pit privy.

## Interior Construction:

Stairs & Exitways: there is a single open stair, with no enclosed corridors or exits.

Partitions: none.

Finishes: no applied finishes.

Casework and Other Fixed Elements: none.

## Fire Protection, Plumbing, Mechanical and Electrical Systems:

There are no building systems other than limited Electrical service for lighting and convenience power.

## Life Safety Systems:

No fire alarms, heat /smoke detectors, emergency exit signage or lighting was observed. As also noted above, there is no fire suppression system.

## Regulatory Compliance:

Accessibility: The first floor of the building is theoretically accessible, although the weathered condition of the access ramp and landings is such that practical wheelchair access would be difficult. Door hardware and operation are not ADA-compliant. There is no accessible means of access to the second floor.



# STRUCTURAL & ARCHITECTURAL ASSESSMENT



Building Code and Other Standards: As an existing and historic structure, current building codes will typically not apply to the Sheafe Warehouse. Its current use as a general storage and utility facility for the Park and the Players' Theatre does not appear to include general public access or Assembly uses. However, if the proposed use of the building were to change in the future, a review of applicable codes and possible required upgrades should be performed.



## 2. The Sheafe Warehouse (circa. 1806-1813)

### Exterior Features:

The Shaw Warehouse is a one-to-three-story structure with no basement, although a shallow crawlspace exists below the first-floor timber frame. The building is comprised of three sections. To the west, the main building (Section 1) is three stories, with an attic and a partial crawl space. At the east end there are two subsequent single story additions (Sections 2 & 3 respectively). There are concrete steps and landing at the main west entrance to the office space.

### Foundations:

Section 1: Mortared Stone Foundation;

Section 2: Rubble Stone with some mortar- signs of settlement and movement;

Section 3: Concrete Foundation

# STRUCTURAL & ARCHITECTURAL ASSESSMENT



## Superstructure:

Section (1): The open attic space is accessible from a narrow staircase where there is heavy timber framing with mortised connections. Timber roof planks span across roof beams. The floor framing consists of heavy timber. There are two shoring posts strategically positioned to relieve floor beams that have structural issues (deflection and cracking). One cracked floor beam has timber 2x reinforcement on both sides along with the shoring post. The second floor houses office space that is finished with painted wall board and adhered ceiling tiles that hides all of the framing and structural elements from view. At the first level there are wood floor boards above the crawl space. There is one (green) lally column positioned in the center of the space supporting the second floor framing. There is no sprinkler system.



Section (2): One-story space with a concrete slab on grade floor with extensive settlement and wide cracks formed. There is a floor drain in this space. The roof framing is heavy timber that is partially exposed below the level of the collar ties. No ceiling in the space and the walls are finished with wood plank wall boards.

Section (3): One-story space with a concrete slab on grade floor, painted drywall ceiling and interior wood plank wall boards that hides the framing from view. There is a hatch that provides access to the attic space, but the attic was not observed on the day of the site visit.

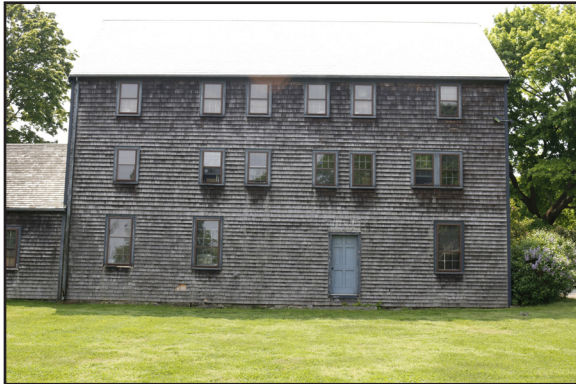


## Exterior Envelope:

Roof: Simple longitudinal gables, with the three Sections at different heights; wood roof shingles on Sections 2 and 3, in generally good but weathered condition, asphalt shingles on Section 1. Wood gutters and downspouts are present; some gutters are loose and deflected. Downspouts (rain leaders) are missing at the rear (North) side of Section 3. There is a brick chimney at the East end of Section 2.



# STRUCTURAL & ARCHITECTURAL ASSESSMENT



Walls: Unpainted wood shingles, in generally good but weathered condition. The East and West walls of Section 2 have newer shingles and trim. There is some deterioration of the shingles and trim at the base of the walls, particularly where subject to rain splash and/or poor drainage.

Doors: Typically painted wood, in generally good but weathered condition. The North door at Section 1 lacks an exterior step or landing. The two public toilet room doors at the South side of Section are of hollow metal construction; they have a shared granite step but are not accessible. The main entry door at the West side of Section 1 is of insulated hollow metal construction with raised panels; similarly it has an exterior granite step but is not accessible.

Windows: Painted wood double-hung windows, in generally good but weathered condition. Most of the North- and South-facing windows have applied exterior aluminum storm/screen units.

