

NEW RESIDENTIAL CONSTRUCTION

445 Marcy Street

New single family home, with detached one car garage. Remove existing candy shop structure.

Revisions since last worksession:

- moved house further back from Pray Street to allow room for existing trees
- reduced footprint at back rear corner of house next to driveway
- added paneling above and below bay windows
- fine detailing & materials
- gutters, light fixtures, fencing
- remove rear terrace stone wall for sloped grading.

20 Pray Street

New single family home with detached one care garage.

Revisions since last worksession:

- exclude ADU structure from application
- lowered front roof eave and reduced trim band above bay windows
- added paneling above and below bay windows
- fine detailing & materials
- gutters, light fixtures
- remove rear terrace stone wall for sloped grading

Dimensional Standards 10.521	GRB	445 Marcy	20 Pray
Minimum Lot Dimensions			
Lot area, sf	5,000	6,127	8,820
Lot area per dwelling unit, sf	5,000		
# dwellings allowed based on lot area (up to 2 are permitted by right)		1	1
Continuous street frontage, lf	80'		
Depth, lf	60'		
Minimum Yard Dimensions (setbacks)			
front	5'		
side	10'		
rear	25'		
Maximum Structure Dimensions			
sloped roof height	35'		
Roof appurtenance height	8'		
Building coverage, maximum	30%	1,838	2,646
Open space, minimum	25%	1,532	2,205
Parking	2 spaces for primary dwelling > 1,300sf total living area, + 1.0 space for ADU <1,300sf.		
Accessory Dwelling Unit, new construction	CUP Condition Use Permit	1 allowed, up to 750sf total living area, complying with dimensional lot standards	

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

445 Marcy Street						TOTAL sf
						6,127
						1,532
						1,838

house	porch/stoop /deck	garage	TOTAL Buildings footprint	paving	TOTAL Building + Pavement sf
1,772	0	0	1,772		
1,160	220	408	1,788	646	4,222
2,932	220	408	3,560	646	
					31.09%
					29.18%

SHEET LIST

- H.00 COVER
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H.03 CONTEXT PHOTOS
H.04 HISTORIC TIMELINE
H.05 EXISTING CONDITION, CANDY SHOP
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H.53 MATERIALS - LIGHTING

20 Pray Street						TOTAL sf
						8,820
						2,205
						2,646

house	porch/stoop /deck	garage	TOTAL Buildings footprint	paving	TOTAL Building + Pavement sf
1,078	70	168	1,078		
1,305	336	294	1,936	328	4,200
2,383	406	462	3,013	328	
					52.39%
					21.95%



