

SUMMARY

NEW RESIDENTIAL CONSTRUCTION

20 Pray Street

New single family home and detached one car garage with accessory space.

Revisions since last worksession:

- Expanded space above and behind garage for non-dwelling accessory use. A future application to Planning Board may seek approval for use as ADU.
- Angled bay windows changed to box bays.
- Front angled double stoop changed to a straight single stoop.
- Soffit brackets eliminated.
- Changed front door from 8' door with sidelites, to 7' door with sidelites and transom.
- Changed rear/side french doors from 8' to 7' tall, with 15 lites instead of 10.
- Reduced heights of windows (lowered head height from 8' to 7'-6", raised sills 6").
- Separate mulled windows
- Changed double hung and awning window sashes from 4 lites to 6 lites.
- Lowered the height of soffit at the front door.
- Reduced height of the garage door from 9' to 8'.

DRAWING LIST

P0.0 COVER
P0.1 LOCUS MAP
P0.2 SITE PHOTOS
P0.3 CONTEXT PHOTOS
H.13 SITE SECTIONS
P0.4 HISTORIC TIMELINE
P1.1 FIRST FLOOR PLAN
P1.2 ROOF PLAN
P2.1 ELEVATIONS
P2.2 ELEVATIONS
P3.1 RENDERING
P3.2 RENDERING
P4.0 WINDOW & DOOR SCHEDULE
P4.1 DETAILS
H5.1 MATERIALS
H5.2 MATERIALS
H5.3 MATERIALS



20 PRAY STREET RESIDENCE

PUBLIC HEARING
JULY, 2025

P0.0

COVER PAGE
20 PRAY STREET RESIDENCE

SCALE:
6/13/2025





1 SITE PLAN CONTEXT FOOTPRINTS 300'r
1" = 100'-0"



20 PRAY ST



Pray Street Residence
6/13/2025

Area Allowed by Zoning
Lot size
Open Space 25% minimum
Building Coverage (footprint) 30% maximum

Area Proposed (gross sf, measured to outside face of exterior walls)
2nd floor
1st floor (building coverage, footprint)
total building area
Open space
Building Coverage

20 Pray Street	TOTAL sf
	8,820
	2205
	2,646

house	porch/stoop/ deck	garage	TOTAL Buildings footprint	paving	TOTAL Building + Pavement sf
1,078	70	168	1,078		
1,307	393	294	1,994	328	4,316
2,384	463	462	3,072	328	
					51.06%
					22.61%

Portsmouth Zoning Ordinance
GRB General Residence B
Flood Plain overlay

Dimensional Standards 10.521	GRB	20 Pray, House
Minimum Lot Dimensions		
Lot area, sf	5,000	8,820
Lot area per dwelling unit, sf	5,000	
# dwellings allowed based on lot area (up to 2 are permitted by right)		1
Continuous street frontage, lf	80'	
Depth, lf	60'	
Minimum Yard Dimensions (setbacks)		
front	5'	5'
side	10'	10'
rear	25'	n/a
Maximum Structure Dimensions		
sloped roof height	35'	24'-3"
Roof appurtenance height	8'	
Building coverage, maximum (footprint)	30%	2,646
Open space, minimum	25%	2,205
Parking	2 spaces for primary dwelling > 1,300sf total living area, + 1.0 space for ADU <1,300sf.	



2 FROM PARTRIDGE LOOKING SOUTHEAST



4 FROM PARTRIDGE LOOKING NORTH



5 FROM PARTRIDGE LOOKING NORTHWEST



6 FROM PRAY LOOKING SOUTHWEST





458, 466, 478 MARCY STREET ("THREE SISTERS")



53 PRAY STREET



454 MARCY STREET



54 PRAY STREET (LOBSTER POUND)

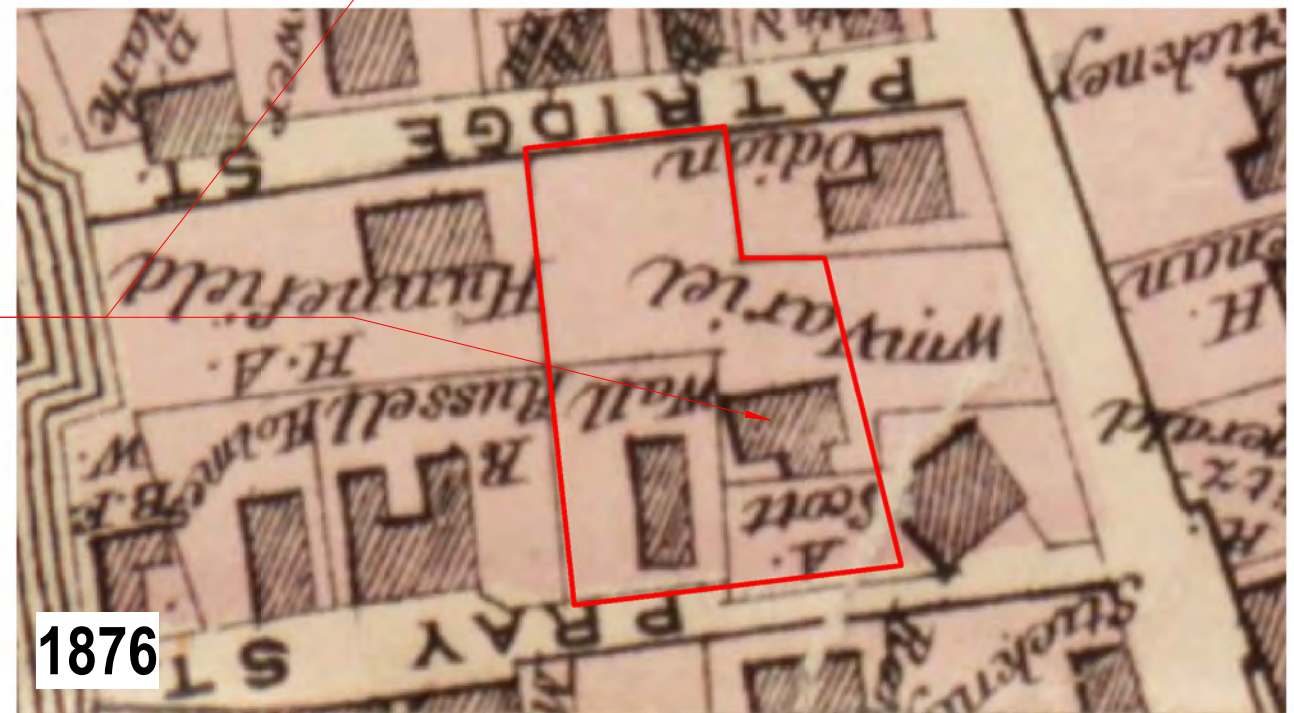


437 MARCY STREET



CONTEXT PHOTOS





Humphrey Fernald (1741 - 1766) built house
 Captain Thomas Dalling (1766 - 1777)
 Mary & John Hart (1777-1785)
 George & Nancy Janorin (1785-1856)
 Hall Varrell (1856-1898)
 May V Brown (1889 - 1954)
 Ashley Jones (1955 - 1994) demolished house
 James Sanders (1994-)



