

**ATTN: Historic District  
Commission**

**RE: June 7, 2023 Meeting  
129 State Street  
Portsmouth, NH 03801**

**129 State Street  
Doyle Residence – Bill Doyle & Stephanie Nam**

**CONTACT:  
Shayne Forsley  
Hampshire Development Corp.  
[Shayne.forsley@hdcgc.net](mailto:Shayne.forsley@hdcgc.net)  
603.997.2519**

# HAMPSHIRE DEVELOPMENT CORPORATION

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General Contractor

May 24, 2023

City of Portsmouth  
Planning Department  
1 Junkins Avenue  
Portsmouth, NH 03801

Attention: Historic District Commission  
RE: 129 State Street (LUHD-414)

The applicant and homeowners of 129 State Street request approval of the attached design changes for their property and have included elevations not previously submitted in the last plan set. The requested items are as follows:

- Installation of a masonry parapet to address the co-mingling of roofs between 129 State Street & 121-123 State Street building. See attached plans for details (**DSK-01**)
- **North Elevation (A-200.00)**
  - Removal of the oculus skylight and opting for a ridge skylight & linear skylight along the proposed parapet.
  - Proposed (4) windows in shed dormer (approved 5).
  - Proposed 3<sup>rd</sup> floor window.
  - Proposed (2) windows instead of (3) on 2<sup>nd</sup> floor.
  - Consolidation of Entry way with egress hatch from basement.
- **South Elevation (A-200.00)**
  - Proposed single skylight instead of two individuals on State St. roof.
  - Proposed linear skylight (continuous with North Elevation)
  - Proposed metal & glass solarium attached to kitchen.
- **East Elevation (A-200.00)**
  - Elevation not provided in previous HDC submission; 1 window proposed at 3<sup>rd</sup> floor.
- **West Elevation (A-200.00)**
  - Removal of ridge skylight.
  - Proposed 3<sup>rd</sup> floor window.
  - Proposed clear story windows at 1<sup>st</sup> floor kitchen.
  - Proposed steel & glass solarium.
  - Proposed Egress hatch to basement.

The proposed architectural design is included in the package for your review and comment. We look forward to hearing from you.

Sincerely,

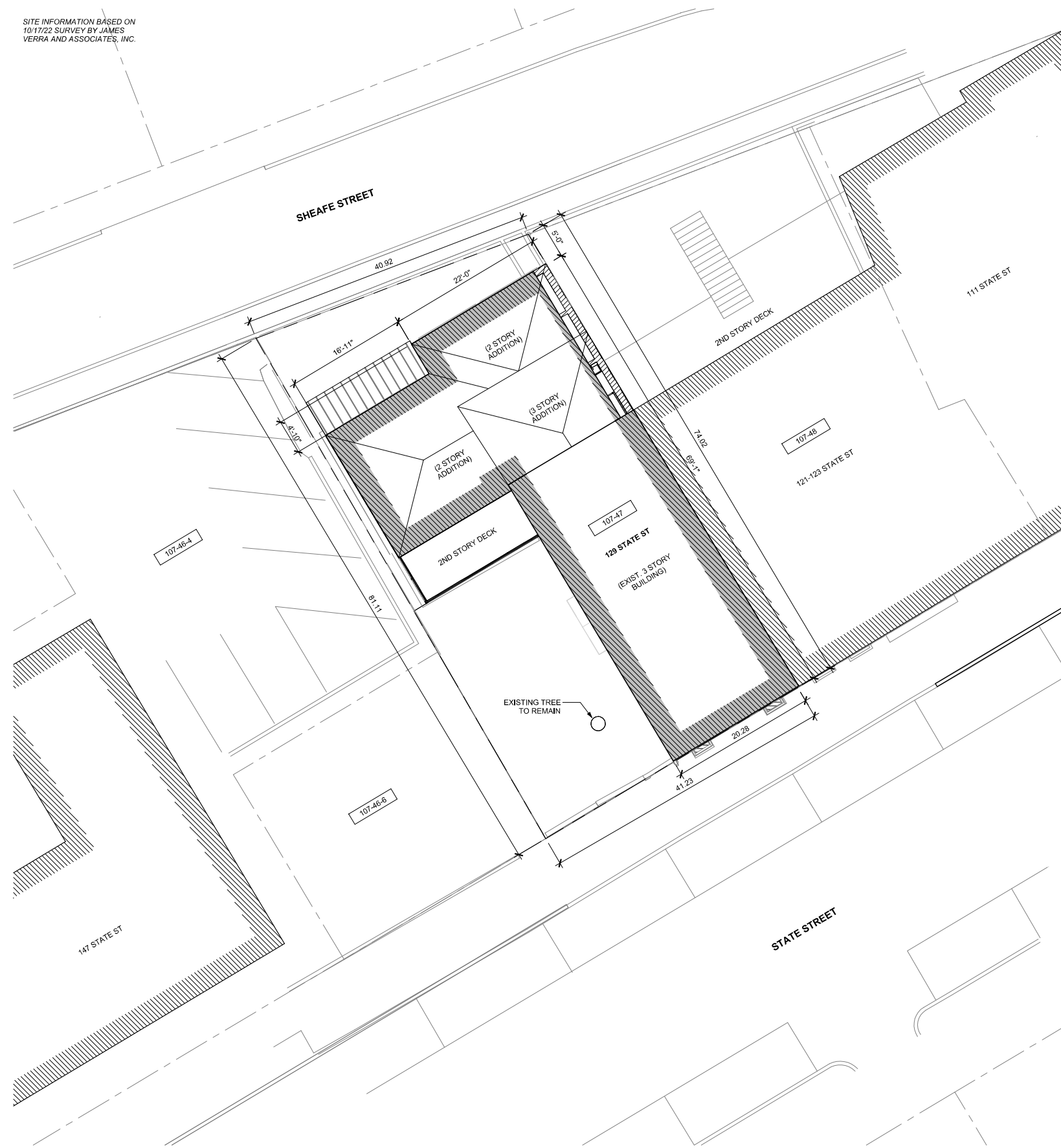
Shayne Forsley  
General Manager

Cc: Bill Doyle & Stephanie Nam - Owners  
129 State Street  
Portsmouth, NH 03801