MARCY & PRAY STREET RESIDENCES

WORK SESSION / PUBLIC HEARING
APRIL 18, 2025

H.00

COVER

Marcy-Pray Street Residences

SCALE:
4/18/2025





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

20 PRAY ST

445 MARCY ST





1 FROM MARCY ST



3 FROM MARCY ST @ PRAY



2 FROM MARCY ST @ PARTRIDGE LOOKING NORTHEAST



4 FROM BACK OF CANDY SHOP LOOKING EAST



5 FROM PARTRIDGE LOOKING SOUTHEAST



6 FROM PRAY LOOKING SOUTH



7 FROM PARTRIDGE LOOKING NORTH



8 FROM PARTRIDGE LOOKING NORTHWEST



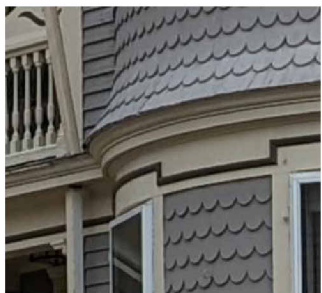
12 MARCY, WEST



13 MARCY, WEST



3 MARCY @ PRAY

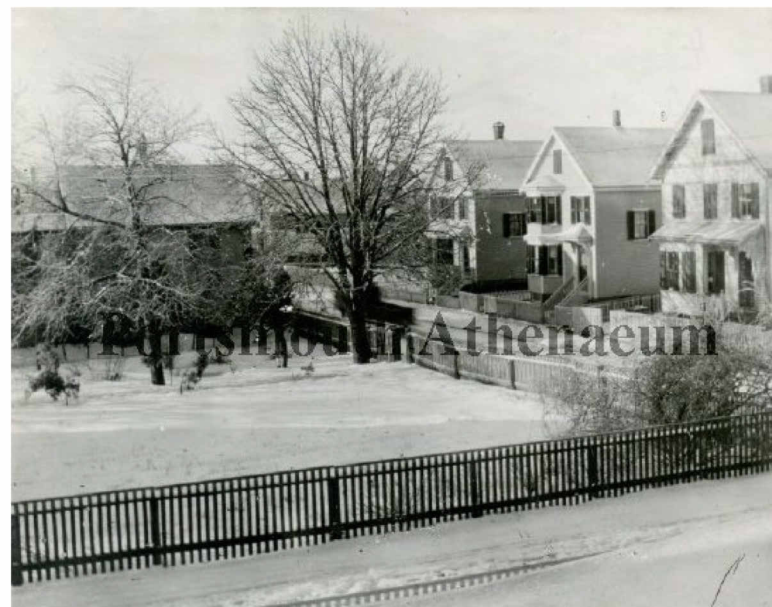
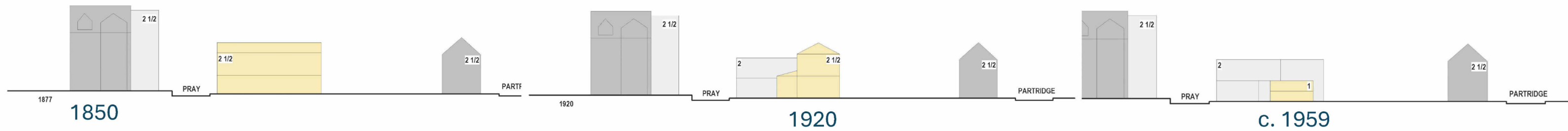
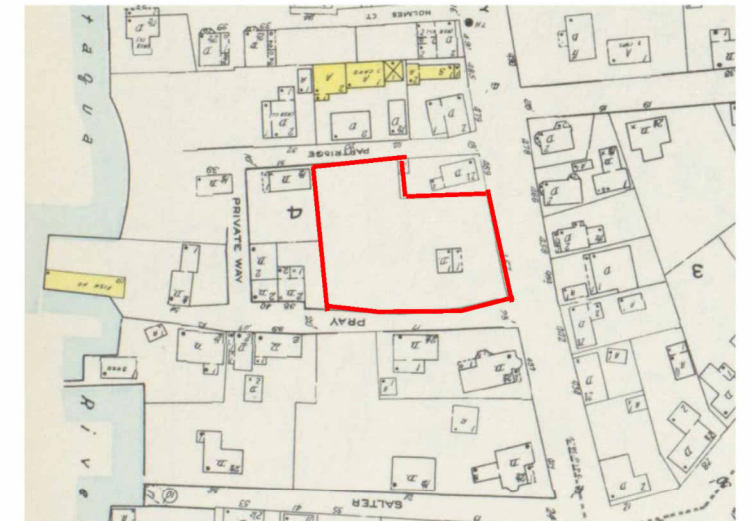
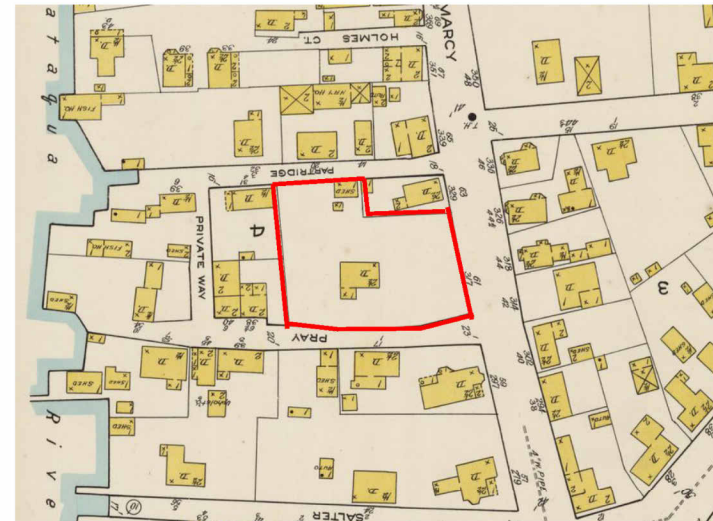
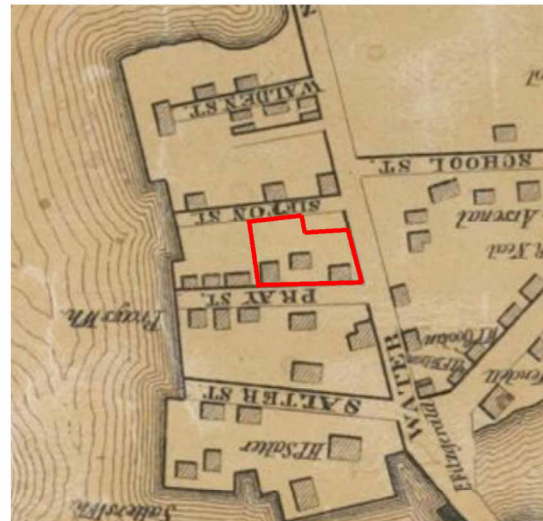


