

DRAWING INDEX

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1 MARKET SQUARE
Zoning Summary

Zone	Renovations & Additions CD-5, DOD, HDC	Renovations & Additions CD-4, DOD, HDC
Height	2-3 stories with short 4th = 45'	2 stories with short 3rd = 35'
penthouses	may exceed bldg height by 2'	may exceed bldg height by 2'
Roof appurtenance	may exceed bldg height by 10'	may exceed bldg height by 10'
Façade Types	shop front	shopfront
Building Types	commercial, live-work, mixed use, flex space & community.	commercial, live-work, mixed use, flex space & community.
Setbacks (ft) *	* 10.5A42.12 Yards may be increased above the max permitted for truncated corners or other subtractive massing techniques, alleys, vehicular accessways, increased sidewalk width or community spaces.	* 10.5A42.12 Yards may be increased above the max permitted for truncated corners or other subtractive massing techniques, alleys, vehicular accessways, increased sidewalk width or community spaces.
Front (principle) max	5	10
Front (secondary) max	5	15
Side	NR	NR
Rear, min	>of: 5' from rear line or 10' from cl alley	>of: 5' from rear line or 10' from cl alley
Front lotline buildout	80% min	50% min
Lot area (sf)	NR	NR
LOT area per dwelling	NR	NR
Coverage, maximum	95%	90%
Footprint, max* 10.5a43.40	20,000	15,000
*10.5A43.43 increase for indoor parking if >50% gr.floor parking & 30% lot is community space	50,000 ground (30,000 upper)	30,000 ground (20,000 upper)
ground floor area per use, max	15,000	15,000
Open space, minimum	5%	10%
permitted uses (cd4 & cd5)	commercial, live/work, mixed-use, flex space, community, office, retail, restaurant (<500occ)	multifamily, live/work, office, retail, restaurant (<500occ)
block length, max (ft)	225	200
façade modulation length, max (ft)	100	80
entrance spacing, max (ft)	50	50
floor height above sidewalk, max	36"	36"
ground floor height, min	12'	12'
second floor height, min	10'	10'
glazing, shopfront, min	70%	70%
glazing, other	20%-50%	20%-50%
roof types(pitch)	flat, gable (6:12-12:12), hip(>3:12), gambrel/mansard(6:12-30:12)	flat, gable (6:12-12:12), hip(>3:12), gambrel/mansard(6:12-30:12)
Parking, off-street; DOD	when >20 spaces, max spaces = 120% min required. 10.1112.60 mixed used - some shared spaces allowed.	when >20 spaces, max spaces = 120% min required. 10.1112.60 mixed used - some shared spaces allowed.
residential (dwellings <500sf)	UNIT<500SF=.5 space/unit; 500-750sf=1 space/unit; >750sf=1.3 space/unit. (+ 1 visitor space/5 units)	UNIT<500SF=.5 space/unit; 500-750sf=1 space/unit; >750sf=1.3 space/unit. (+ 1 visitor space/5 units)
professional office	NA in DOD	NA in DOD

PROJECT NARRATIVE

REHABILITATION AND ADAPTIVE REUSE OF FOCAL EXISTING HISTORIC STRUCTURES ON LOT 15, WITH A NEW ADJACENT STRUCTURE ON LOT 14 (CURRENTLY A SURFACE PARKING LOT, AND PRIOR TO 1969 THE LOCATION OF A 3-1/2 STORY C. 1895 HOTEL).

ONE LEVEL OF BELOW GRADE PARKING IS PROPOSED.

HAVEN COURT, A PRIVATE EASEMENT RIGHT OF WAY IS PROPOSED TO BE SIGNIFICANTLY IMPROVED AND REGRADED PROVIDING PUBLIC ACCESS CONNECTING MARKET STREET TO FLEET STREET. THIS WOULD BE AN INTEGRAL LINK BETWEEN THE MCINTYRE'S PUBLIC SPACES, THROUGH COMMERCIAL ALLEY, LADD STREET AND HAVEN COURT TO A SMALL COURTYARD ON FLEET STREET. LANDSCAPING, PAVERS, SITE AMENITIES AND OUTDOOR LIGHTING WOULD BE PROVIDED TO MAKE THIS SPACE A WELCOMING BENEFIT TO THE COMMUNITY.

A LOT MERGER WILL BE PURSUED TO COMBINE LOTS 14 & 15 INTO ONE SINGLE LOT, WITH A VARIANCE FOR UNIFORM APPLICATION OF LOT 14 HEIGHT AND STORIES FOR THE WHOLE MERGED LOT.

EXISTING FOCAL BUILDINGS ON CONGRESS AND HIGH STREETS WILL BE REPAIRED, RESTORED AND BROUGHT UP TO CURRENT BUILDING AND LIFE SAFETY CODES.THE SMALLER WOODEN SHED ADDITIONS TO THE REAR OF THESE BUILDINGS WILL BE REPLACED WITH NEW CONSTRUCTION.