PROPERTY INFORMATION	
BUILDING ADDRESS:	129 STATE ST
TAX SHEET:	107
LOT NUMBER:	47
ZONING DISTRICT:	CD4 (CHARACTER DISTRICT 4)
OVERLAY DISTRICT:	HISTORIC DISTRICT
USE GROUP:	SINGLE-FAMILY DWELLING
OCCUPANCY:	RESIDENTIAL (R-3)
TYPE OF CONSTRUCTION:	VB
SPRINKLER SYSTEM:	NOT EXISTING, PROPOSED
FLOOD PLAIN:	NO

ZONING ANALYSIS			
	EXISTING	PROPOSED	ALLOWED
STORIES:	3	NO CHANGE	2-3 STORIES ALLOWED (PER ZONING MAP 10.5A21B)
BUILDING HEIGHT:	33'-6"	34'-0" (ADDITIONAL INSULATION)	40' MAX HEIGHT (PER ZONING MAP 10.5A21B)
LOT AREA:	3,164 SF	NO CHANGE	NO REQUIREMENT
BUILDING FOOTPRINT:	1914 SF	NO CHANGE	15,000 SF MAX
BUILDING COVERAGE:	60%	NO CHANGE	90% MAX
OPEN SPACE:	40%	NO CHANGE	10% MIN
FRONT YARD:	0 FT	NO CHANGE	10 FT MAX
SIDE YARD:	0 FT / 1 FT 10 IN	NO CHANGE	NO REQUIREMENT
REAR YARD:	5 FT	NO CHANGE	5 FT FROM REAR LOT LINE OR 10 FT FROM CENTER OF ALLEY
FRONT LOT LINE BUILDOUT:	49%	NO CHANGE	50% MIN

SITE INFORMATION BASED ON 10/17/22 SURVEY BY JAMES VERRA AND ASSOCIATES, INC.



Area Schedule (Gross Building)	
Floor	Area
BASEMENT	2,378 SF
1ST FLOOR	1,915 SF
2ND FLOOR	1,783 SF
3RD FLOOR	1,169 SF
ATTIC	445 SF
TOTAL	7,690 SF

6 ATTIC AREA  
1" = 20'-0"

5 3RD FLOOR AREA  
1" = 20'-0"

4 2ND FLOOR AREA  
1" = 20'-0"

3 1ST FLOOR AREA  
1" = 20'-0"

2 BASEMENT AREA  
1" = 20'-0"

1 SITE PLAN  
1/8" = 1'-0"

MEP ENGINEER:  
SEFCO SOLUTIONS  
408 MAIN ST  
SOUTH BERWICK, ME 03908  
207.420.8760

STRUCTURAL ENGINEER:  
JSN ASSOCIATES  
1 AUTUMN ST  
PORTSMOUTH, NH 03801  
603.433.8639

NO.	ISSUE / REVISION	DATE
	ISSUED TO HDC	05/24/2023
	ISSUED TO DOB	05/12/2023

DOB APPROVAL STAMP:

**FOR PLANNING AND APPROVAL**

**NOT FOR CONSTRUCTION**

**Spivak Architects**  
152 MADISON AVENUE, 15TH FLOOR  
NEW YORK, NEW YORK 10016-5424  
T:(212)943-1166 F:(212)943-0225

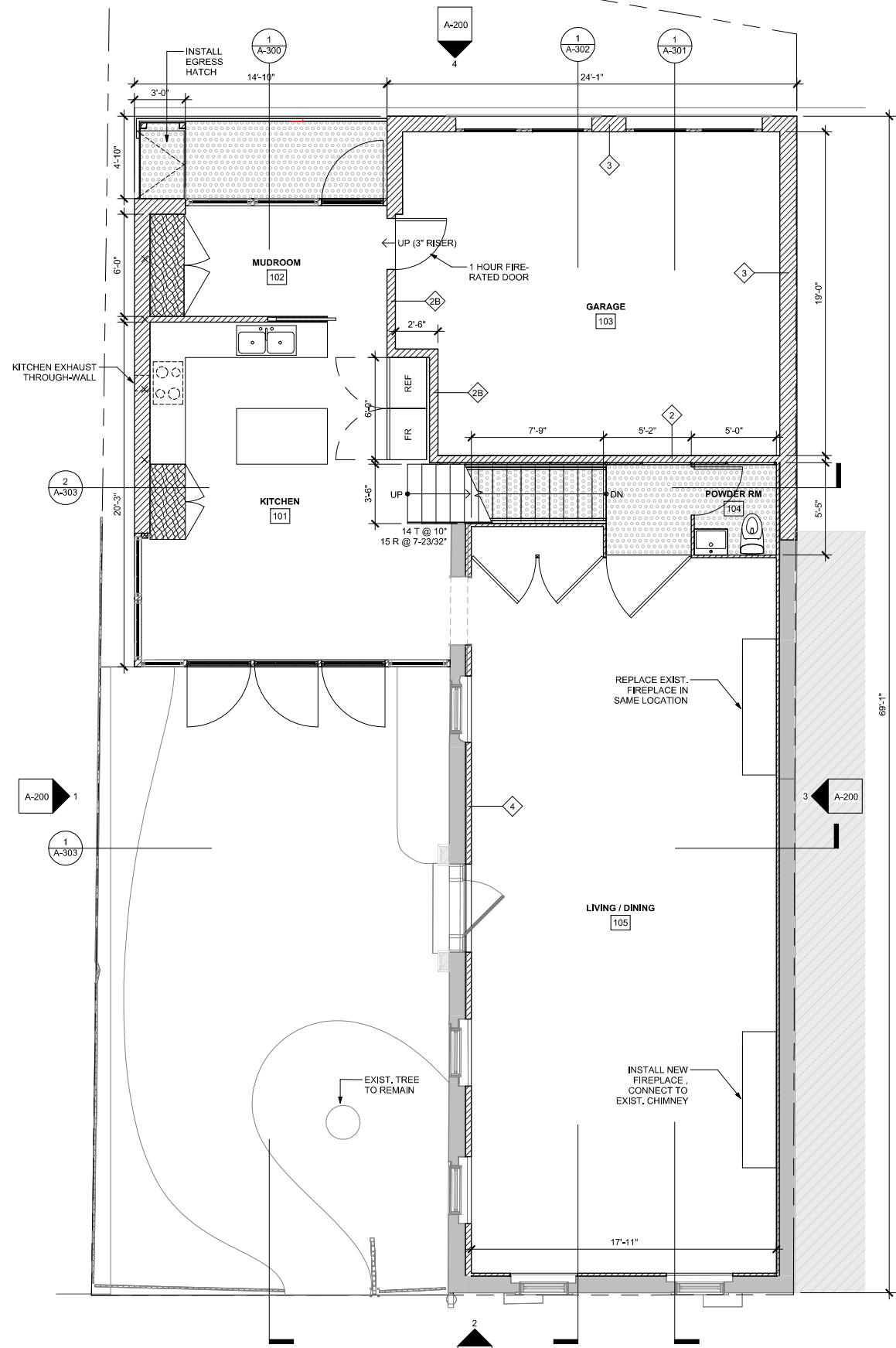
PROJECT: 21006  
**DOYLE NAM RESIDENCE**  
129 STATE ST  
PORTSMOUTH, NH 03801  
DOB NOW JOB #:

DRAWING TITLE:  
**SITE PLAN AND ZONING**

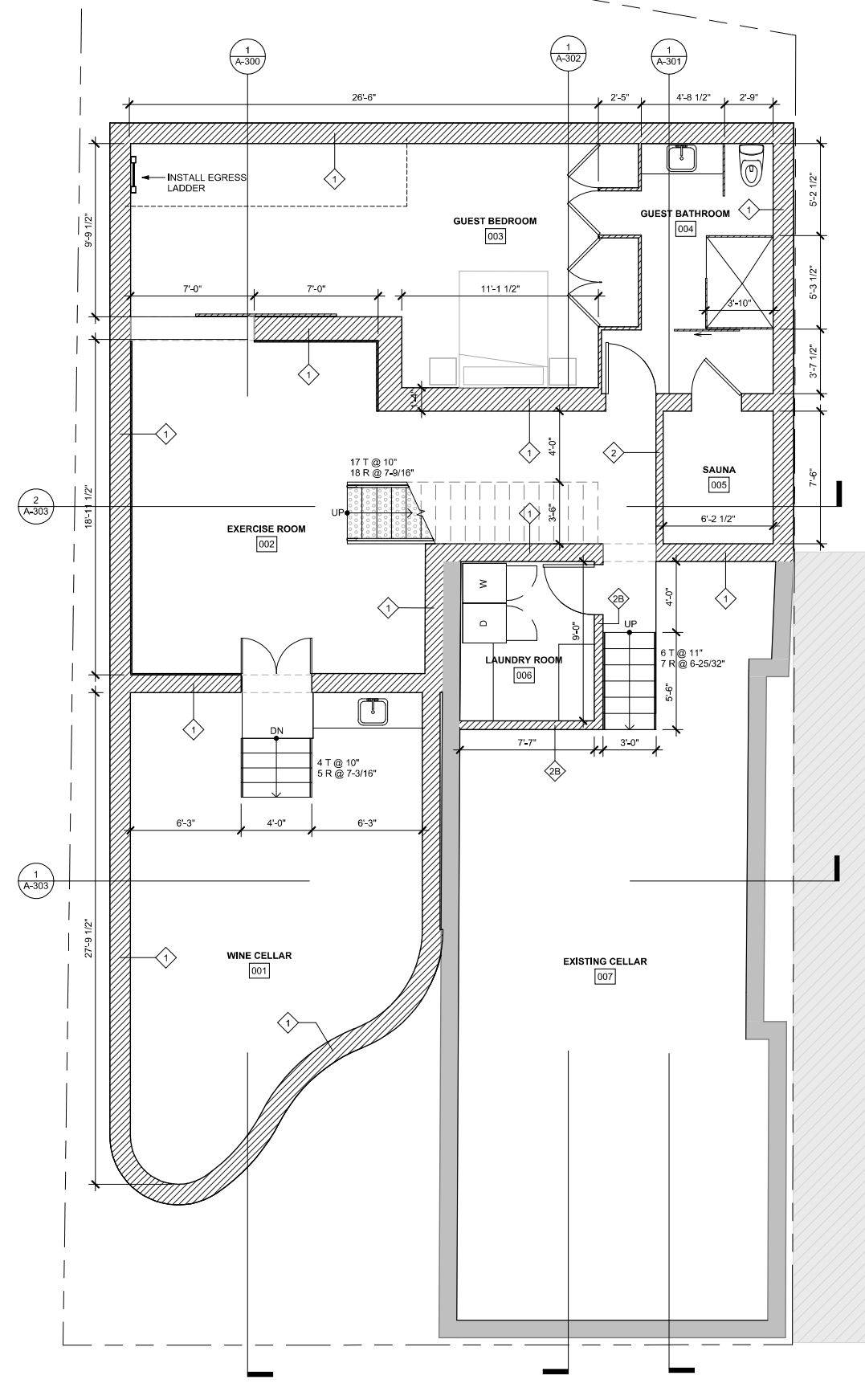
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2 1ST FLOOR  
1/4" = 1'-0"



1 BASEMENT  
1/4" = 1'-0"

LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW INTERIOR PARTITION

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	SCHEMATIC DESIGN	04/19/2023