53 PRAY, NORTH

H.03

CONTEXT PHOTOS
 Marcy-Pray Street Residences
 SCALE:
 4/18/2025





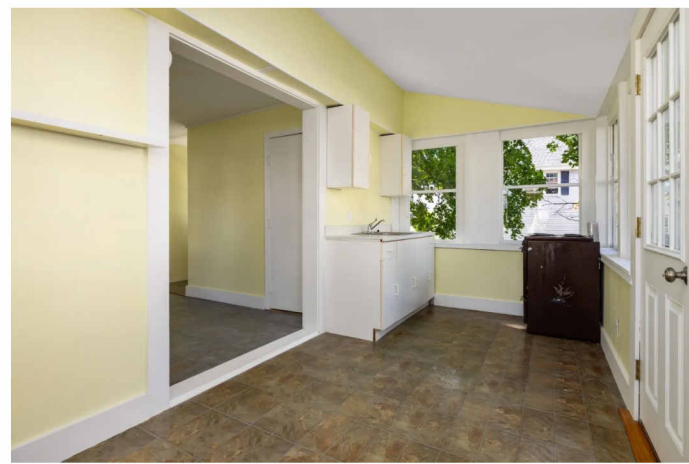


- Gable portion of structure, circa 1920
- 12' X 16'
 - Origins as an accessory building in New Castle NH.
 - Attic structure - lack of ridge beam, joist sizing, and rough hewn widely spaced roof decking indicates this was built for utilitarian use.
 - Wood siding is Dutch-lap (aka, Novelty, German, Drop) style clapboards with shingles at gable.
 - single pane wood double hung replacement windows (Brosco style) with aluminum storm windows
 - Moved to Marcy Street in Portsmouth in late 1950's.

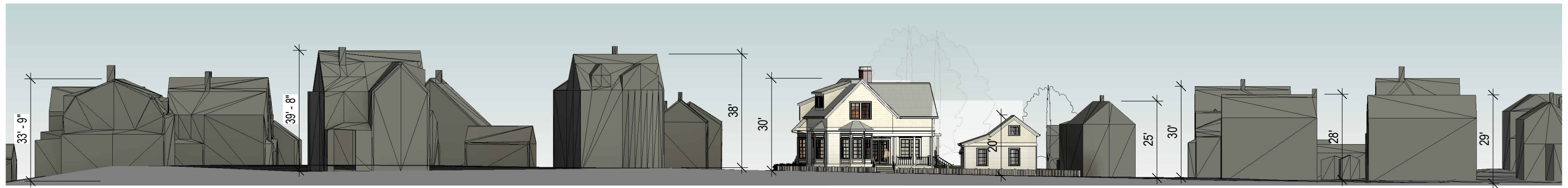


- Shed addition, and concrete block foundations - circa 1955 (Portsmouth)
- 8' X 16'
 - built when gable structure moved to site
 - asbestos siding
 - crawlspace
 - fixed wood storm windows
 - bead board floor decking