ONE MARKET SQUARE
RENOVATION & ADDITIONS

1 CONGRESS STREET
ONE MARKET SQUARE, LLC

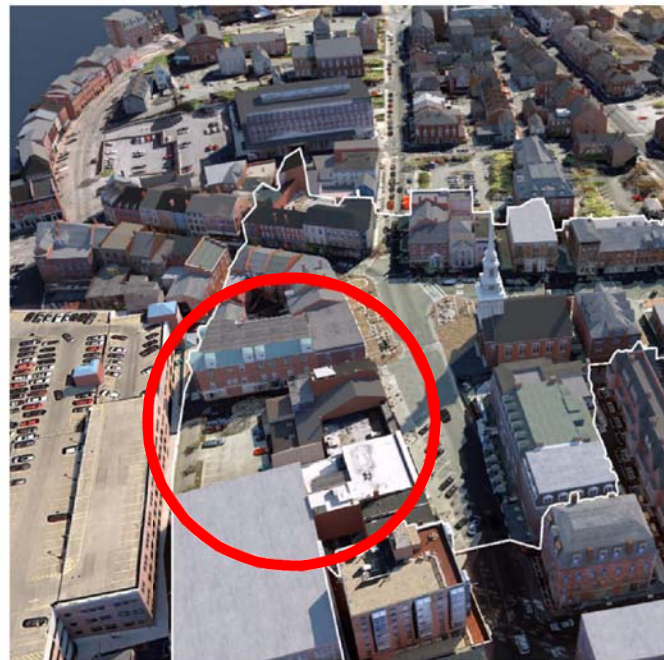
HISTORIC DISTRICT COMMISSION
WORK SESSION 1