Other Exterior Elements: There is a steel fire escape at the South side of Section 1, consisting of individual landings and a fixed interconnecting ladder. Doors at the second and third floors give access to the landings. The first-floor window below the second-floor landing is boarded up. One window opening at the South side of Section 2 is fitted with a paneled access hatch. There is a shingle-covered panel at the upper East gable of Section 3 which may be hinged for attic ventilation, although its operation was not verified.



## Interior Construction:

Stairs and Exitways: There is a single open stair, with no enclosed corridors or exits.

### Partitions:

Attic Level: None, space is open with granular insulation at floor.

Third Floor: None, space is open and used for costume storage on rods and portable racks.

Second Floor: Wood framed miscellaneous partitions with plaster and/or drywall finish; wood doors and frames

# STRUCTURAL & ARCHITECTURAL ASSESSMENT



First Floor: Wood framed miscellaneous partitions, generally with wood board finish; some water-resistant panels at public toilets, etc. Variable.

Finishes: Miscellaneous applied plaster, drywall insulation board and other ceiling finishes, some carpet and other mixed flooring. Casework and Other

Fixed Elements: Miscellaneous, including some kitchen and bath cabinetry, fixed workshop racks and workbenches, etc.

## Fire Protection, Plumbing, Mechanical and Electrical Systems:

The building has typical Plumbing, Mechanical and Electrical systems, which are generally reported on separately. There is no Fire Protection system.

## Life Safety Systems:

No system fire alarms, heat /smoke detectors, emergency exit signage or lighting was observed, although local devices may be present in some areas. As also noted above, there is no fire suppression system.

## Regulatory Compliance:

Accessibility: No building entrances are accessible, although the South side garage doors may be passable by wheelchair. In any event, the building interior is generally inaccessible at all levels. There is no accessible means of access to the upper floors. The public toilets are not accessible. Accessibility for public toilets is generally required, unless comparable accommodation is provided elsewhere in the Park. Other areas of the building may not need to be accessible unless the general public is accommodated; however the rights of employees under the Americans with Disabilities Act should be given consideration.

Building Code and Other Standards: As an existing and historic structure, current building codes may typically not apply to the Shaw Warehouse. Its current use as a general staff, administrative, storage and utility facility for the Park and the Players' Theatre does not appear to include general public access (except for the public toilets) or Assembly uses. If the proposed use of the building were to change in the future, a more detailed review of applicable





# STRUCTURAL & ARCHITECTURAL ASSESSMENT

codes and possible required upgrades should be performed. However, the unprotected combustible (wood and timber) construction of the building, complex layout of the second floor, storage of costumes, props and other combustible materials, tools and equipment, etc. makes the danger of fire a significant concern, particularly in the absence of a fire protection system.



### 3. The Marine Railway Building (circa. 1833)

#### Exterior Features:

The Marine Railway Building, presently occupied by the Players' Ring Theatre, is a two-story building with a full attic and a partial crawlspace/basement. Along Marcy Street there is one granite step into the building from the sidewalk at two doors. At the rear of the building (as viewed from the park), the door thresholds are several inches above finish grade, with a concrete ramp at the center door. A bulkhead leads to the partial basement/crawl space is located to the rear of the building. The partial basement houses some mechanical equipment and a defunct oil tank. It was reported that the basement is subjected to flooding.



#### Foundations:

Mortared stone foundation is seen in the partial basement that was reinforced with concrete cast against the stone foundation wall around the perimeter. Around the exterior is exposed granite stone foundation.

# STRUCTURAL & ARCHITECTURAL ASSESSMENT



## Superstructure:

There are two attic spaces separated by a brick masonry demising wall with a staircase located at each end of the building for access. The north attic space is empty, with the exception of several storage boxes and miscellaneous wooden boards. The south attic space is filled with miscellaneous items such as painting frames, furniture and household props for the theatre. The roof is framed with heavy timber using king posts, with mortised connections. Heavy timber roof rafters and wood planks for roof sheathing are visible. There is some rotted wood where the timber beams bear directly on the brick masonry. The second floor space is open and is used to work on props and provides access to the stage area below. The attic floor and second floor framing consists of heavy timber which is partially exposed to view from the space below. Wood plank floor boards are seen at the attic level and at the second floor. There is no sprinkler system.

## Exterior Envelope:

Roof: Simple longitudinal gable, with wood shingles. There is a brick chimney visible in the attic, but it no longer extends above the roof. Metal gutters and downspouts are present.

Walls: Brick. Traditional mass-masonry type, without interior cavity or insulation. It was reported to W&S that the masonry was re-pointed in the early 1980s.

Doors: Typically painted wood, in generally good condition. There are four doors at the street (West) side and three at the park (East) side. The center door at the park side has a concrete ramp which may provide wheelchair access, but there is no level landing, the door swings out and has no exterior hardware.

Windows: Painted wood double-hung windows, in good condition. The windows appear to be relatively recent historically-accurate replacements.

Other Exterior Elements: There is a basement access bulkhead at the East wall, with a painted plywood cover.

# STRUCTURAL & ARCHITECTURAL ASSESSMENT



## Interior Construction:

Stairs and Exitways: There are two interior stairs, and no enclosed corridors or horizontal exits.