20 PRAY ST

1 **NORTH ELEVATION - PRAY STREET**
1/32" = 1'-0"



20 PRAY ST

2 **STREET ELEVATION - PARTRIDGE ST VIEW**
1/32" = 1'-0"



20 PRAY ST

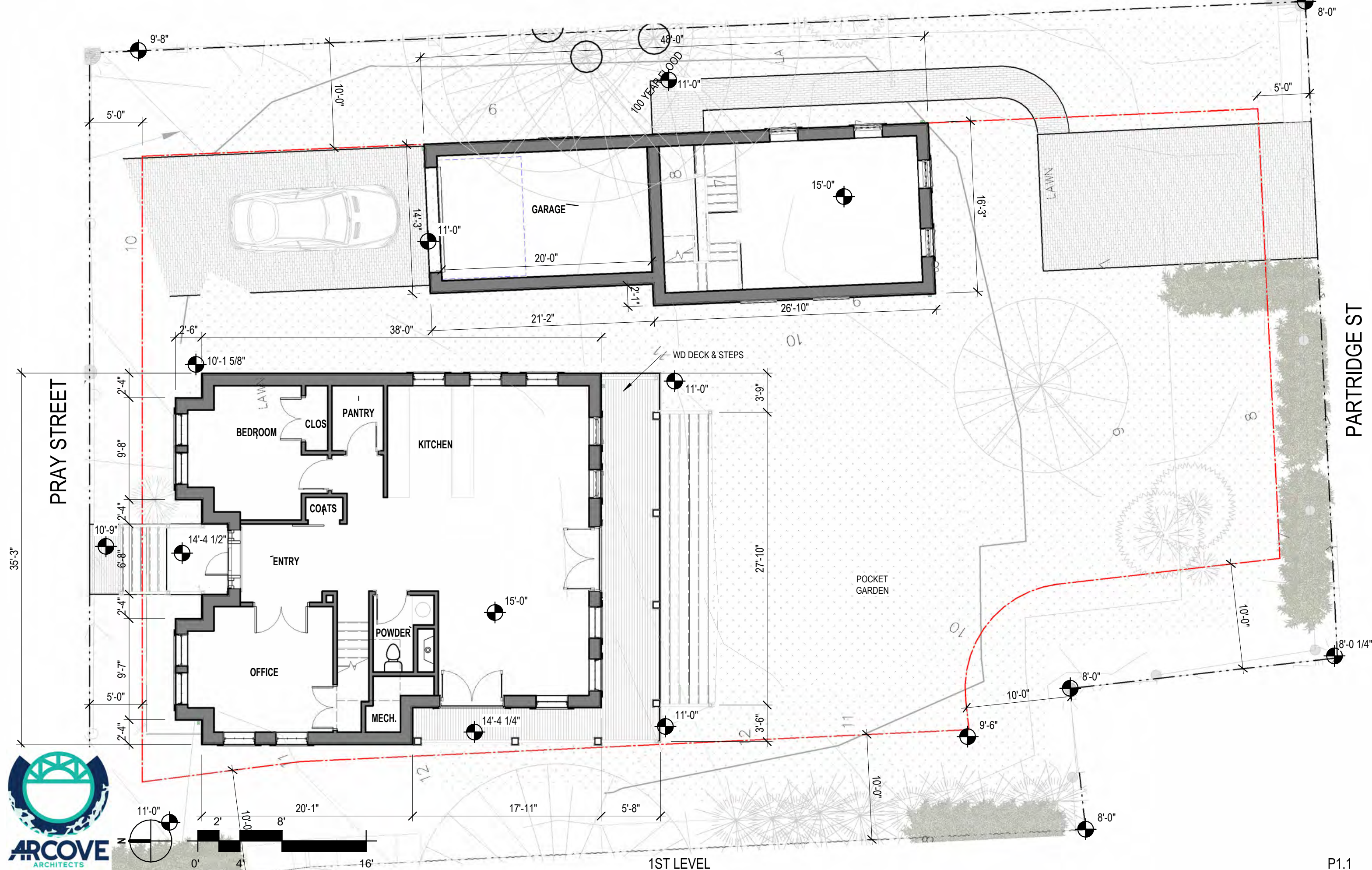
3 **EAST ELEVATION - WATER SIDE**
1/32" = 1'-0"

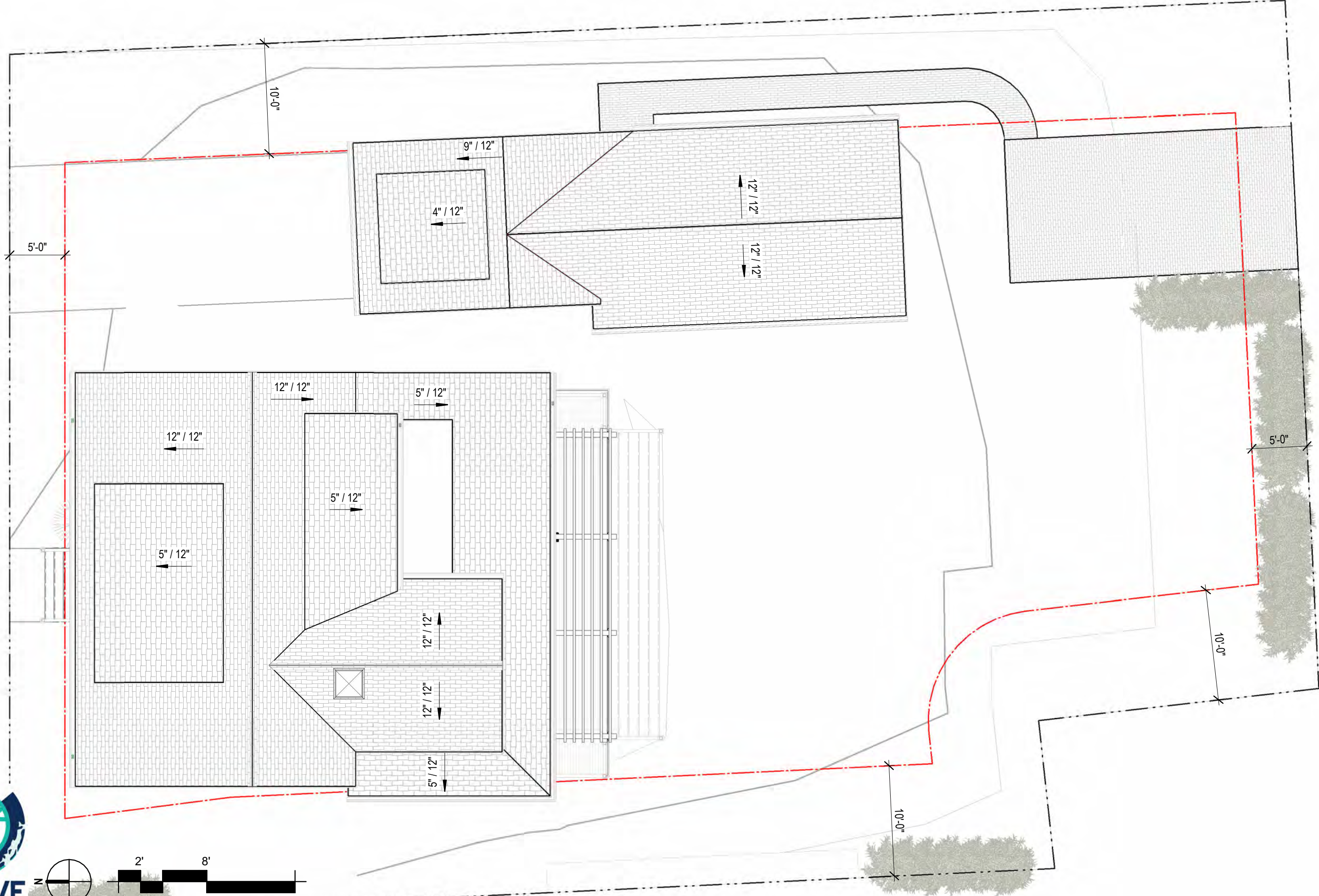
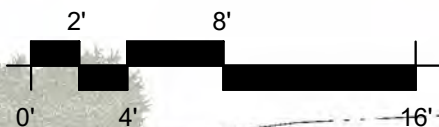
H.13