A0.0

COVER
ONE MARKET SQUARE

SCALE:
01/13/2022

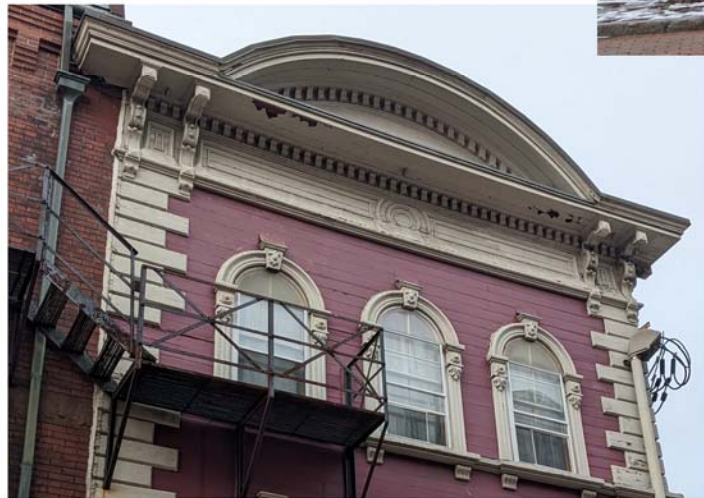




A0.1

CONTEXT MAP
ONE MARKET SQUARE

SCALE: 1" = 200'-0"
01/13/2022



A0.2 EXISTING BUILDING PHOTOS
ONE MARKET SQUARE
SCALE:
01/13/2022



HIGH STREET

LADD STREET



CONGRESS STREET NORTH



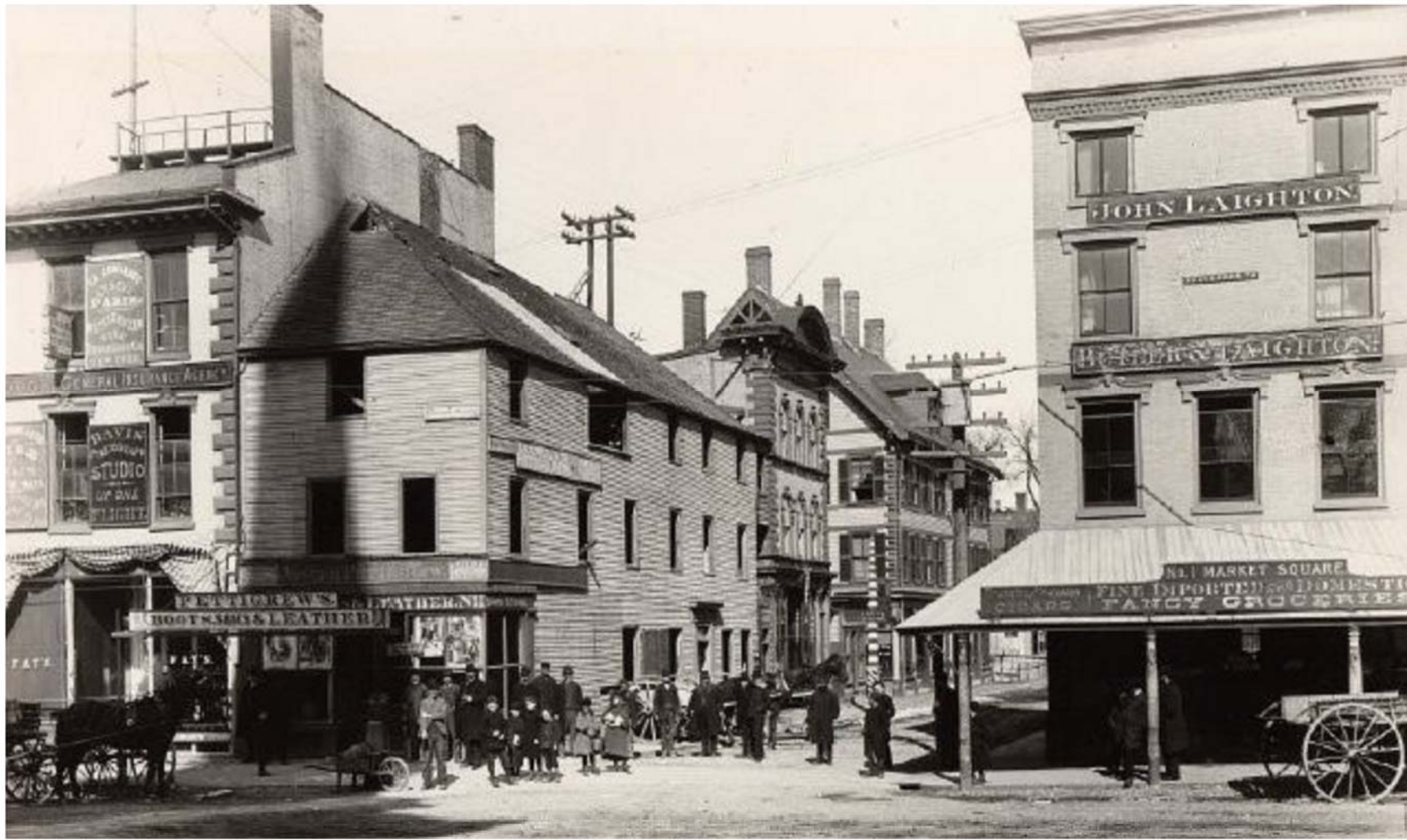
CONGRESS STREET SOUTH

PLEASANT STREET

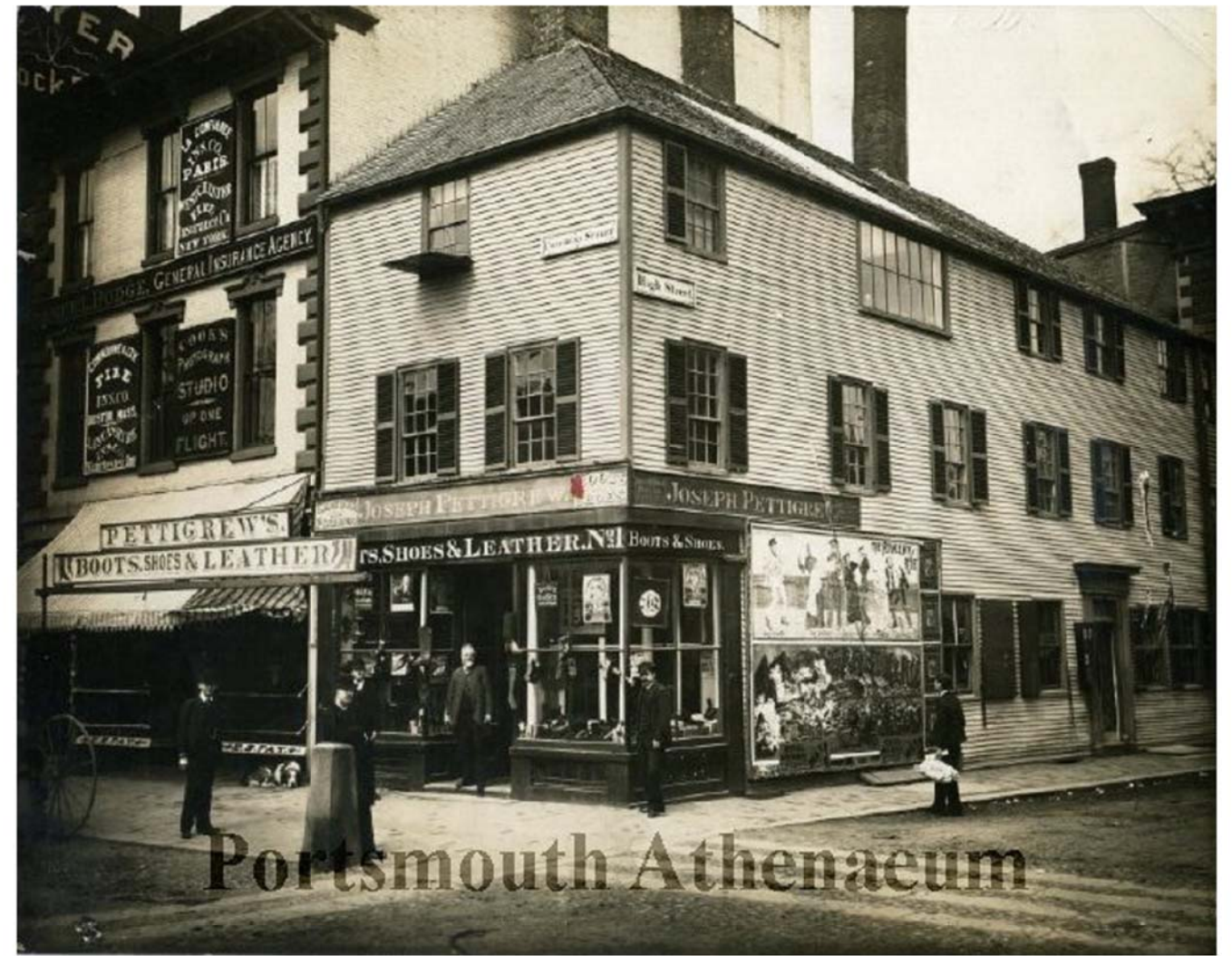


HAVEN COURT

FLEET STREET AT HAVEN COURT



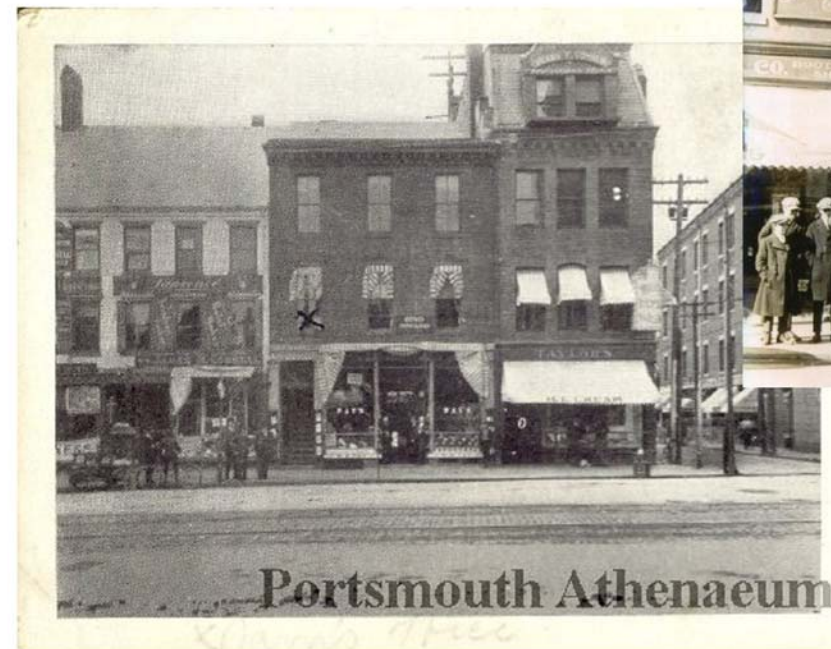
1890



1880

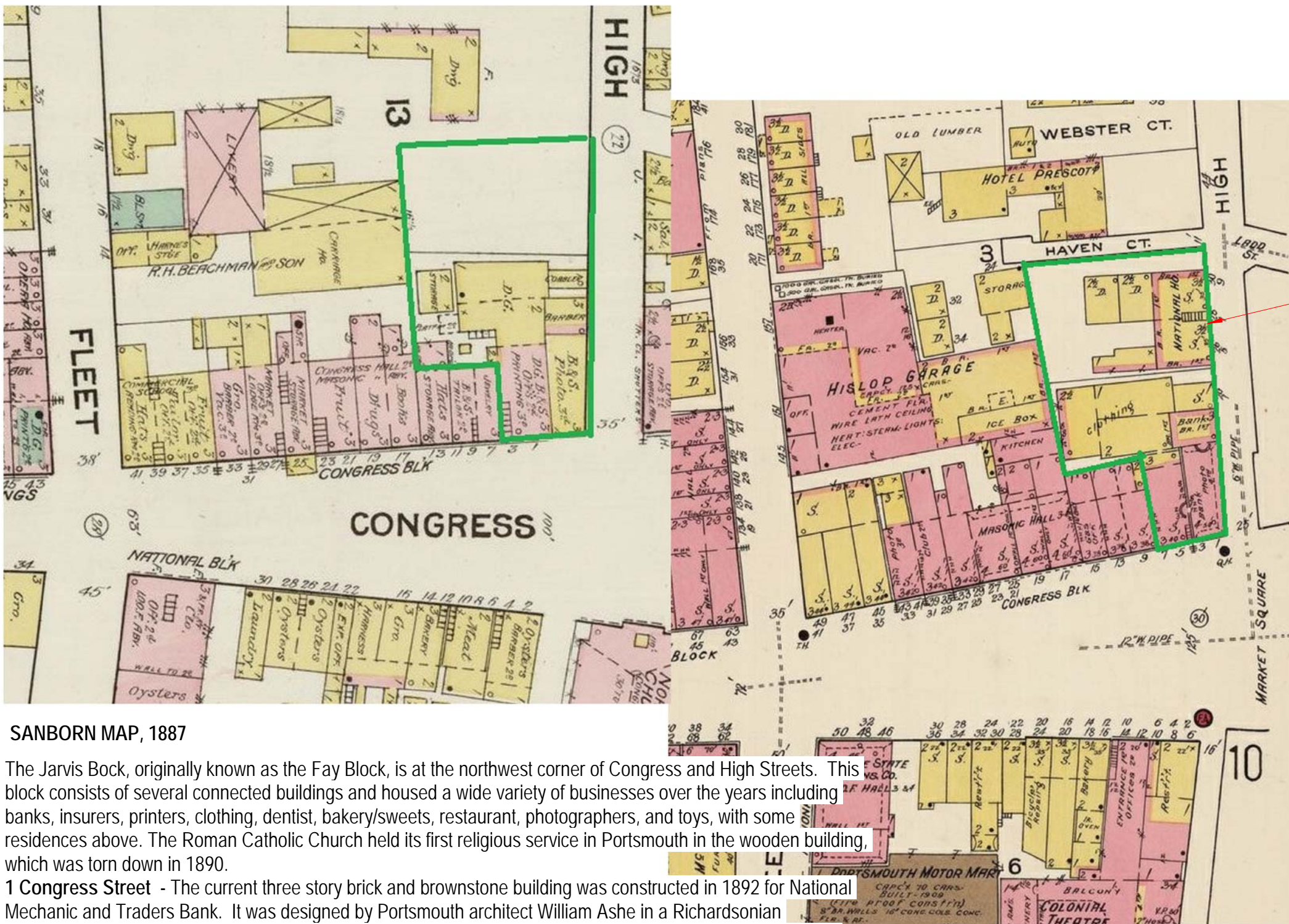


1920



1918

A0.4 HISTORIC CONTEXT
ONE MARKET SQUARE
SCALE:
01/13/2022



SANBORN MAP, 1887

The Jarvis Bock, originally known as the Fay Block, is at the northwest corner of Congress and High Streets. This block consists of several connected buildings and housed a wide variety of businesses over the years including banks, insurers, printers, clothing, dentist, bakery/sweets, restaurant, photographers, and toys, with some residences above. The Roman Catholic Church held its first religious service in Portsmouth in the wooden building, which was torn down in 1890.