- Interior
- living/bed room
 - porch with partial kitchen
 - 3/4 bathroom
 - 4x12 & 12x12 ceramic tile flooring



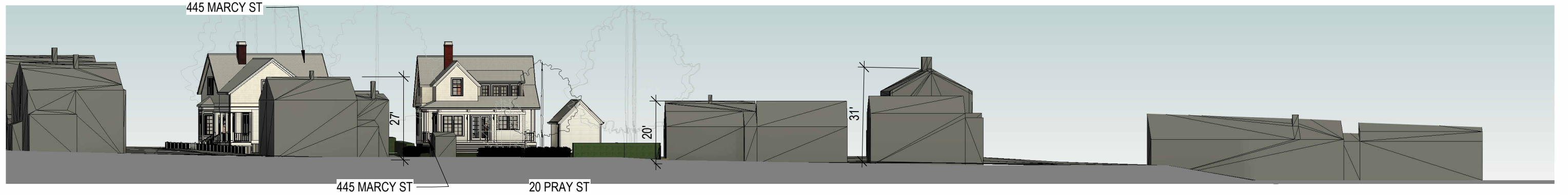




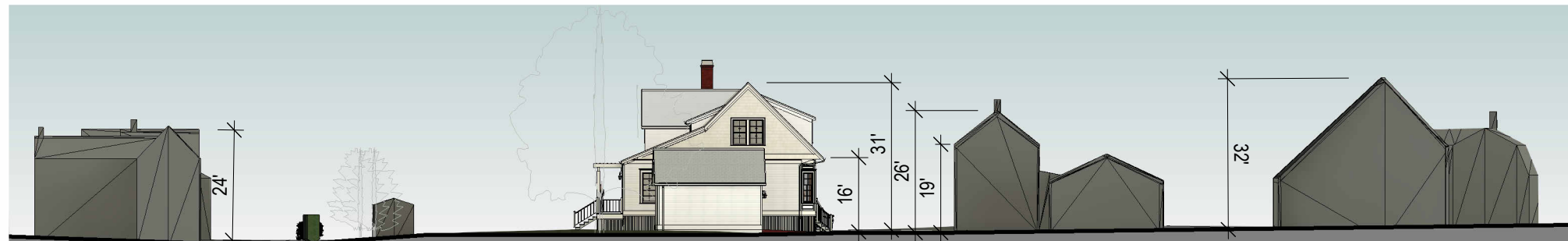
1 WEST ELEVATION - MARCY STREET
1/32" = 1'-0"



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



3 STREET ELEVATION - PARTRIDGE ST
1/32" = 1'-0"



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



H.31 **VIGNETTE - PRAY @ MARCY STREETS**
Marcy-Pray Street Residences
SCALE:
4/18/2025





H.32 **VIGNETTE - MARCY @ SCHOOL ST**
Marcy-Pray Street Residences
SCALE:
4/18/2025