SITE SECTIONS PRAY ST
445 MARCY ST

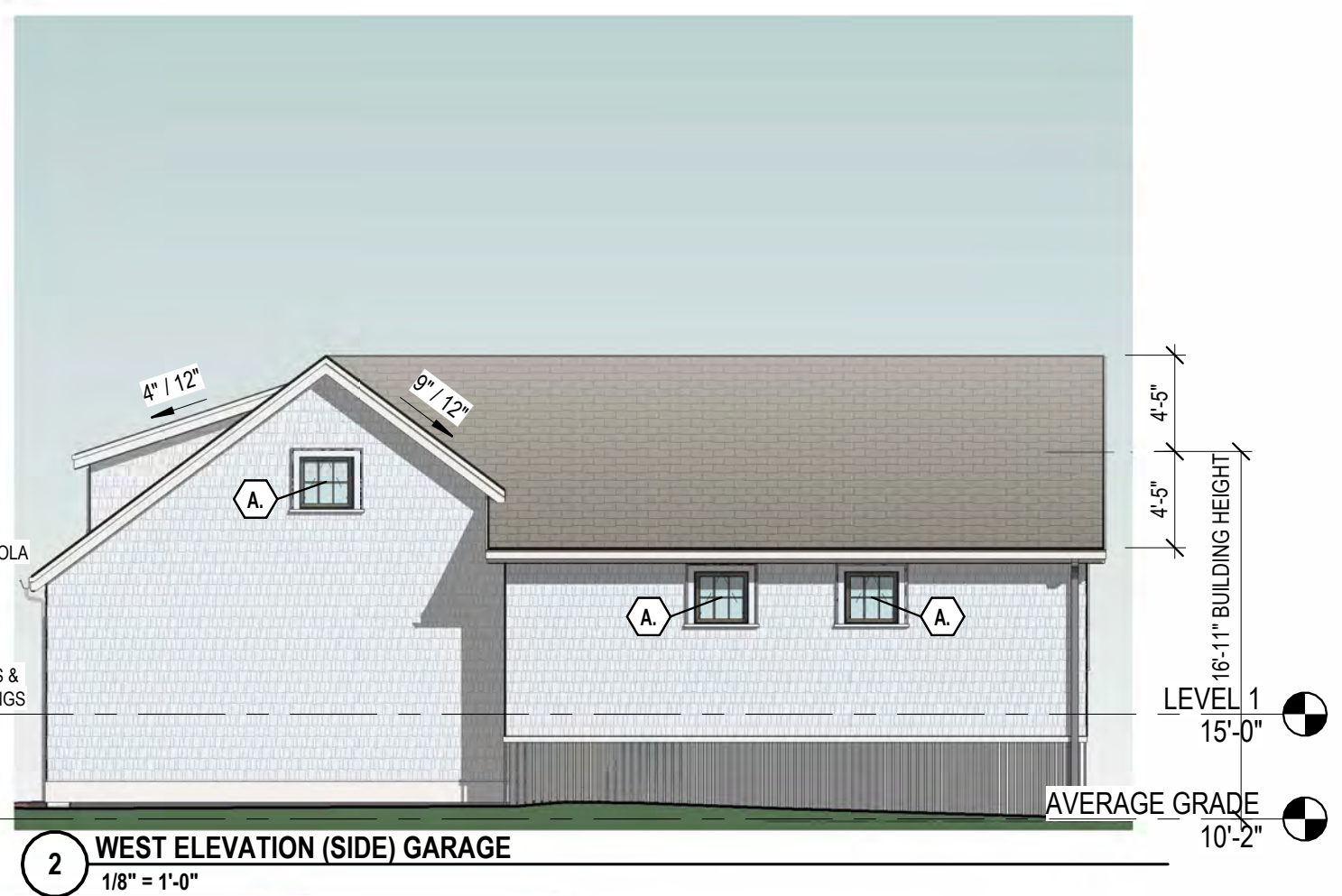
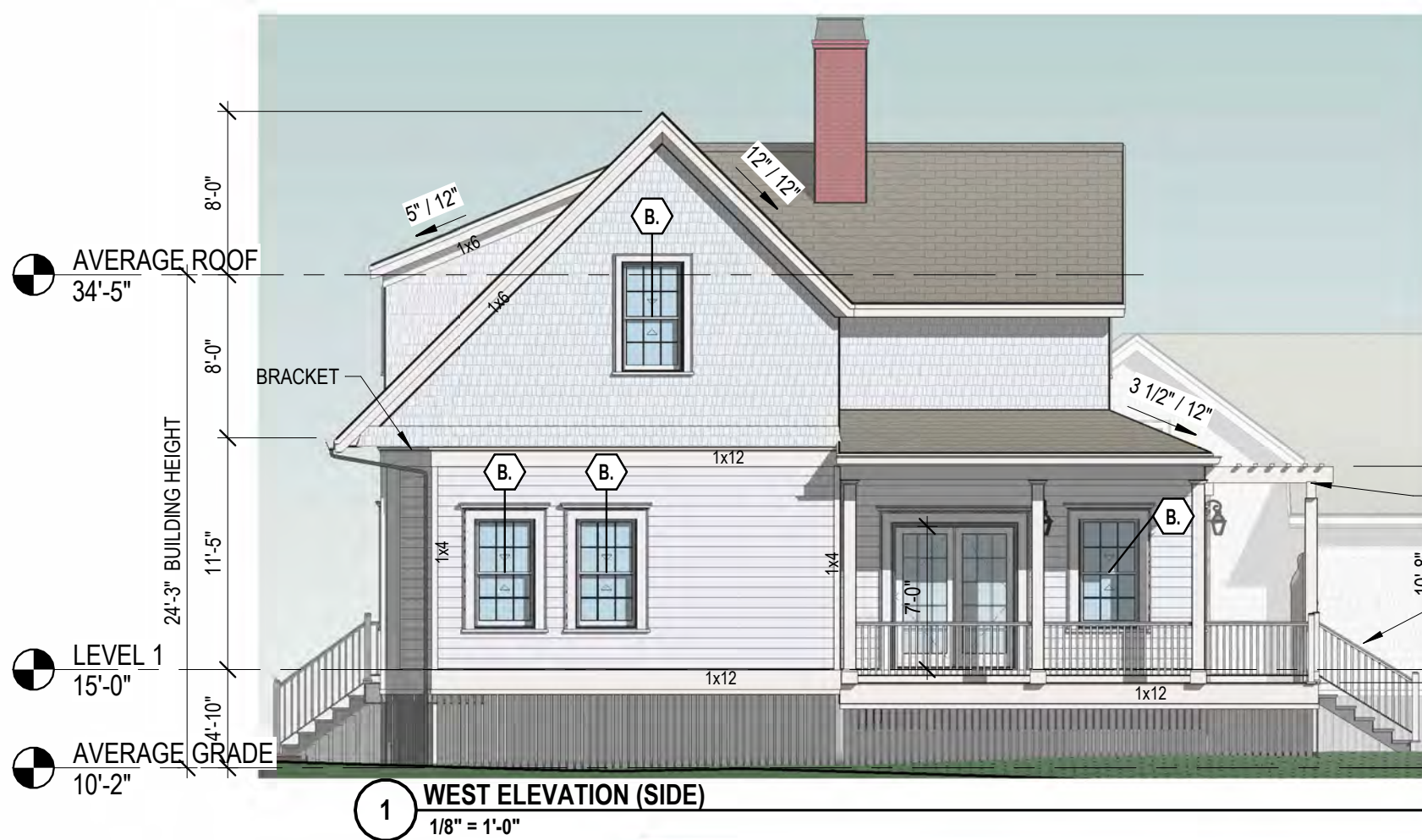
SCALE: 1/32" = 1'-0"
6/13/2025