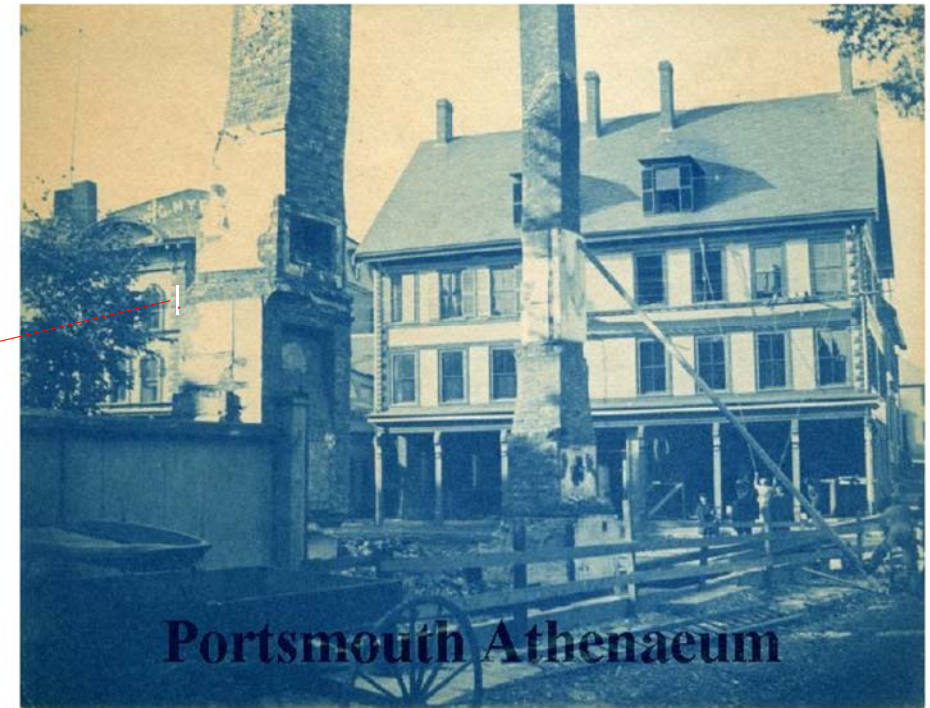
1 Congress Street - The current three story brick and brownstone building was constructed in 1892 for National Mechanic and Traders Bank. It was designed by Portsmouth architect William Ashe in a Richardsonian Romanesque style. Unique gabled dormers, and one of the earliest skylights in Portsmouth adorn the mansard roof. Brownstone lintels, cornice & frieze band, and terracotta rosettes, a pressed metal classical roof curb (partially covered with contemporary flashing). The storefront corner was significantly altered in the mid 20th century. The current building replaced a late 18th century three-story wood hip-roofed structure, along a much taller brick parti wall, suggesting a taller previous structure.

3-5 Congress Street - A stucco Italianate structure constructed in 1860, the first and second floor storefront and fenestration has been significantly altered. The upper floor lintels and pronounced bracketed cornice remain intact, with a shallow gable roof beyond. The modified second floor windows were stained glass at mid-20th century.

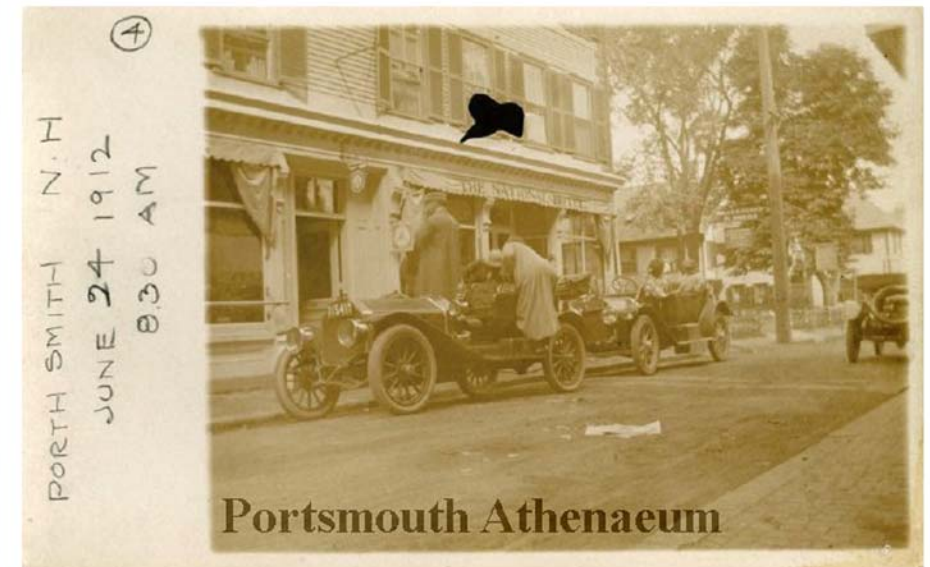
18 High Street - New-baroque 3 story wooden structure with unusually elaborate and ornate trim detailing. The façade is topped with a distinctive shallow arched pediment.

0 High Street (Lot 14 parking lot) – was previously the National Hotel, later known as the Dolphin Hotel, built in the mid 19th century. This 3 and a half story gable structure had a high level of wood detailing, trim, coining and brackets. It was destroyed by fire in 1969.