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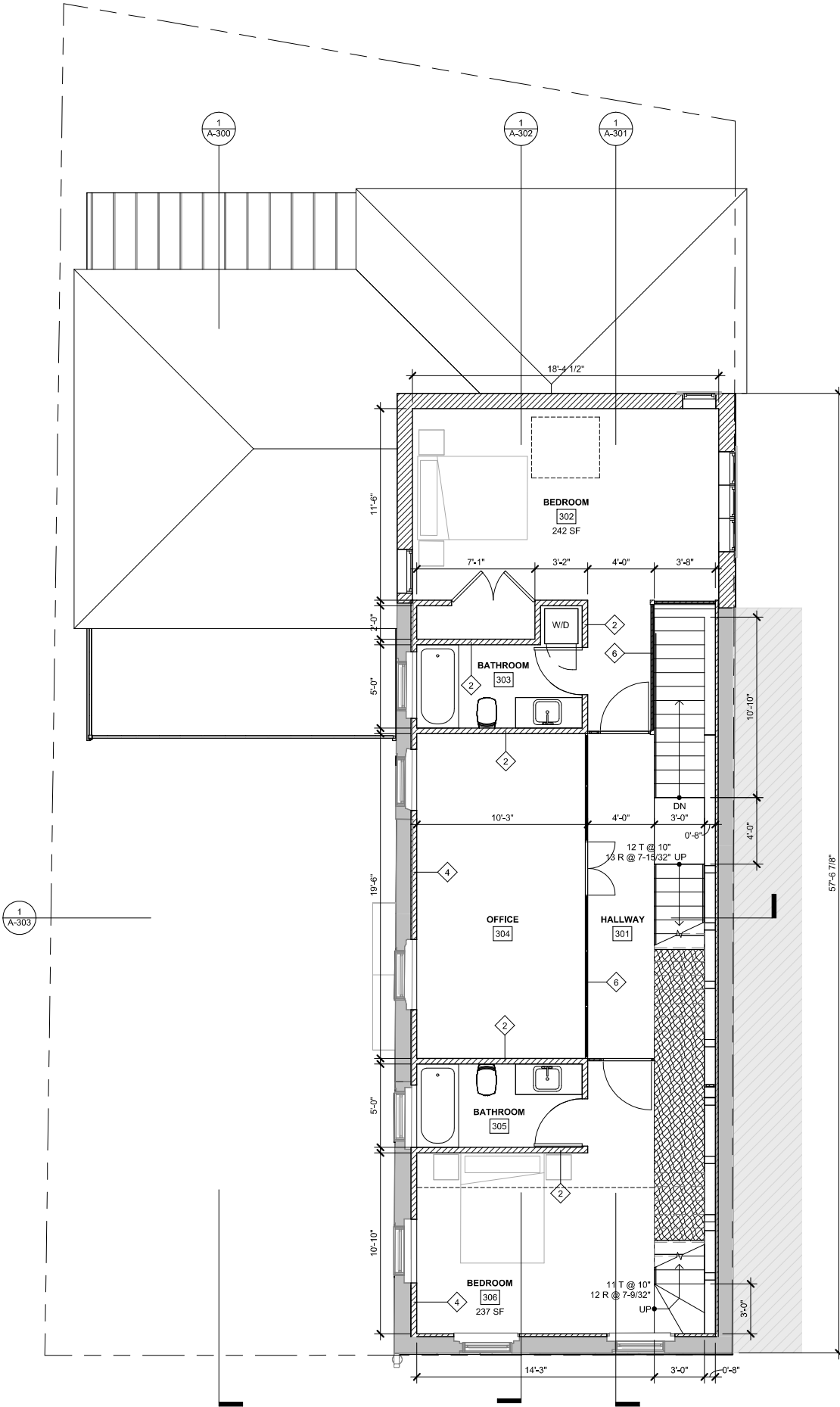
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RESIDENCE  
129 STATE ST  
PORTSMOUTH, NH 03801  
DOB NOW JOB #: 000000

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BASEMENT AND 1ST  
FLOOR PLANS

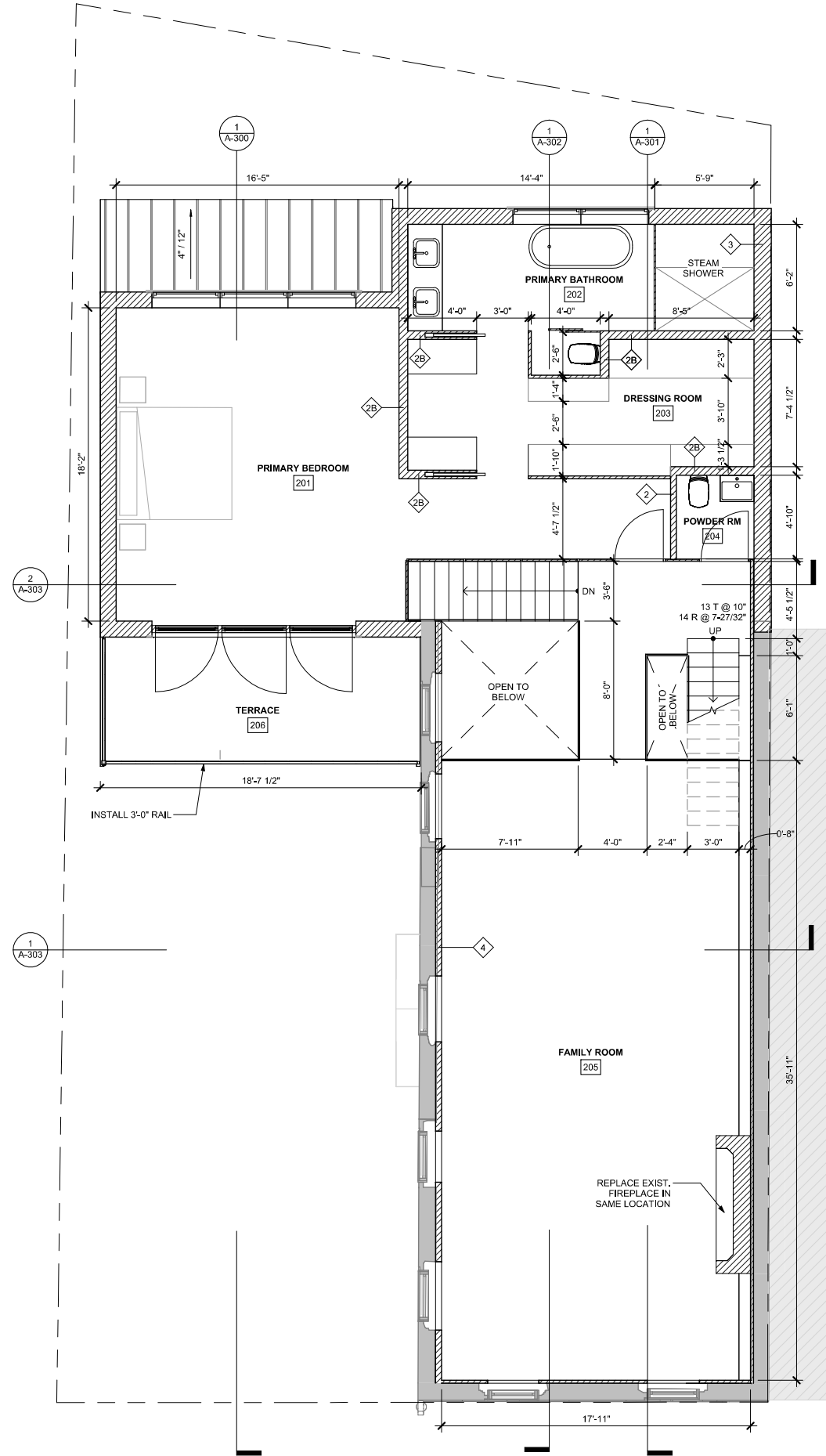
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**2** 3RD FLOOR PLAN  
1/4" = 1'-0"