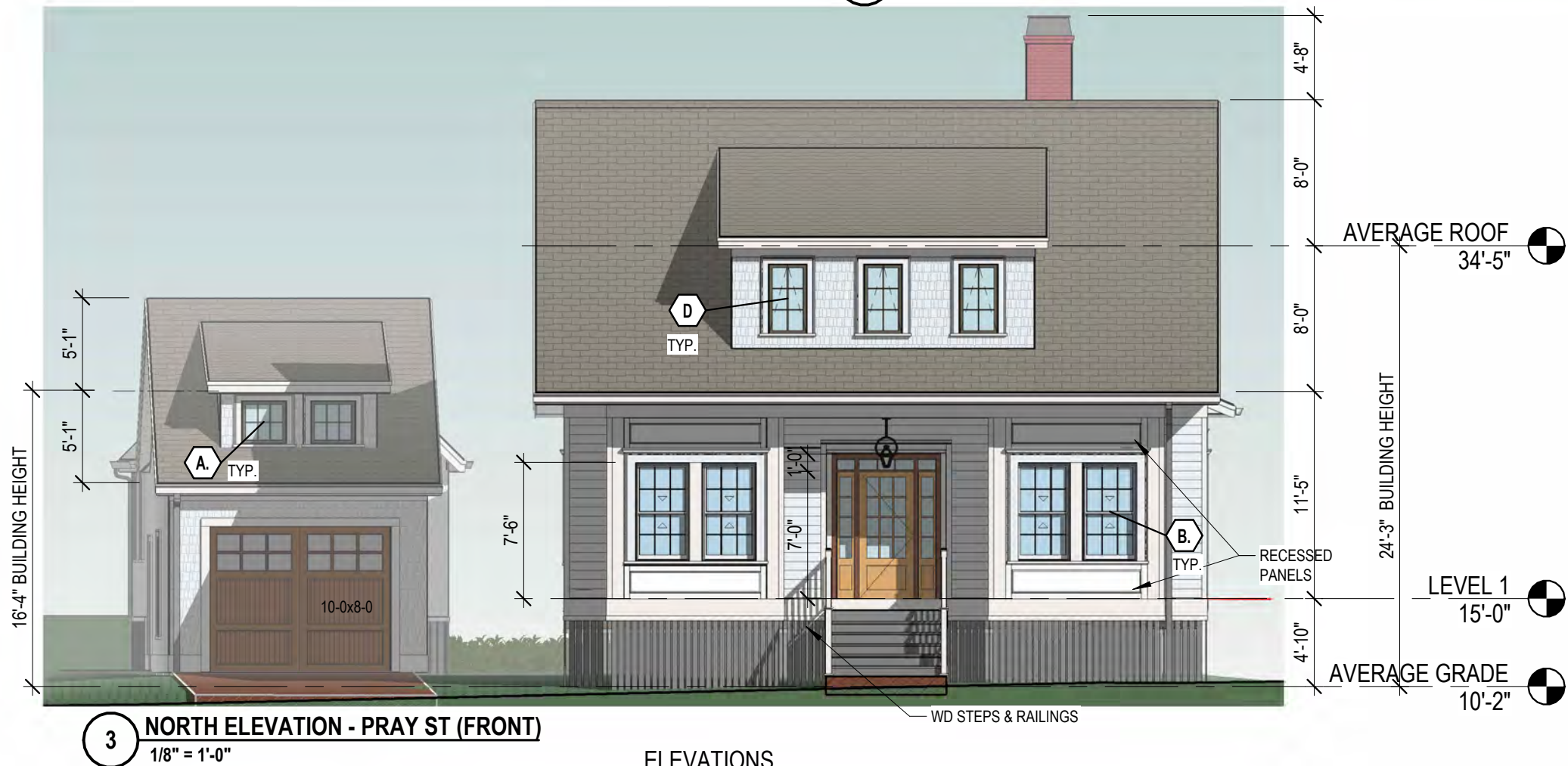


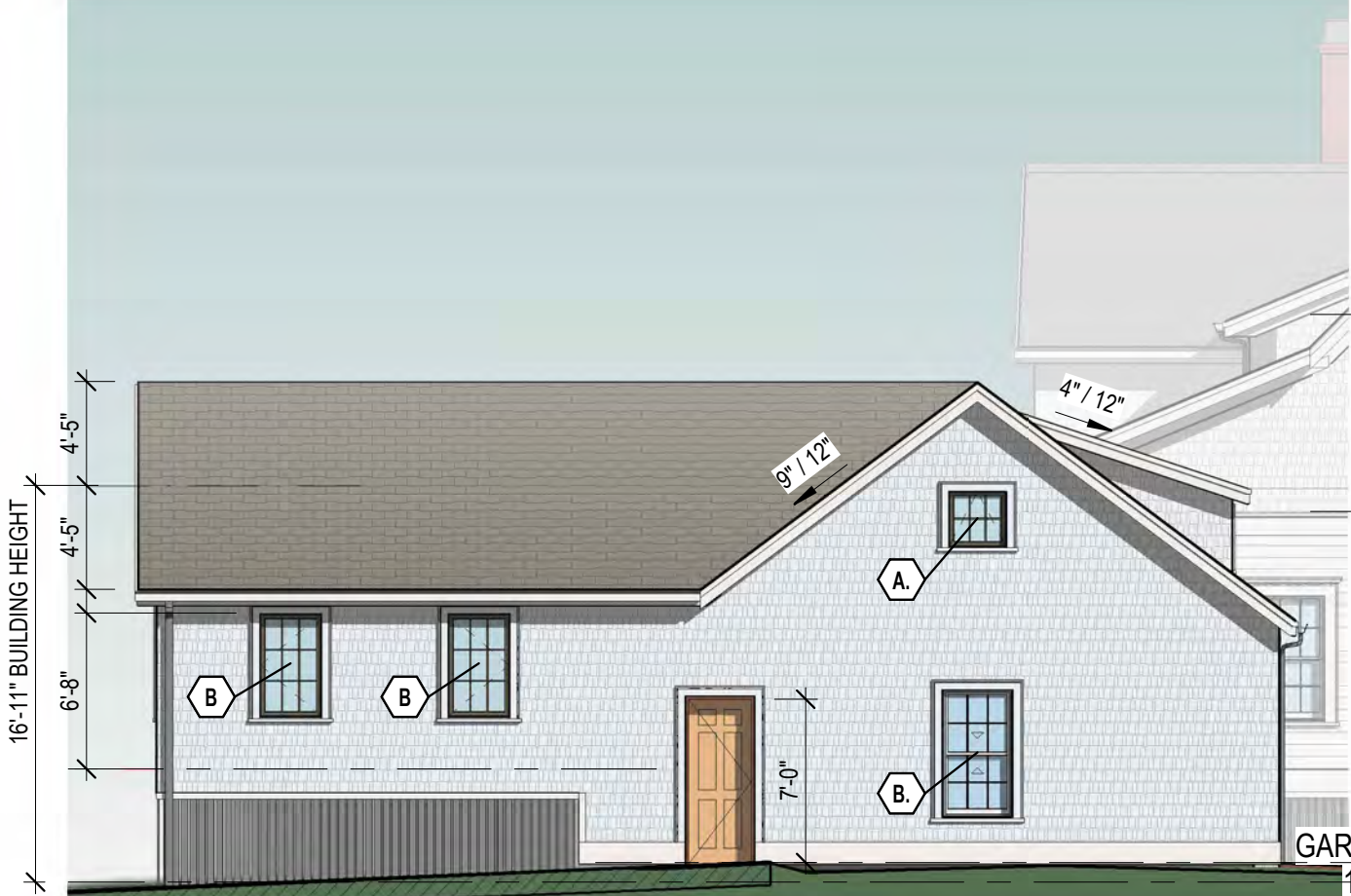


ROOF PLAN
20 PRAY STREET RESIDENCE

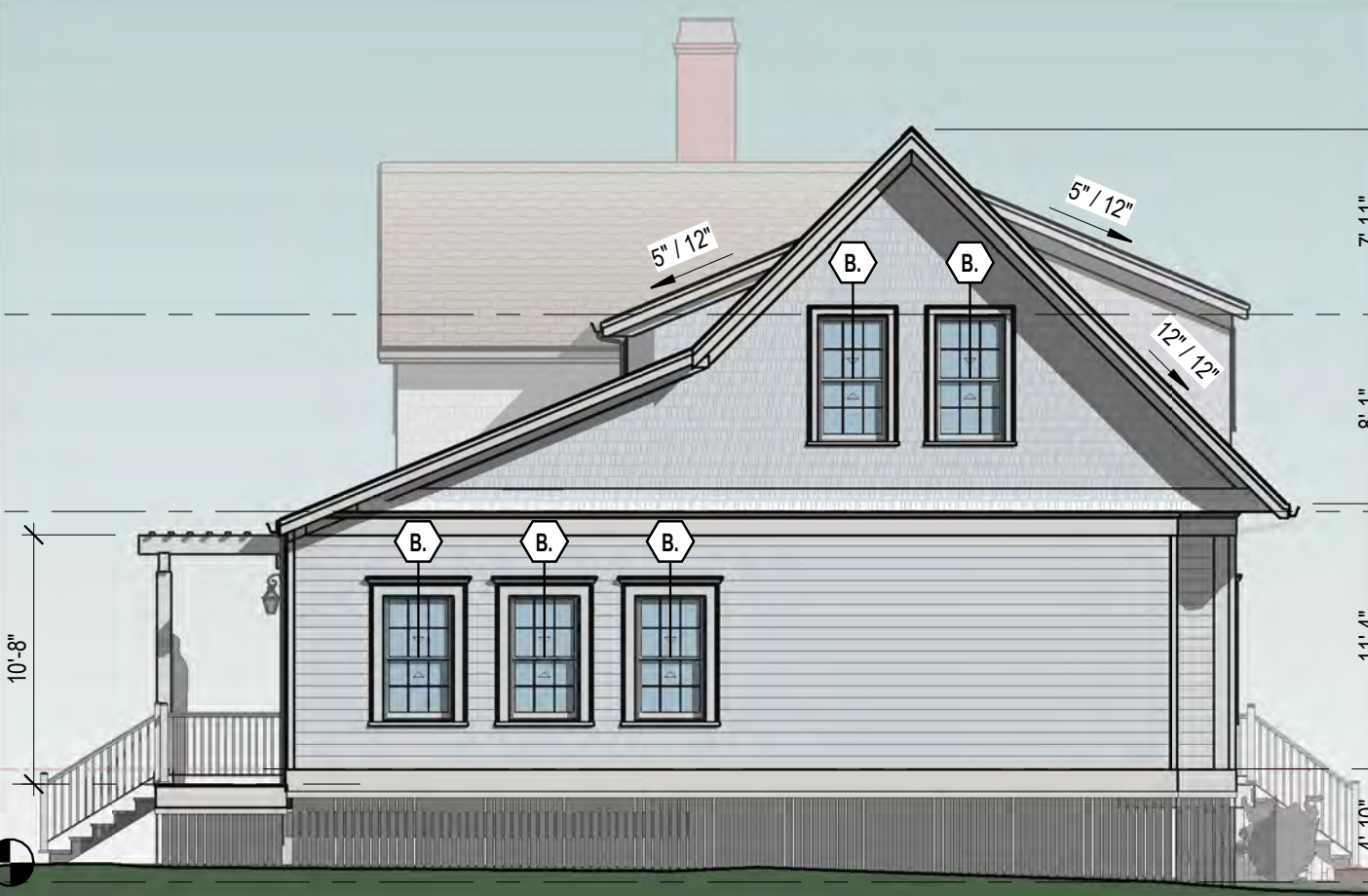