Vertical Openings: There is a “fly” opening with lighting and hoisting equipment in the second-floor, above the stage, and a stage crew access opening with a fixed wooden ladder.

## Partitions:

Attic Level: Full-height brick demising wall.

First and Second Floors: Brick demising wall, framed stairwell and miscellaneous partitions.

Finishes: Miscellaneous applied plaster, drywall, foil-faced insulation board and other ceiling finishes, some carpet and other mixed flooring

Casework and Other Fixed Elements: miscellaneous, including some kitchen and bath cabinetry, fixed storage racks, etc.

## Fire Protection, Plumbing, Mechanical and Electrical Systems:

The building has typical Plumbing, Mechanical and Electrical systems, which are generally reported on separately. There is no Fire Protection system.

## Life Safety Systems:

Hard-wired heat/smoke detectors are present. Battery-pack emergency lights/signs are also installed. As also noted above, there is no fire suppression system.

## Regulatory Compliance:

Accessibility: No building entrances are accessible, although the center door at the East side may be functional for wheelchair access. As noted above, that door lacks the level landing, maneuvering space and hardware needed for true accessibility. The first floor of the building is otherwise generally accessible, although toilet facilities, theater seating, etc., were not specifically reviewed. The second floor and attic are not accessible; although these are non-public areas, the rights of employees under the Americans with



# STRUCTURAL & ARCHITECTURAL ASSESSMENT



Disabilities Act should be given consideration. It is recommended that at least one fully-conforming accessible entrance be developed.

Building Code and Other Standards: As an existing and historic structure, current building codes may typically not apply to the Players' Ring Theater. It does accommodate an Assembly use at the first floor, but its potential occupancy is relatively low and there are multiple exit doors leading directly to the exterior.

The unprotected combustible (wood and timber) construction of the floors and partitions, storage of props and other combustible materials, theatrical lighting and equipment, etc. makes the danger of fire a significant concern, particularly in the absence of a fire protection system. The installation of sprinklers should be strongly considered.



Traditional Builders & Restoration Specialists

June 21, 2016

Cheri Ruane  
Weston & Sampson  
85 Devonshire Street  
Boston, MA 02109

Re: Prescott Park, Executive Summary

Cheri:

Here are my findings on the three historic buildings that I toured with you at Prescott Park, Portsmouth.

**Ring Theater Building (Marine Railway Building):**

- Historically and architecturally significant ca. 1833 century mercantile building
- Brick exterior generally in good condition but needing pointing in some areas. These areas are easily identified by the lack of mortar in the joints
- Roof appears in good condition
- Historic windows intact. Many (all?) have been properly restored
- Interior is in use as a theater and associated offices, storage areas, and support areas
- Attic level is in good condition and the original roof framing is visible
- The change in use from a building that contained machinery to one that contained residences and shops means that there is a mix of original material and later material
- Basement contains HVAC equipment including an abandoned oil tank that should be pumped and removed as soon as possible to avert a potential oil leak



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- Historic documentation indicate that the building was moved.
- Old photographs appear to show a large dormer on the front side which is no longer there.
- Recommendations:
  - Continue to maintain the exterior and carry out annual inspections of the masonry, windows and doors, roofing and trim to ensure that there are no easy pathways for water infiltration
  - Consider a fire suppression system to enhance the safety of the building and prevent its complete loss should a fire occur
  - Consider carrying out an architectural survey to document the architectural changes that have occurred due to the changes in use over the years

### **Shaw Warehouse**

- Ca. 1807 industrial building, one of very few left along the waterfront
- Post and beam construction
- Wood shingle wall and roof cladding is late 20<sup>th</sup> century, and in satisfactory condition
- Most of the windows appear to be 19<sup>th</sup> century, although more time would be needed to determine if they are original to the building. The historic survey form indicates that the current entrance dates to 1940.
- Inside, the main structural components – beams, posts, rafters, joists, and sheathing, - are visible in many areas of the ground floor and also on the third floor and attic levels.
- The second floor was converted to offices in the 1960s and displays little, if any, original or historic materials.
- The current use of the building is as a work shop and storage facility for the maintenance crew of the park. As such, the building contains many containers of paints, oils, solvents, and gasoline, as well as wood, rags, and other such material. This may be considered by some to increase the chances of a devastating fire that would quickly consume the building, although the current use is in keeping with the building's original (industrial) use.
- Recommendations:
  - Continue to maintain the exterior and carry out annual inspections of the masonry, windows and doors, roofing and trim to ensure that there are no easy pathways for water infiltration



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- Carry out a detailed structural inspection to determine the condition of the sills, foundation and other critical elements that are in need of rehabilitation
- Consider investing in fire proof cabinets to contain any containers of flammables
- Ensure that a monitored fire detection system is installed and maintained
- Evaluate whether the current use – with its clear risks to the building – is the best use. At a minimum, it should be clearly recognized that continuing the current use is done with a certain amount of risk to the structure.