SANBORN MAP, 1920



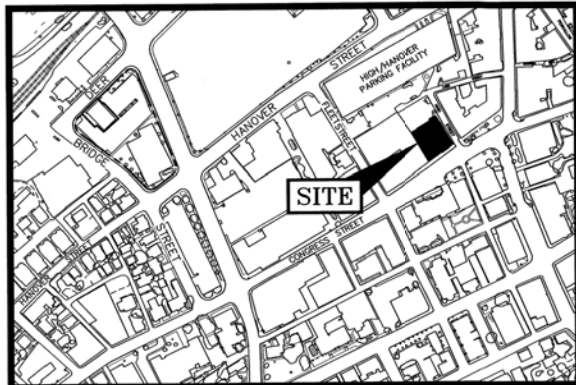
DOLPHIN HOTEL / NATIONAL HOTEL, C.1895



DOLPHIN HOTEL / NATIONAL HOTEL, C.1912

A0.5 HISTORIC CONTEXT ONE MARKET SQUARE

SCALE:
01/13/2022



LOCATION MAP

SCALE: 1" = 300'

LEGEND:

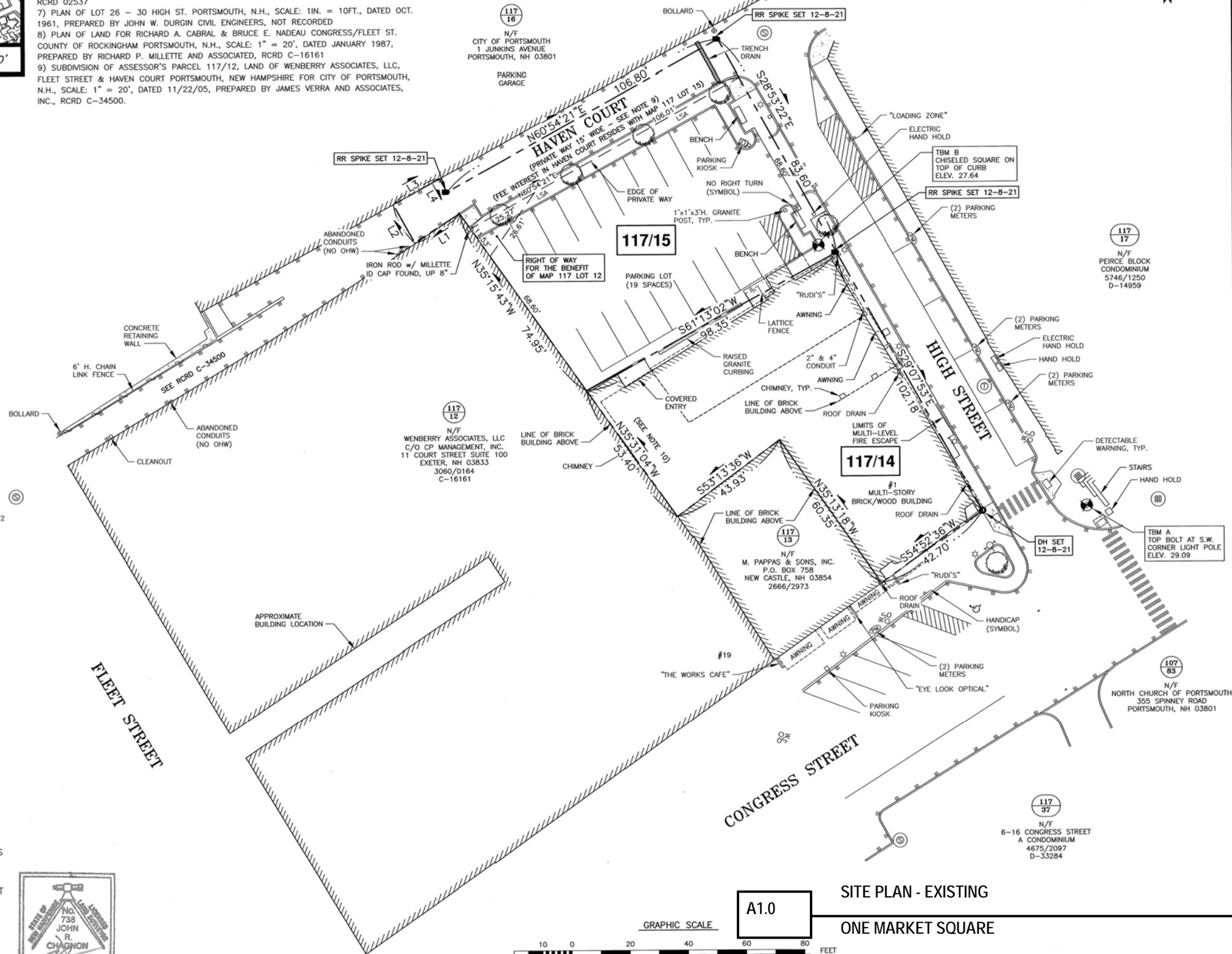
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
11/21	MAP 11/LOT 21
○ IR FND	IRON ROD FOUND
○ IP FND	IRON PIPE FOUND
○ IR SET	IRON ROD SET
● DH FND	DRILL HOLE FOUND
● DH SET	DRILL HOLE SET
● NHFB	NHDOT BOUND FOUND
■ TB	TOWN BOUND
■ BND w/DH	BOUND WITH DRILL HOLE
■ ST BND w/DH	STONE BOUND WITH DRILL HOLE

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S57°27'42"W	18.36'
L2	N28°53'22"W	15.00'
L3	N61°07'46"E	18.19'
L4	S29°05'39"E	5.28'

PLAN REFERENCES:

- 1) PLAN OF A LOT OF LAND IN PORTSMOUTH, N.H. BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN. = 20 FT., DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
- 2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1IN. = 20FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 00376.
- 3) LOT PLAN NOS. 7-13 CONGRESS ST. PORTSMOUTH, N.H., SCALE: 1/4 INCH = 1 FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
- 4) PLAN OF LOT NOS. 173 - 181 FLEET ST. PORTSMOUTH, N.H., SCALE: 1IN. = 20FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
- 5) LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1IN. = 20FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 01243.
- 6) PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE 1IN. = 40FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD 02537.
- 7) PLAN OF LOT 26 - 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1IN. = 10FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, NOT RECORDED.
- 8) PLAN OF LAND FOR RICHARD A. CABRAL & BRUCE E. NADEAU CONGRESS/FLEET ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE: 1" = 20', DATED JANUARY 1987, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATED, RCRD C-16161.
- 9) SUBDIVISION OF ASSESSOR'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD C-34500.