ELEVATION LEGEND	
	ROOF ASPHALT SHINGLE
	WOOD SHINGLE
	WOOD CLAPBOARD
	LATTICE SKIRTING - 1X4 COMPOSITE, PAINTED



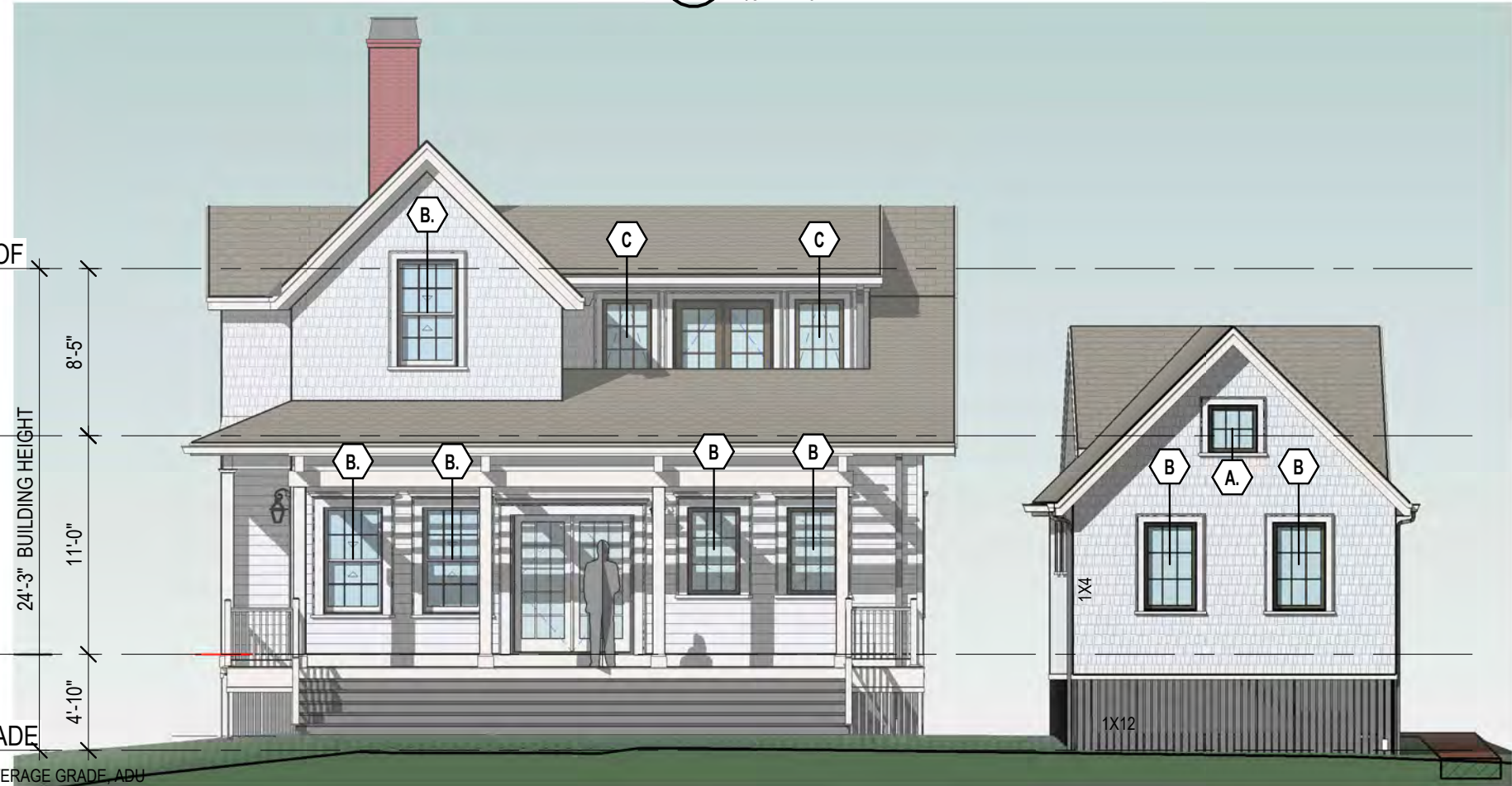


1 EAST ELEVATION (SIDE) GARAGE
1/8" = 1'-0"



2 EAST ELEVATION (SIDE) HOUSE
1/8" = 1'-0"

AVERAGE ROOF 34'-5"
LEVEL 2 26'-0"
BUILDING HEIGHT 24'-3"
LEVEL 1 15'-0"
AVERAGE GRADE 10'-2"