**1** 2ND FLOOR PLAN  
1/4" = 1'-0"

**LEGEND:**

**MEP ENGINEER:**  
SEFCO SOLUTIONS  
408 MAIN ST  
SOUTH BERWICK, ME 03908  
207.420.8760

**STRUCTURAL ENGINEER:**  
JSN ASSOCIATES  
1 AUTUMN ST  
PORTSMITH, NH 03801  
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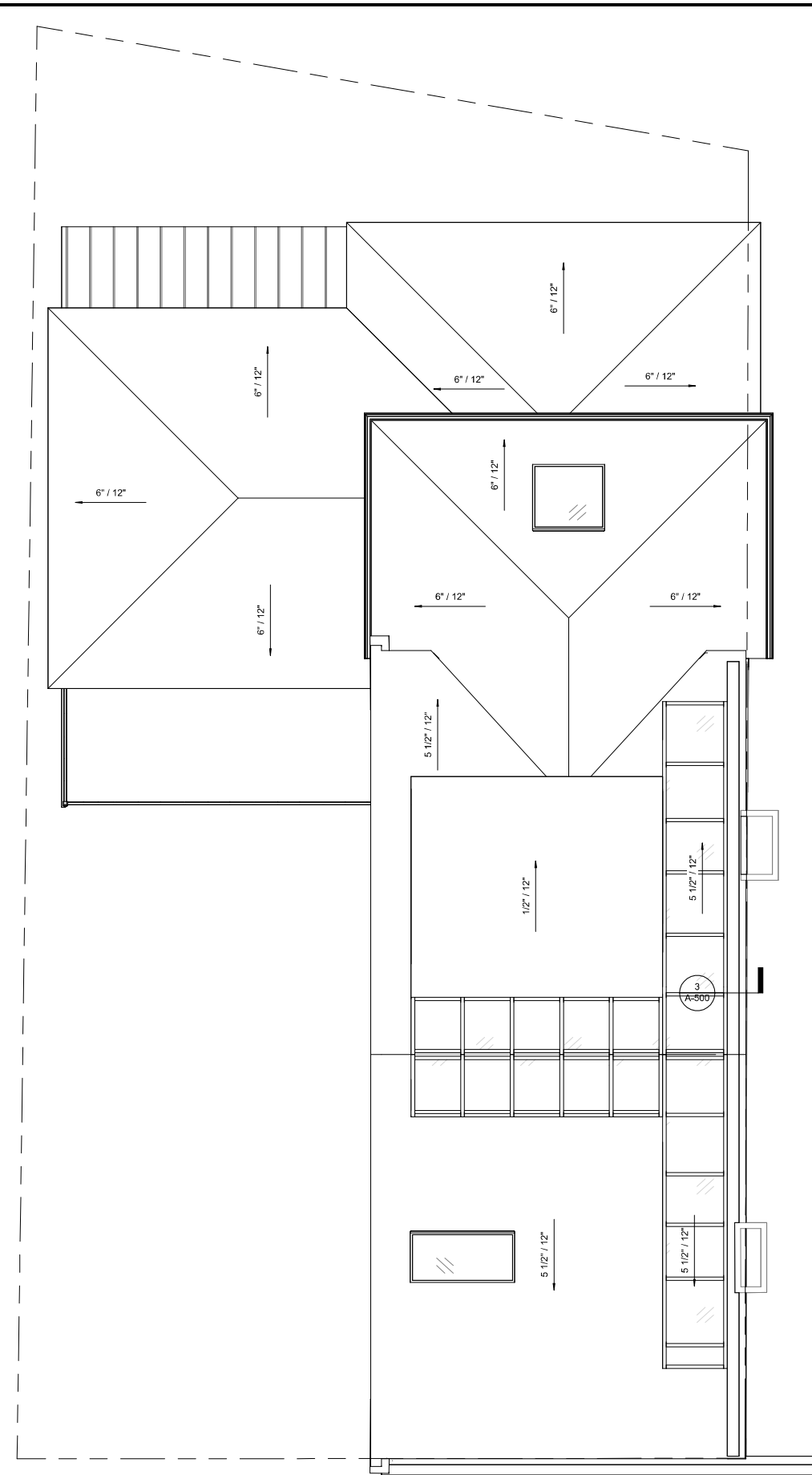
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**2ND AND 3RD FLOOR  
PLANS**

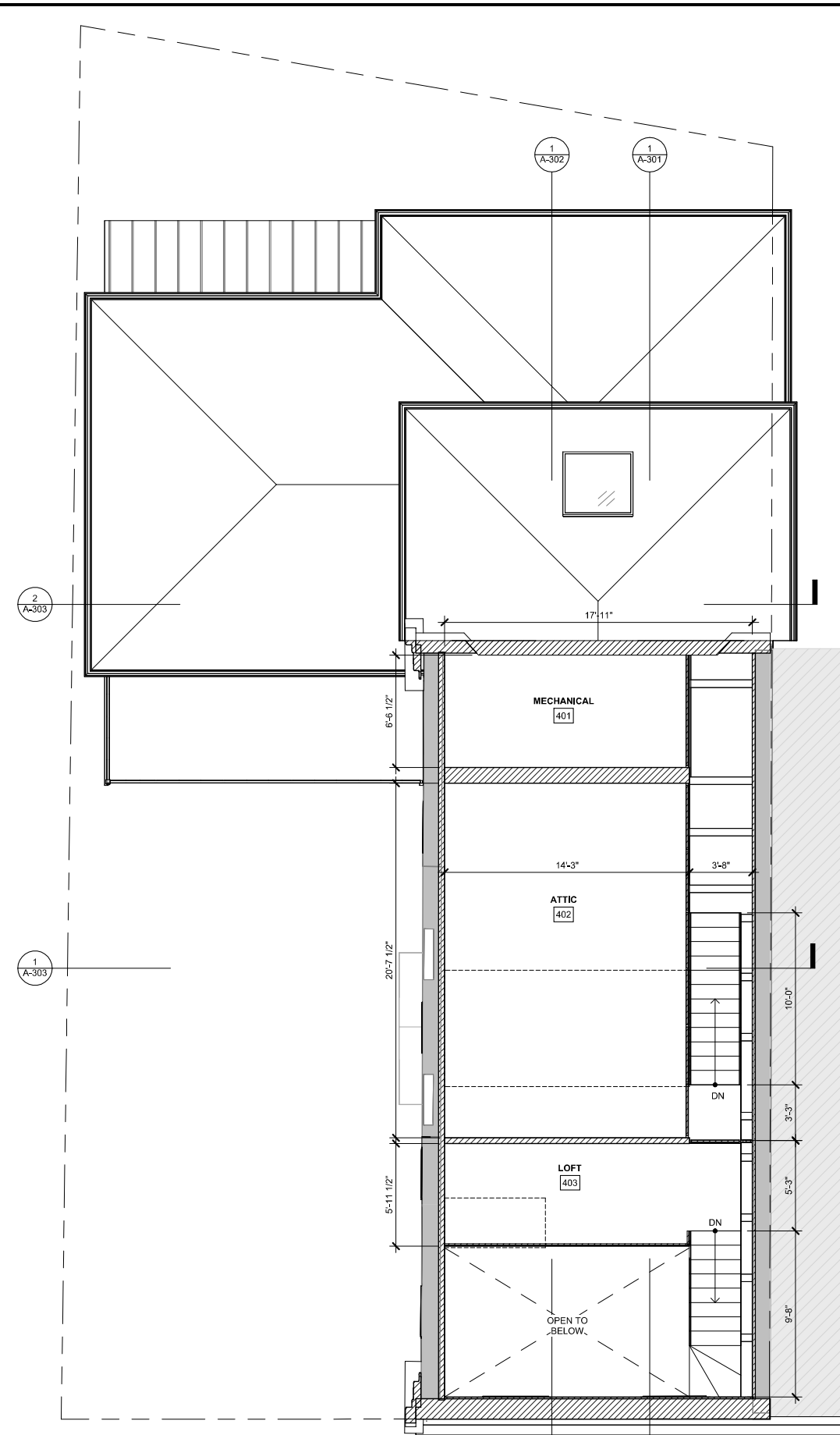
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2 ROOF PLAN  
1/4" = 1'-0"