### **Sheafe Warehouse**

- Architecturally and historically significant early 18<sup>th</sup> century (ca. 1720) industrial warehouse.
- The architectural significance: intact state of the main elements: posts, beams, plank sheathing, joists, rafters, floorboards (although some sheathing is from later repairs).
- Beautifully crafted timber frame, with some obvious repairs such as splices found at the bottom of many posts.
- Moved from its original location
- Sits on a much later concrete foundation
- Windows and exterior cladding (sidewall and roof shingles) are 20<sup>th</sup> century
- Historically significant: it is the oldest surviving building built for the maritime industry that was so important to Portsmouth. Particularly of interest is its connection to the gundalow.
- Evidence points to the curved braces being later replacements of straight braces (which are found at some locations)
- Current use: storage and general use by the arts association
- Recommendations:
  - It could be argued that the age and unique features and history of the building would make its current use a disservice. Not only is its educational potential not being fully realized, but its current use also means that there is little or no control over who enters the building which, for a three hundred year old wooden structure, is less than ideal.
  - Consideration should be made for potential uses that increase (controlled) public access while limiting uncontrolled access.
  - Fire suppression should be considered

DATE July 7, 2016

To: Cheri Ruane, RLA - Weston & Sampson

Re: Prescott Park Master Plan

Subject: Summary of Mechanical Conditions  
Prescott Park  
Portsmouth, Massachusetts

This memorandum summarizes existing Mechanical conditions encountered during the site inspections completed at Prescott Park in Portsmouth, New Hampshire. The site visit constituted a visual inspection of the mechanical equipment of three (3) of the buildings, the Players Ring, the Shaw Warehouse, and the Sheave Warehouse, to determine its overall condition. The project site is located at the intersection of Marcy Street and Mechanic Street.

**A. Players Ring Building:**



**HVAC.** The HVAC system in the Players Ring building includes an approximately 2,000 CFM gas fired condensing furnace with an Air Bear Trion air filter located in the half height portion of the basement. There is no name tag on the furnace itself and it appears to have been manufactured for rebranding. The furnace is direct vented out the back side of the building. The 2,000 CFM rating was derived from the Trion air filter section. The unit provides heating only. It is ducted throughout the building with a combination of



both hard and flexible duct. The ductwork is in poor condition overall and the installation does not meet current SMACNA standards. Air registers are impromptu. Mechanical ventilation consists of two exhaust fans of unknown size. Some of the exhaust has been connected to what appears to be an old cast iron abandoned plumbing vents. One of the exhaust fans exits the side of the building. One of the office spaces on the upper floor has a floor mounted, portable air conditioning with the condenser heat rejection ducted to an adjacent window. There is a small, abandoned, approximately 50 gallon, stand mounted, fuel oil tank in the basement that is about half full. It is in a very poor condition and is in danger of failure.

- **Plumbing.** The building is served by a 1-inch natural gas service. Domestic hot water is served by a small electric water heater located in the basement. There is a pit mounted submersible sump pump.



There are two handicapped accessible restrooms on the first floor that are located in the office area of the Players Ring theater with a residential tank type toilet and lavatory each. One of the lavatories has a portable dishwasher connected to it.



- **Fire Protection.** There are no fire protection systems in the building.

**B. Shaw Warehouse.**



**HVAC.** The HVAC system in the Shaw Warehouse includes two (2) ducted, gas fired Williamson Temp-O-Matic furnaces, one serving each floor. The units provide recirculated, heated air to each floor by ceiling mounted galvanized ductwork. There is a gas fired, ceiling hung, Modine unit heater serving the back single story shop area.



- **Plumbing.** There are two (2) non-handicapped accessible restrooms that are public access from the outside of the building. The restrooms are equipped with floor mounted, residential tank style, toilets, non-accessible lavatories and floor drains. The men's room has a wall hung, urinal with a low flow flushometer. Domestic hot water for these restrooms is provided by an approximately 40-gallon Rheem electric hot water heater. There is a water fountain and a plastic deep sink located next to the water heater.



There is a residential style kitchen sink and bathroom on the second floor. The bathroom has a standard tub, a non-accessible lavatory and a floor mounted, residential tank style toilet.

**Fire Protection.** There are no fire protection services in the building.



### C. Sheafe Warehouse

- **HVAC.** The Sheave Warehouse is not heated or ventilated.
- **Plumbing.** There are no plumbing services located in the Sheave Warehouse.
- **Fire Protection.** There are no fire protection services in the Sheave Warehouse.



# appendix b

PARK USAGE MAPPING



# USE & CIRCULATION



-  VEHICULAR CIRCULATION
-  PEDESTRIAN USE & CIRCULATION
-  UNSANCTIONED BICYCLE CIRCULATION
-  PAVING AREA
-  UNDER-UTILIZED AREA
-  WIND MOVEMENT
-  UNSANCTIONED DOG-WALKER MOVEMENT
-  SCENIC VIEW
-  GATHERING AREA
-  SEATED VISITORS
-  PHOTOGENIC LOCATION
-  PICNIC SPOT
-  PLEIN AIR PAINTING
-  FAMILY AND GROUP GATHERINGS
-  INFORMAL FIELD PLAY AND GATHERINGS







# SPECIAL EVENT: FESTIVAL



2-3 EVENTS / YEAR  
3000 PEOPLE AVG.