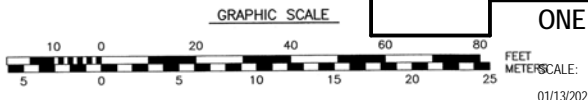
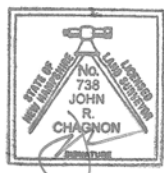


I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

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.

JOHN R. CHAGNON, LLS 738

12-8-21
DATE



SITE PLAN - EXISTING

ONE MARKET SQUARE

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

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOTS 14 AND 15.
- 2) OWNER OF RECORD:
PETER H. JARVIS & SONS, LLC
P.O. BOX 27
NEW CASTLE, NH 03854
5840/0603
- 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 5.
- 4) DIMENSIONAL REQUIREMENTS:
CHARACTER DISTRICT 5:
MIN. LOT AREA: NO REQUIREMENT
FRONTAGE: NO REQUIREMENT
SETBACKS:
FRONT (MAX.) 5 FEET (PRIMARY)
FRONT (MAX.) 5 FEET (SECONDARY)
SIDE NO REQUIREMENT
REAR GREATER OF 5 FEET FROM REAR LOT LINE OR 10 FEET FROM CENTER OF ALLEY
- 5) LOT AREA: MAP 117 LOT 14 7,266 S.F. 0.1668 ACRES
MAP 117 LOT 15 8,840 S.F. 0.2029 ACRES
- 6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY ON TAX MAP 117, LOTS 14 AND 15 IN PORTSMOUTH, NH.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
- 9) HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 15, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS SURVEY).
- 10) BUILDING ON LOCUS PARCEL IS NOT ALONG PROPERTY LINE. AREA IS NOT ACCESSIBLE TO MEASURE.

NO.	DESCRIPTION	DATE
0	ISSUED FOR RECORDING	12/8/21

STANDARD BOUNDARY SURVEY
TAX MAP 117
LOTS 14 & 15

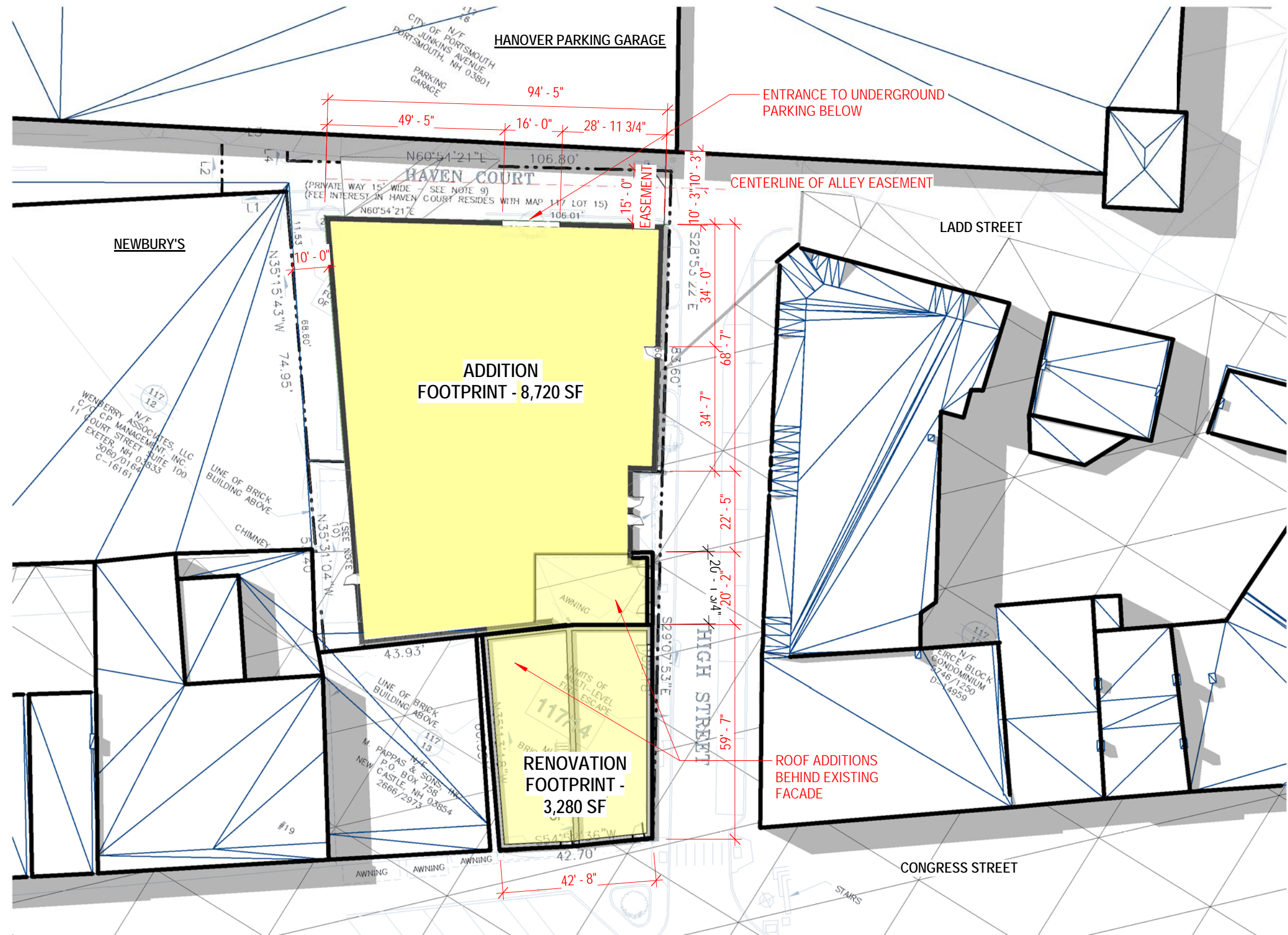
OWNER OF RECORD:
PETER H. JARVIS & SONS, LLC