3 SOUTH ELEVATION (REAR)
1/8" = 1'-0"

ELEVATION LEGEND	
	ROOF ASPHALT SHINGLE
	WOOD SHINGLE
	WOOD CLAPBOARD
	LATTICE SKIRTING - 1X4 COMPOSITE, PAINTED



HOUSE ELEVATIONS GARAGE

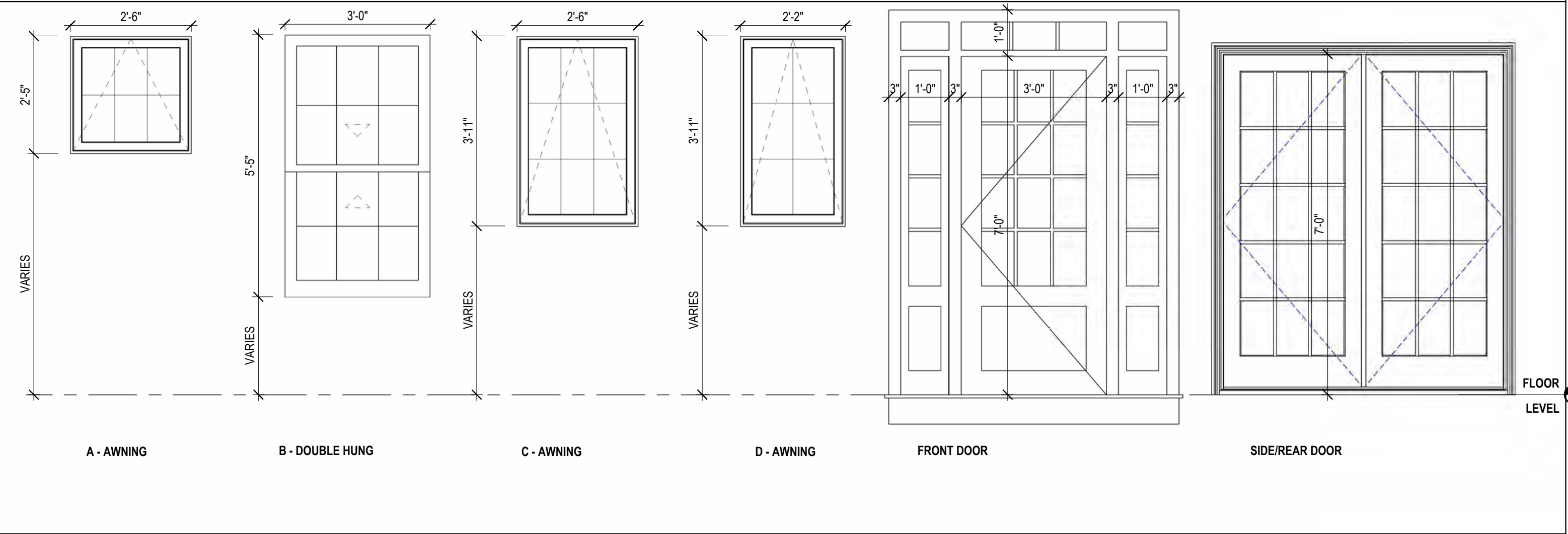
20 PRAY STREET RESIDENCE



RENDERING
20 PRAY STREET RESIDENCE



WINDOW SCHEDULE



ASPHALT SHINGLE
WOOD FASCIA
5" ALUMINUM
GUTTER, PTD

LEVEL 2
26'-0"

2X4'S @ 10" OC.
2X10 WD JOISTS
4x10 WOOD
BEAM WRAPPED
IN 1X WD TRIM
1X4 CASING W/BAND
MOULDING

6X6 WD COLUMN,
WRAPPED WITH 1X
WD TRIM

WOOD PICKET
GUARDRAIL

1X BASE TRIM &
MOULDING CAP

LEVEL 1
15'-0"

PORCH
14'-4 1/4"

2 BACK PORCH
1/2" = 1'-0"

ASPHALT SHINGLE
WOOD FASCIA, 1X3
ON 1X8
5" ALUMINUM
GUTTER, PTD

10'-9"

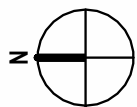
WOOD POST & CAP
WOOD PICKET
GUARDRAIL

LATTICE SKIRTING,
1X4 COMPOSITE
BOARDS

LEVEL 1
15'-0"

PORCH
14'-4 1/4"

1 ENTRANCE PORCH
1/2" = 1'-0"



DETAILS

20 PRAY STREET RESIDENCE

AVERAGE GRADE
14'-10'-2"

04/18/25
PROJECT NO:1042

MORIN OLD PORT BLEND RED RANGE



CUSTOM COPPER CHIMNEY SHROUD (FOR GAS FLUE)
NATURAL COPPER PATINA
CAPO BUILDING SPECIALTIES (OR EQUIV)



ROOFING SHINGLES
CERTAINTED, LANDMARK TL LAMINATED ASPHALT SHINGLES
SHENANDOAH



WATERSTRUCK CLAY BRICK, THIN SLICED (AT CHIMNEYS)

Box - Lipped



ALUMINUM GUTTERS, PAINTED

Available in 5" to 12"
Available in 26' lengths

- 5" Lipped Box PDF
- 7" Lipped Box PDF
- 6" Lipped Box PDF
- 8" Lipped Box PDF



WOOD OVERHEAD DOORS
CUSTOM CARRIAGE STYLE
OVERHEAD DOOR CO,



F-37512U
2'-6", 2'-8",
3'-0" x 8'-0".

ENTRY DOOR
SIMPSON
12 LITE WOOD



F-7015

PORCH DOOR
SIMPSON
15 LITE WOOD

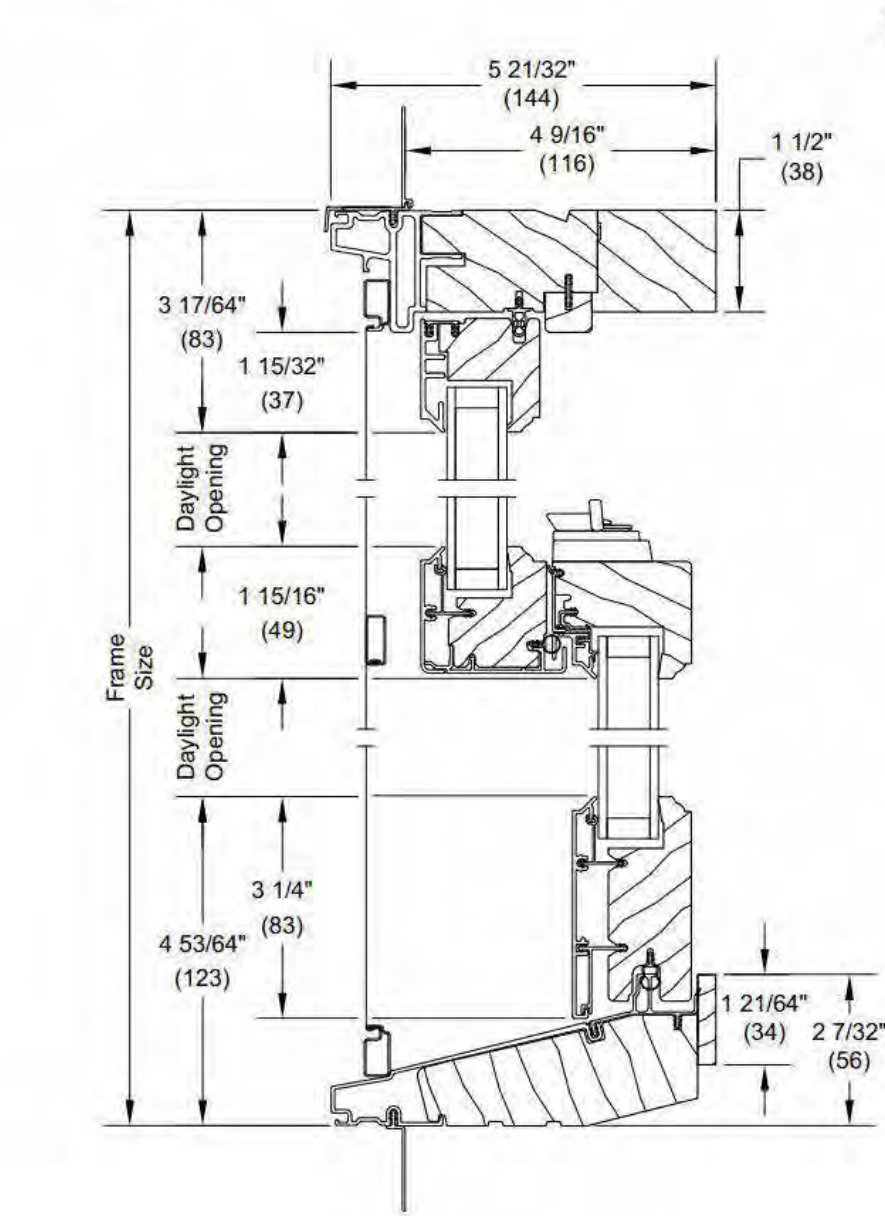


FENCE & GATE
COMPOSITE, CELLULAR PVC
PICKET STYLE WITH SQUARE POSTS
WALPOLE WOODWORKING (OR EQUIV)