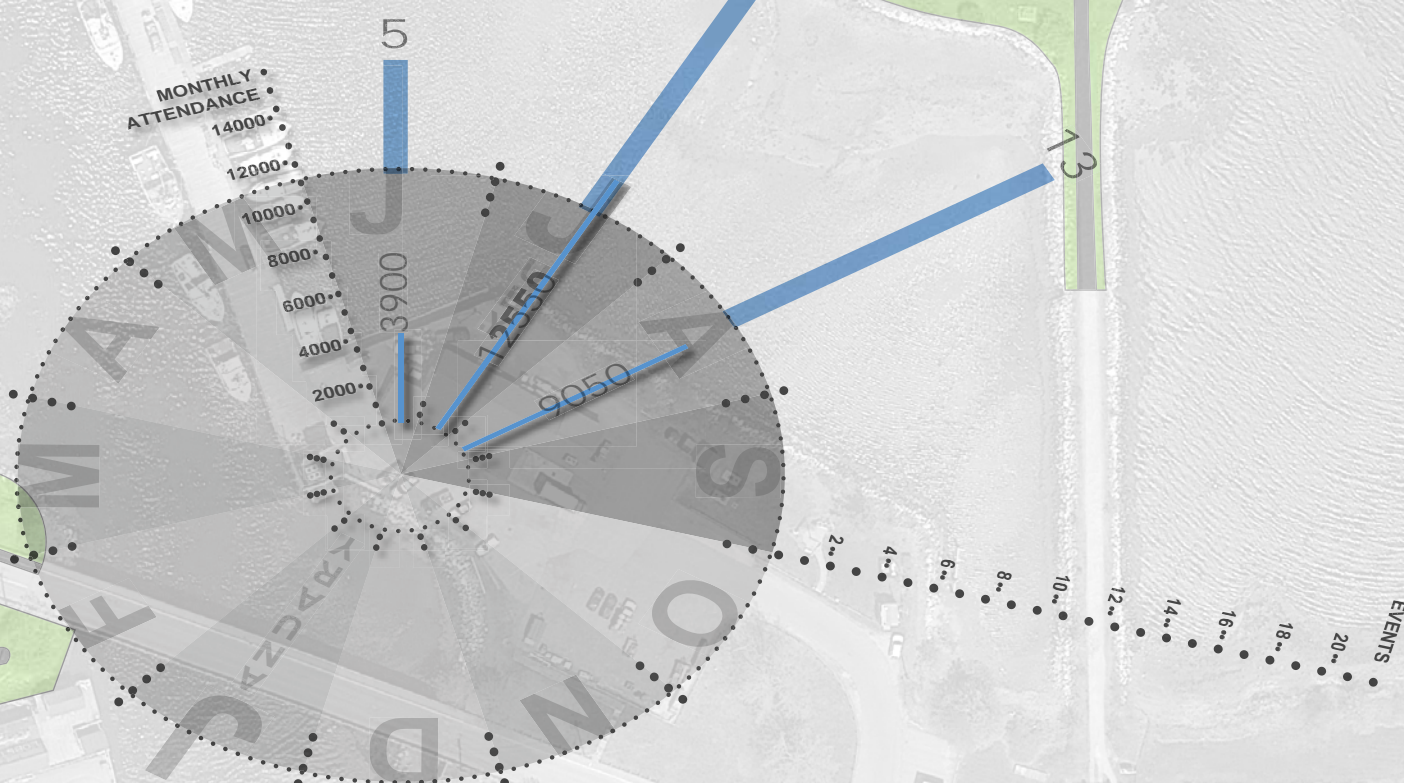




# THEATER PERFORMANCE



**41 EVENTS / YEAR**  
620 PEOPLE AVG.

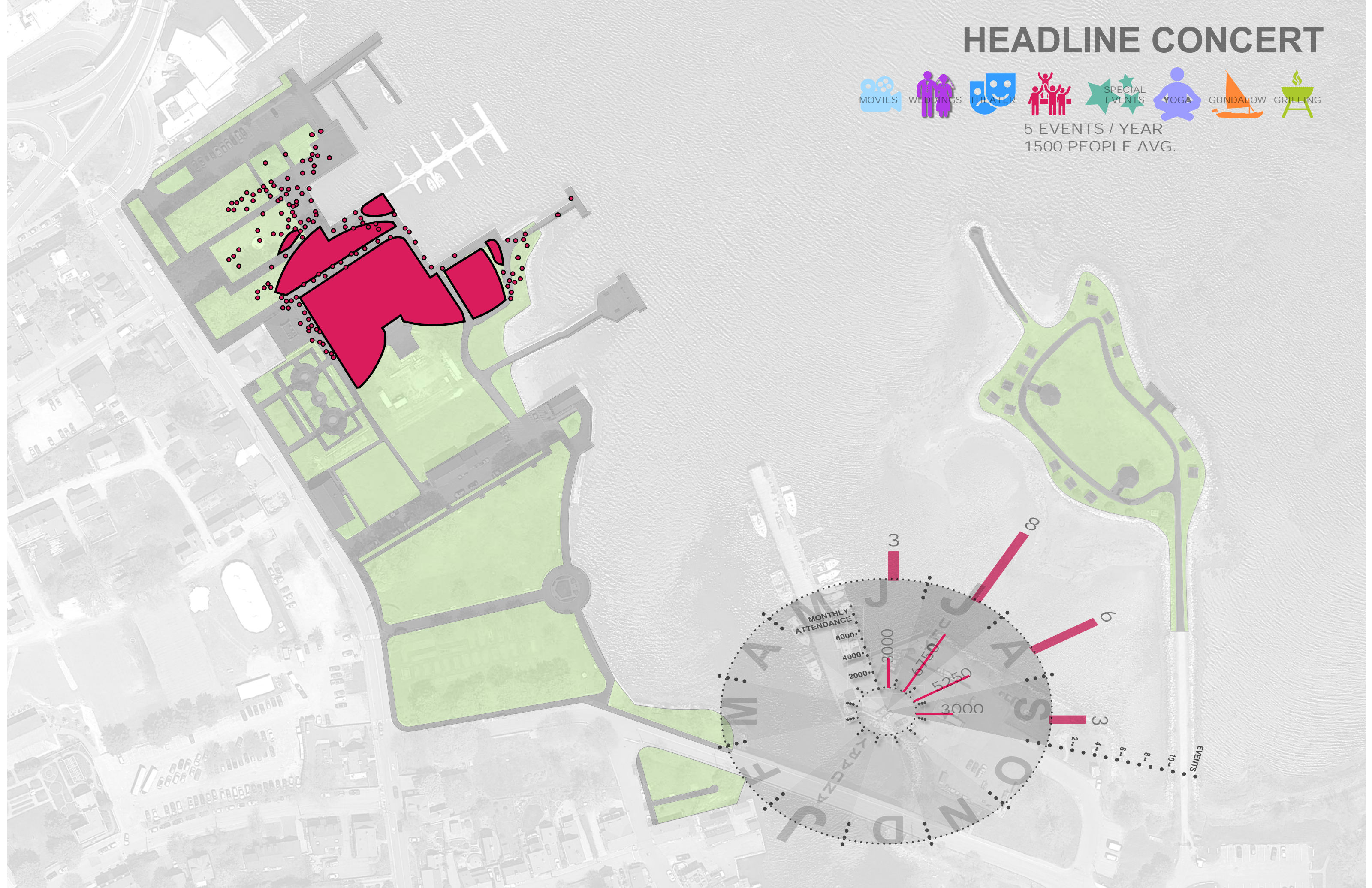




# HEADLINE CONCERT



5 EVENTS / YEAR  
1500 PEOPLE AVG.

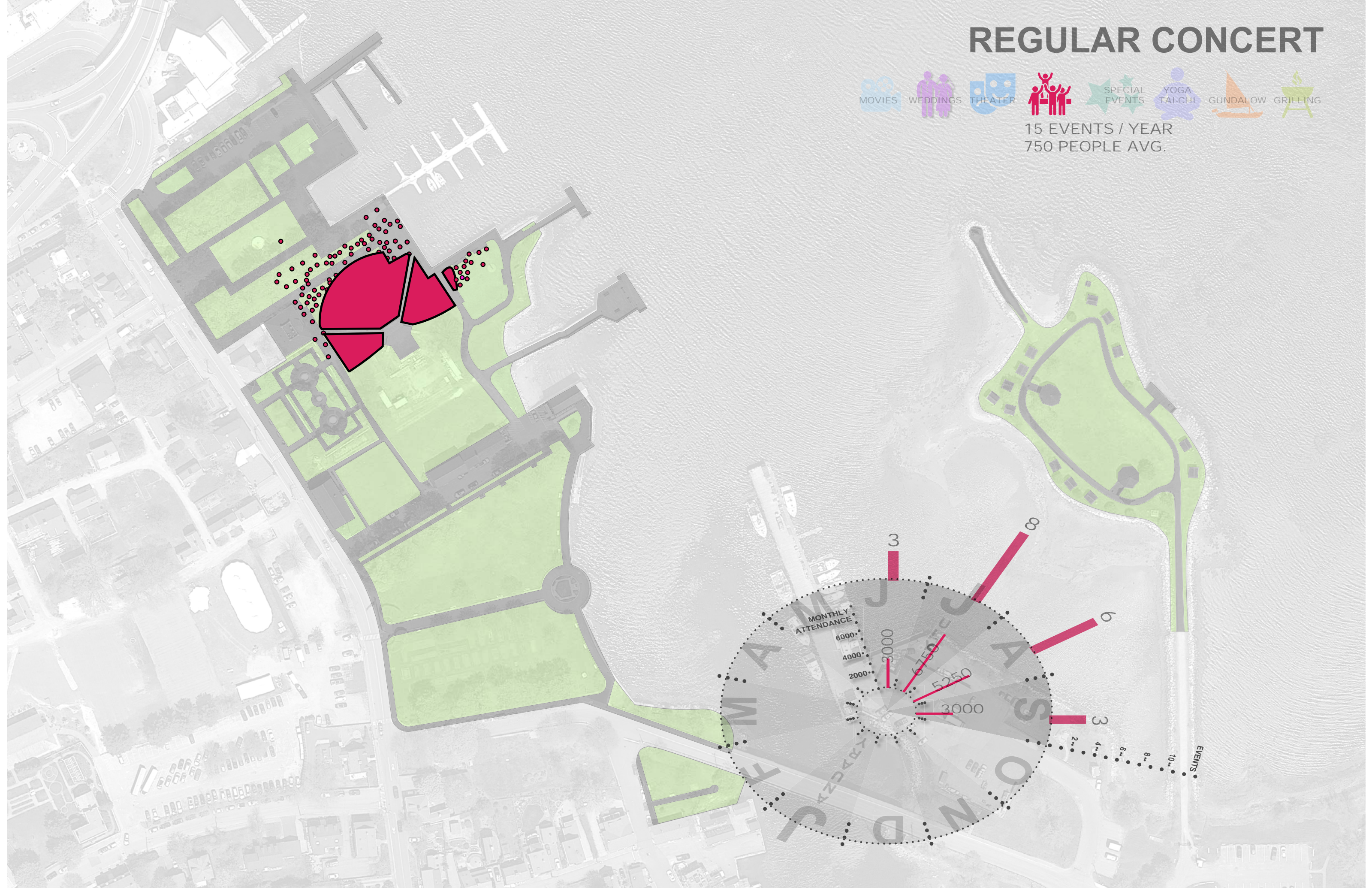




# REGULAR CONCERT



15 EVENTS / YEAR  
750 PEOPLE AVG.

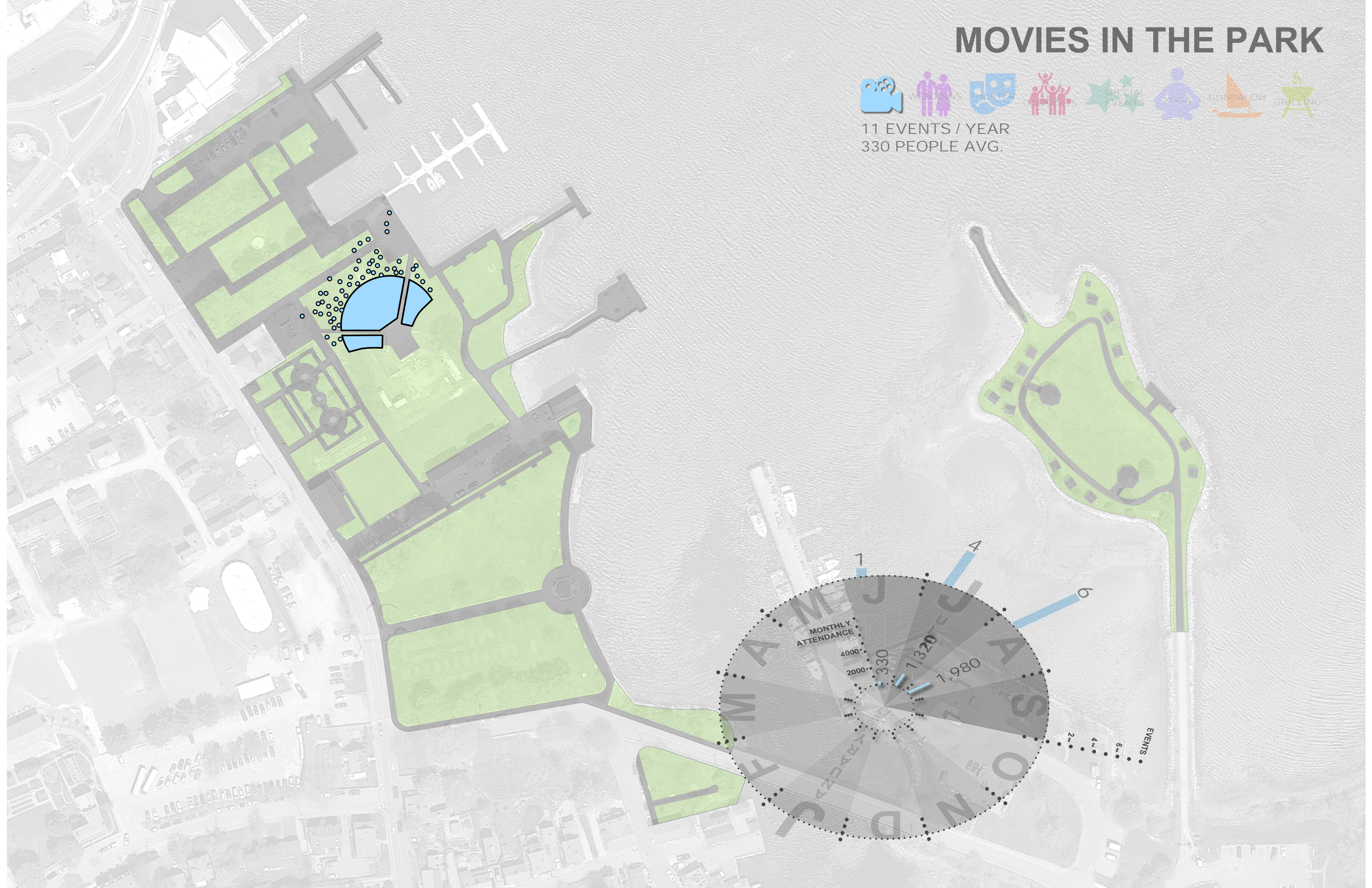




# MOVIES IN THE PARK



11 EVENTS / YEAR  
330 PEOPLE AVG.





# SPECIAL EVENT: PUBLIC FORUM



6-10 EVENTS / YEAR  
50 PEOPLE AVG.





# appendix c

CITY OF PORTSMOUTH WEBSITE CONTENTS



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[10-13-16 Presentation](#)

[10-01-16 Presentation - Update to City Council - October 1st Retreat](#)

[9-20-16 Weston & Sampson Concept Development Schemes A and B](#)

[9-7-2016 Weston & Sampson Presentation “Diagrammatic Concepts”.](#)

[8-3-2016 Weston & Sampson Presentation - Park Usage Analysis](#)

[7-29-2016 Web comment form batches 1 through 8](#)

[July 13, 2016 Weston & Sampson Presentation on Existing](#)

[Conditions/Site Analysis \(“Prezi” Version\)](#)

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[June 29th Committee Presentation - Weston & Sampson](#)