PROPERTY LOCATED AT:
1 CONGRESS STREET &
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

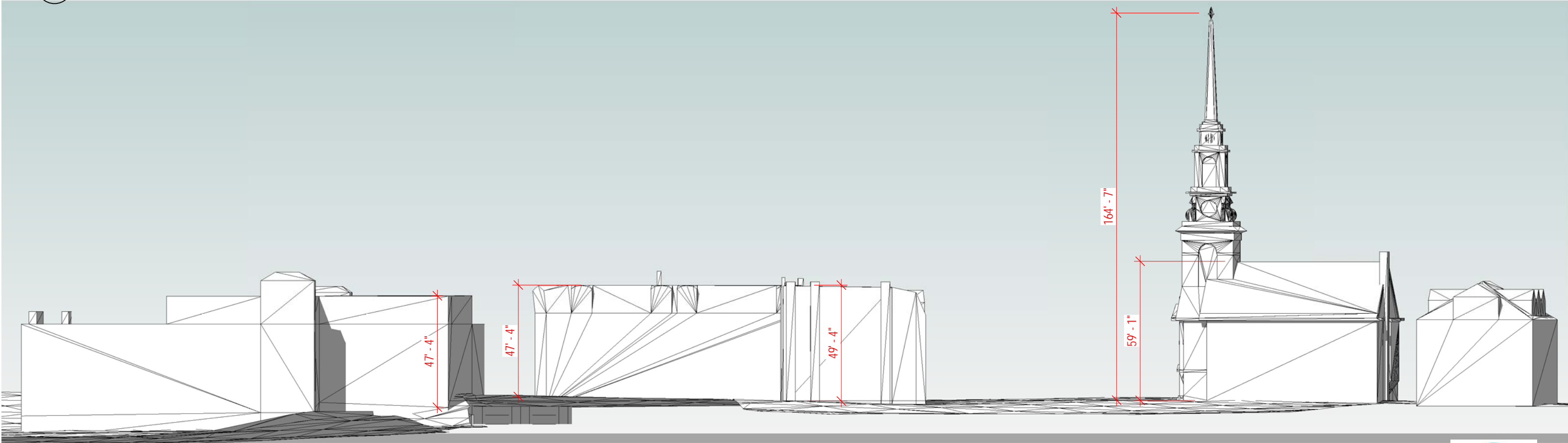
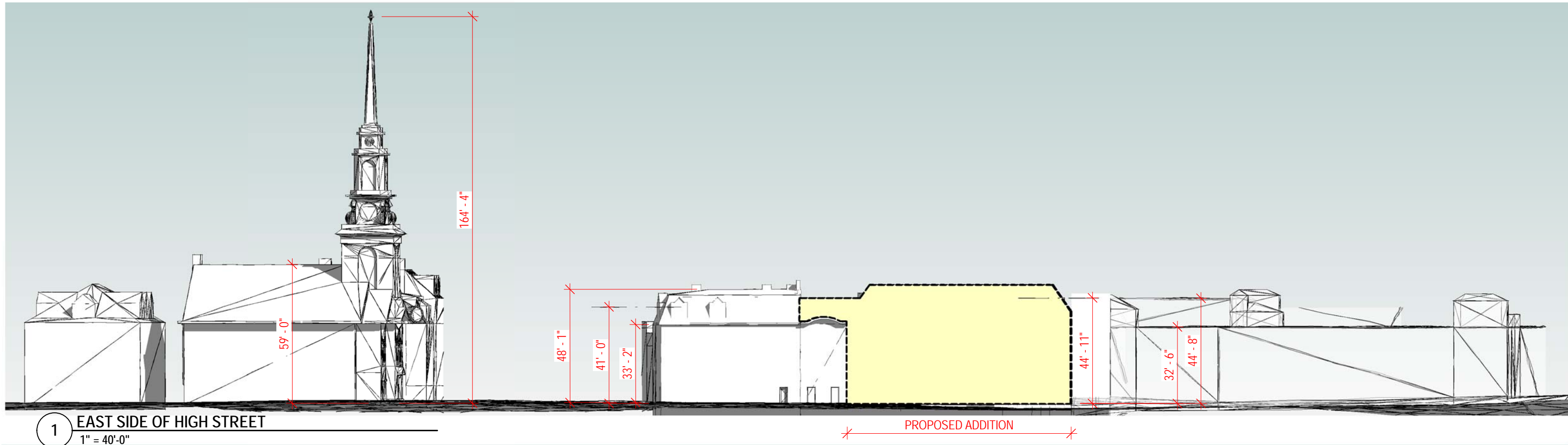
SCALE: 1" = 20'

FB 309 PG 15





A1.1 SITE PLAN - PROPOSED
ONE MARKET SQUARE
SCALE: 1" = 30'-0"
01/13/2022



A2.1

MASSING STREET SECTIONS ONE MARKET SQUARE

SCALE: 1" = 40'-0"
01/13/2022



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