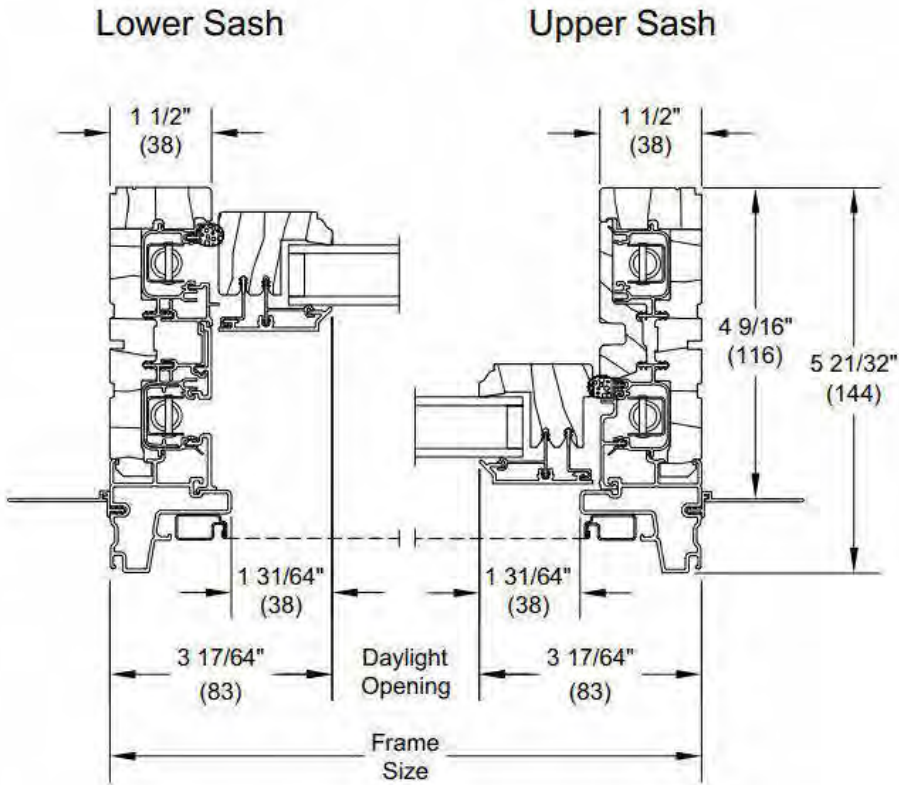
Section Details: Operating

Scale: 3" = 1' 0"

Ultimate Signature
Aluminum clad wood
half screens



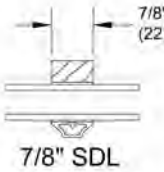
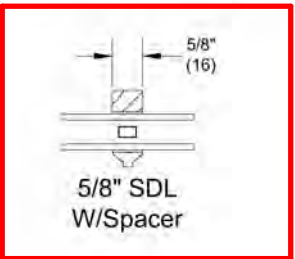
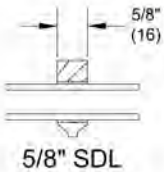
Double Hung



Stone White	Cashmere	Pebble Gray	Gunmetal	Bronze	Ebony
Cadet Gray	Cascade Blue	Coconut Cream	Sierra White	Bright Silver Pearlescent	Copper Pearlescent
Evergreen	Hampton Sage	Clay	Suede	Liberty Bronze Pearlescent	Bahama Brown



Optional Interior Square Simulated Divided Lite



Simulated Divided Lite with
Spacer Bar (SDLS)



AT FRONT ENTRIES
 FRENCH QUARTER LANTERN ON CLASSIC YOKE
 8" X 15"
 NATURAL GAS
 OR
 ELECTRIC
 COPPER FINISH
 NEW ORLEANS GAS & ELECTRIC LIGHTS, CO

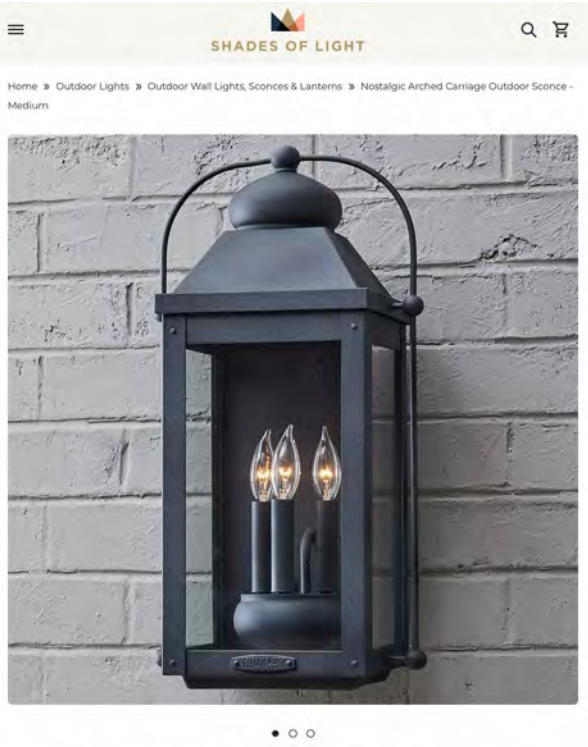


AT SIDE AND BACK PORCHES
 GAS OPTION -
 FRENCH QUARTER LANTERN FLUSH MOUNT
 8" X 15"
 COPPER FINISH
 NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



Classic Caroline Outdoor Sconce - Medium
 SKU: OL21048 BK

AT SIDE AND BACK PORCHES, MARCY ST
 ELECTRIC OPTION
 CLASSIC CAROLINE OUTDOOR SCONCE
 MEDIUM
 RUBBED BRONZE FINISH
 SHADES OF LIGHT, CO



Nostalgic Arched Carriage Outdoor Sconce - Medium

AT SIDE AND BACK PORCHES, PRAY ST
 ELECTRIC OPTION
 NOSTALGIC ARCHED CARRIAGE OUTDOOR SCONCE
 MEDIUM
 RUBBED BRONZE FINISH
 SHADES OF LIGHT, CO