1 ATTIC PLAN  
1/4" = 1'-0"

LEGEND:

MEP ENGINEER:  
SEFCO SOLUTIONS  
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SOUTH BERWICK, ME 03908  
207.420.8760

STRUCTURAL ENGINEER:  
JSN ASSOCIATES  
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	SCHEMATIC DESIGN	04/19/2023

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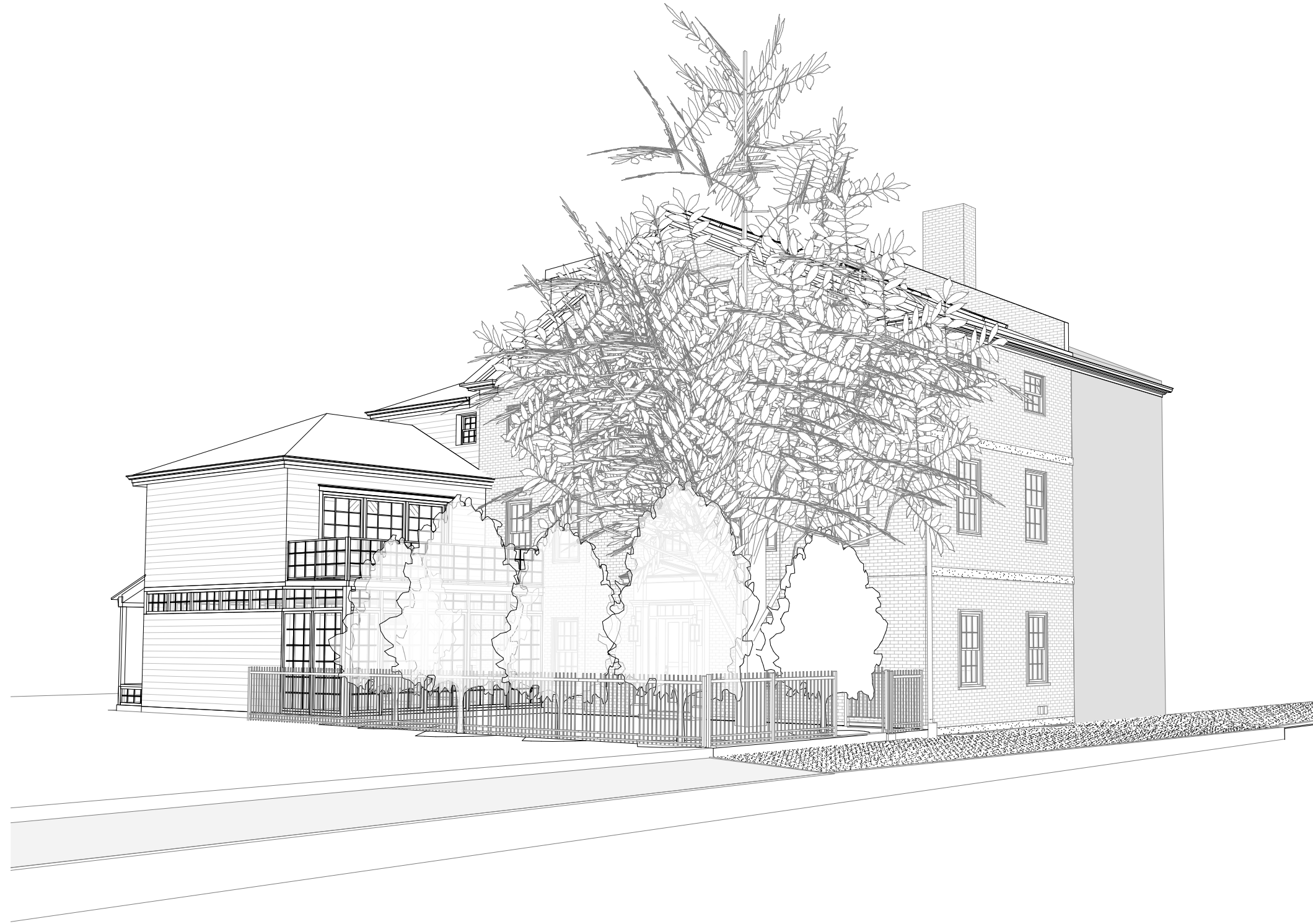
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**4TH FLOOR AND  
ATTIC PLANS**

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1 SOUTH VIEW FROM STATE STREET

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STRUCTURAL ENGINEER:  
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DRAWING TITLE:  
3D VIEW I

DATE: 4/19/2023  
SCALE:  
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5 OF 9







3 VIEW FROM ACROSS STATE STREET

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DRAWING TITLE:  
**3D VIEW III**