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[June 12th - Kick -off Presentation - Weston & Sampson](#)

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[Meeting Information](#)

Members of the public can find meeting agendas and Meeting Videos from past meetings below. If you are looking for the actions and/or Minutes, please refer to the City’s Meeting Calendar.



## 2017

January 25, 2017 [Agenda](#) | [Video](#)  
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February 18, 2016 [Agenda](#) | (Not Televised)

Prescott Park Master Plan Meeting Video Playlist 2016



# appendix d

LAWN MANAGEMENT GUIDELINES



January 31, 2017

MEMORANDUM

RE: Turf Management Strategy  
Prescott Park Master Plan

The city should prepare an operation and maintenance plan for the established and newly constructed natural lawns. In order to minimize adverse lawn conditions due to maintenance issues, as a general outline we recommend that all lawns be maintained to the industry standards listed below.

- - Beginning of Season Conditions  
The city should make every effort to begin each spring with 100% lawn coverage.
- Soil Testing  
Perform at least once every three to five years to determine nutrient deficiencies. This allows fertilization to be tailored to each lawn's individual needs.
- Fertilization  
Fertilizers should be applied mid-spring, early June, mid September, late October, and mid to late December.
- Aeration  
Perform in late March to early April, in June, and in late August. Aeration reduces ground hardness and compaction of soil, allowing roots to breathe and grow more easily, and making lawn more resilient.
- Mowing  
Perform weekly March through October and as needed from October to November. Lawn maintenance professionals emphasize that mowing schedules should not be reduced when fields are resting or otherwise inactive, as regular mowing helps to ensure thick and vigorous lawn growth.
- Irrigation  
1 inch per week.
- Lime  
As needed to maintain a ph of 6.0-6.7.
- Seeding  
Weather conditions make August to mid September the preferred time of year to seed lawn areas. The method of seeding (slice seeding, hand seeding, hydroseeding) can be determined to fit the condition and size of the lawn being restored.
- Pest Control  
Any pest problems that are detected should be resolved using cultural practices. It is important to note that lawns treated with pesticides must be taken out of use to avoid contact with people.
- Excess Thatch Removal  
Performed in June when soil is dry.
- Rolling  
Perform three times per year when the ground is soft. This will help to keep lawn surfaces from becoming inconsistent, uneven and lumpy.

The standards need to be codified into a written plan to govern maintenance operations that all maintenance personnel use and reference. The plan should be supported by sufficient labor savings equipment to allow implementation of all aspects of the plan.

# acknowledgments

A special thank you to all that made this master plan possible.

Jack Blalock, Mayor

John Bohenko, City Manager

Blue Ribbon Committee

Councilor Chris Dwyer, Chair

Councilor Nancy Pearson

Stephany Shaheen

Phyllis Eldridge, Trustee of Trust Funds

Dana Levenson, Trustee of Trust Funds

Thomas Watson, Trustee of Trust Funds

Mayor Jack Blalock

Peter Rice, DPW Director

David Mora, Police Chief

Strawbery Banke

The Gundalow Company

Prescott Park Arts Festival

The Players Ring

The neighbors of the South End

Portsmouth Herald

And the citizens of Portsmouth who were steadfast in their engagement throughout the master plan process.



Weston & Sampson<sup>™</sup>

DESIGN STUDIO