DATE: 4/19/2023  
SCALE:  
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7 OF 9



MEP ENGINEER:  
**SEFCO SOLUTIONS**  
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STRUCTURAL ENGINEER:  
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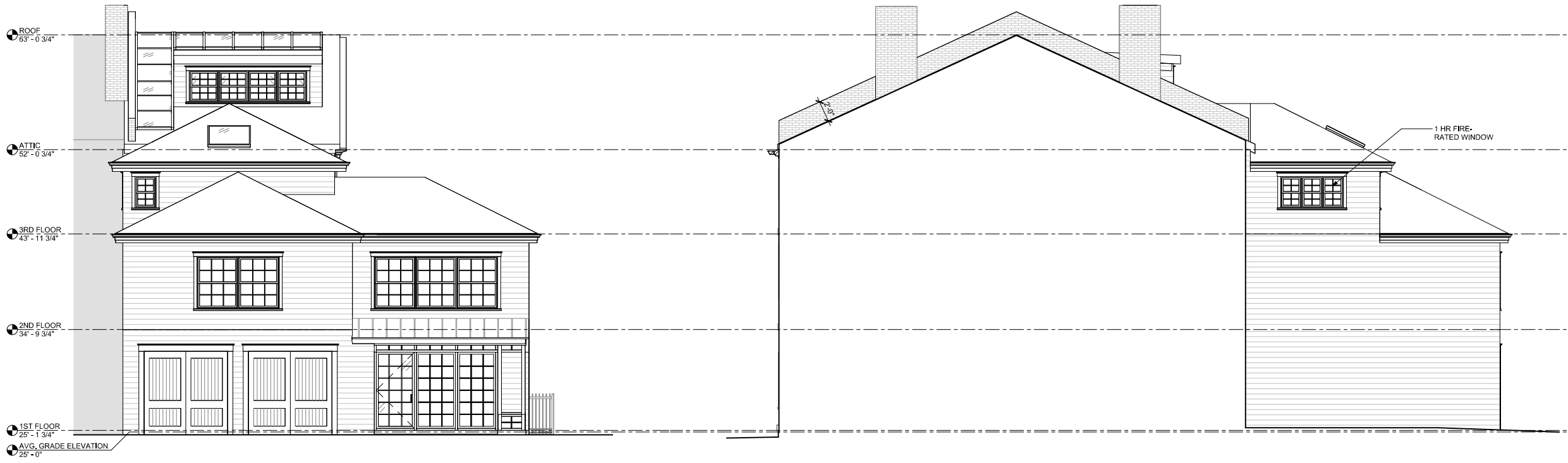
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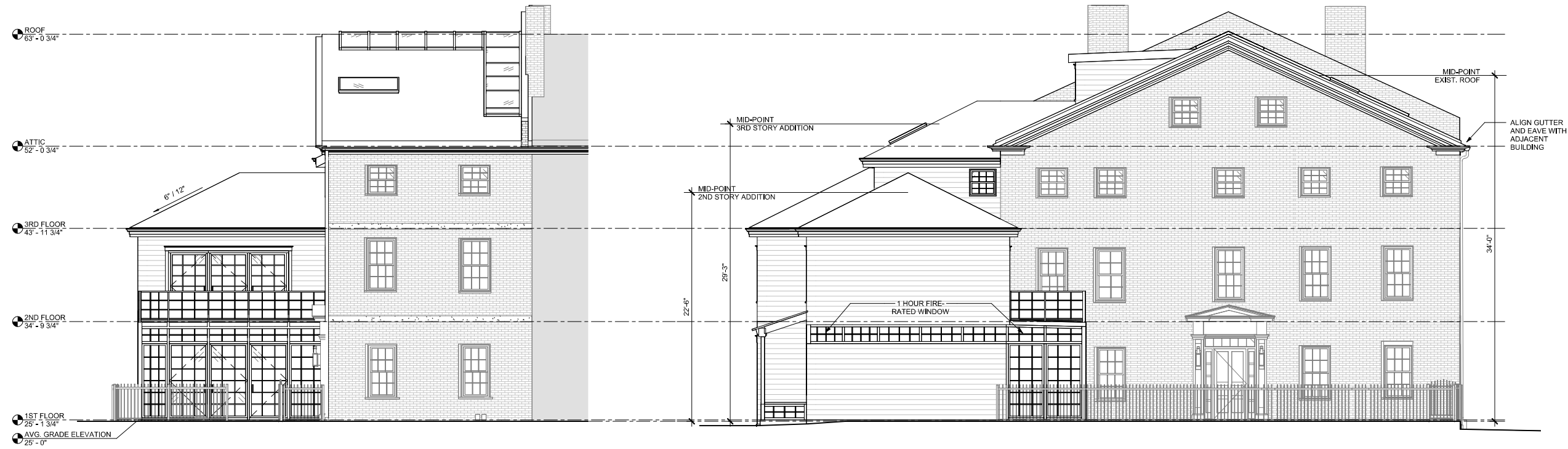
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 8 OF 9



4 NORTH ELEVATION  
3/16" = 1'-0"

3 EAST ELEVATION  
3/16" = 1'-0"



2 SOUTH ELEVATION  
3/16" = 1'-0"

1 WEST ELEVATION  
3/16" = 1'-0"

MEP ENGINEER:  
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	SCHEMATIC DESIGN	04/19/2023

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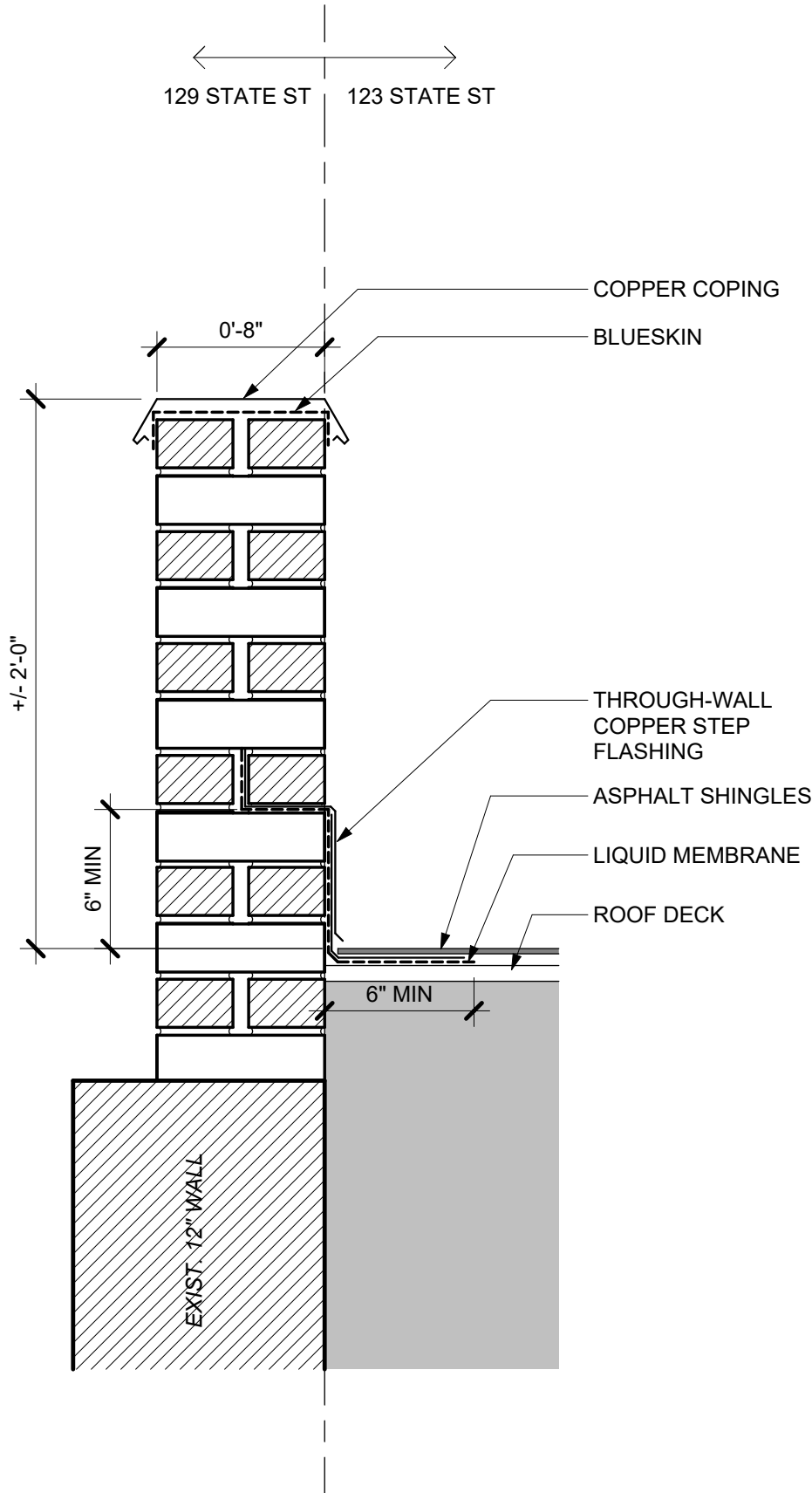
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DOB NOW JOB #:

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**EXTERIOR  
ELEVATIONS**

DATE: 4/19/2023  
SCALE: 3/16" = 1'-0"  
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**A-200.00**  
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129 STATE ST      123 STATE ST

COPPER COPING  
BLUESKIN

THROUGH-WALL  
COPPER STEP  
FLASHING  
ASPHALT SHINGLES  
LIQUID MEMBRANE  
ROOF DECK

+/- 2'-0"

6" MIN

6" MIN

EXIST. 12" WALL

DRAWING NO: **DSK-01**  
DATE: 04/14/23  
SCALE: 1 1/2" = 1'-0"  
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1 OF 1

DRAWING TITLE:  
**PARAPET  
DETAIL**

PROJECT:  
**DOYLE NAM  
RESIDENCE**  
129 STATE ST  
PORTSMOUTH, NH 03801

**Spivak Architects**  
152 Madison Avenue, 15th Floor  
New York, New York 10016-5424  
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RECTANGULAR RIDGE SKYLIGHT INSTEAD OF OCULUS SKYLIGHT

ROOF 63'-0 3/4"

PROPOSED SKYLIGHT

ATTIC 52'-0 3/4"

PROPOSED 3RD FLOOR WINDOW

3RD FLOOR 43'-11 3/4"

2 WINDOWS INSTEAD OF 3

2ND FLOOR 34'-9 3/4"

1ST FLOOR 25'-1 3/4"

AVG. GRADE ELEVATION 25'-0"

4 NORTH ELEVATION

3/16" = 1'-0"

GARAGE EXPANDED AT 1ST FLOOR

RECONFIGURED ENTRY

PROPOSED GLASS CELLAR EGRESS HATCH

2'-3/4"

3 EAST ELEVATION

3/16" = 1'-0"

1 HR FIRE-RATED WINDOW

PROPOSED 3RD 1-HR RATED FLOOR WINDOW

RECTANGULAR RIDGE SKYLIGHT INSTEAD OF OCULUS SKYLIGHT

1 SKYLIGHT INSTEAD OF 2

PROPOSED SKYLIGHT

NO RIDGE SKYLIGHT

PROPOSED 3RD FLOOR WINDOW

MID-POINT EXIST. ROOF

ALIGN GUTTER AND EAVE WITH ADJACENT BUILDING

ROOF 63'-0 3/4"

ATTIC 52'-0 3/4"

3RD FLOOR 43'-11 3/4"

2ND FLOOR 34'-9 3/4"

1ST FLOOR 25'-1 3/4"

AVG. GRADE ELEVATION 25'-0"

2 SOUTH ELEVATION

3/16" = 1'-0"

PROPOSED 1-HR RATED CLEARSTORY FIXED WINDOWS

1 HOUR FIRE-RATED WINDOW

STEEL AND GLASS SOLARIUM

PROPOSED GLASS CELLAR EGRESS HATCH

1 WEST ELEVATION

3/16" = 1'-0"

MEP ENGINEER:  
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207.420.8760

STRUCTURAL ENGINEER:  
JSN ASSOCIATES  
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PORTSMITH, NH 03801  
603.433.8639

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**EXTERIOR ELEVATIONS**

DATE: 4/19/2023  
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# DOYLE NAM RESIDENCE

129 STATE STREET, PORTSMOUTH, NH

HISTORIC DISTRICT COMMISSION - RENDERINGS 06.012023

**Spivak Architects**



VIEW FROM CORNER OF STATE STREET



VIEW FROM ACROSS STATE STREET





VIEW FROM SHEAFE STREET