H.33

VIGNETTE - FROM PARTRIDGE ST
Marcy-Pray Street Residences

SCALE:
4/18/2025



H.34 **VIGNETTE - FROM PRAY ST E**
Marcy-Pray Street Residences
SCALE:
4/18/2025





H.35

VIGNETTE - PRAY STREET WEST
Marcy-Pray Street Residences

SCALE:
4/18/2025





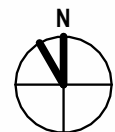
H.40

AERIAL VIEW FROM NORTH
Marcy-Pray Street Residences

SCALE:
4/18/2025





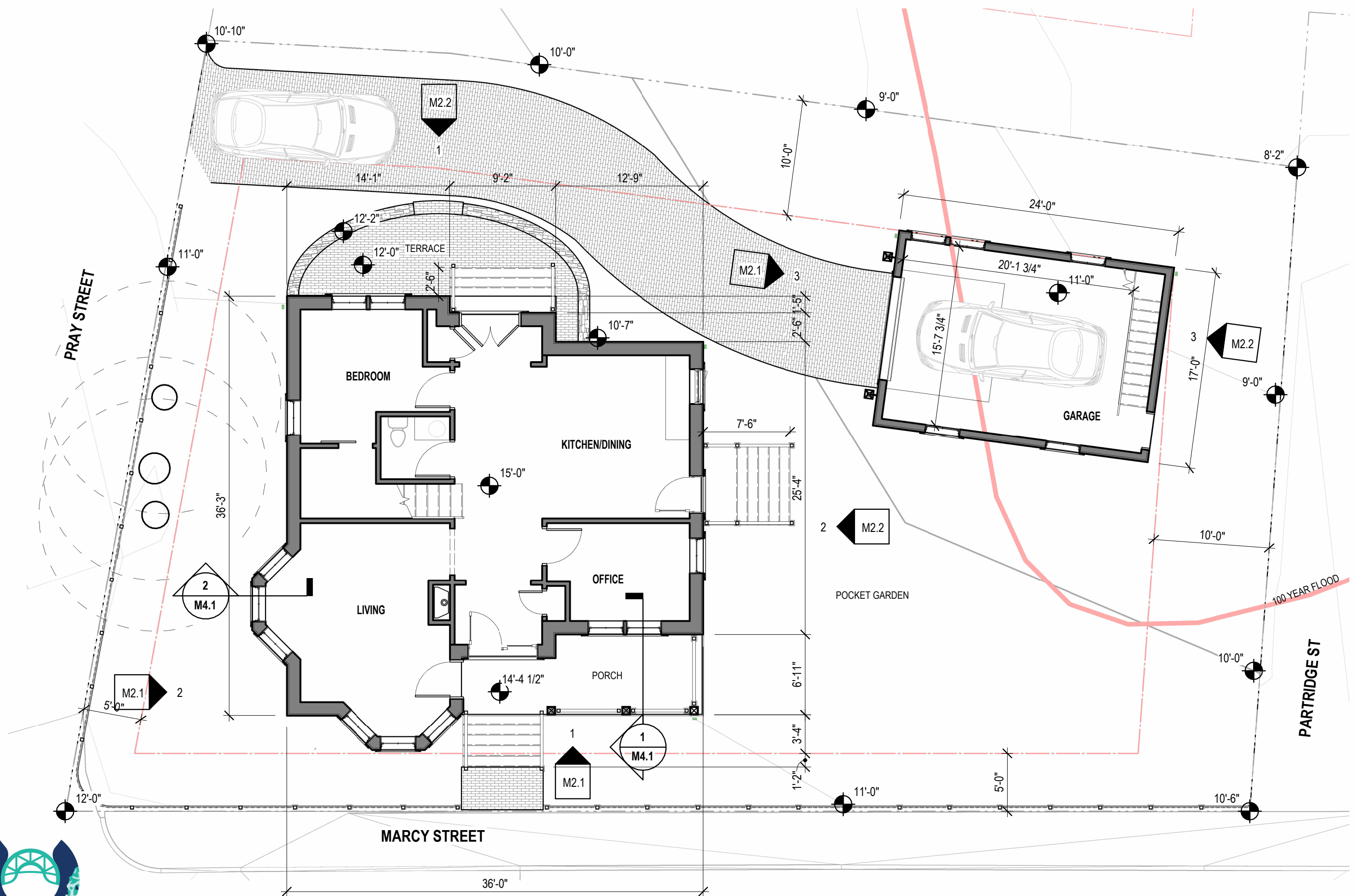


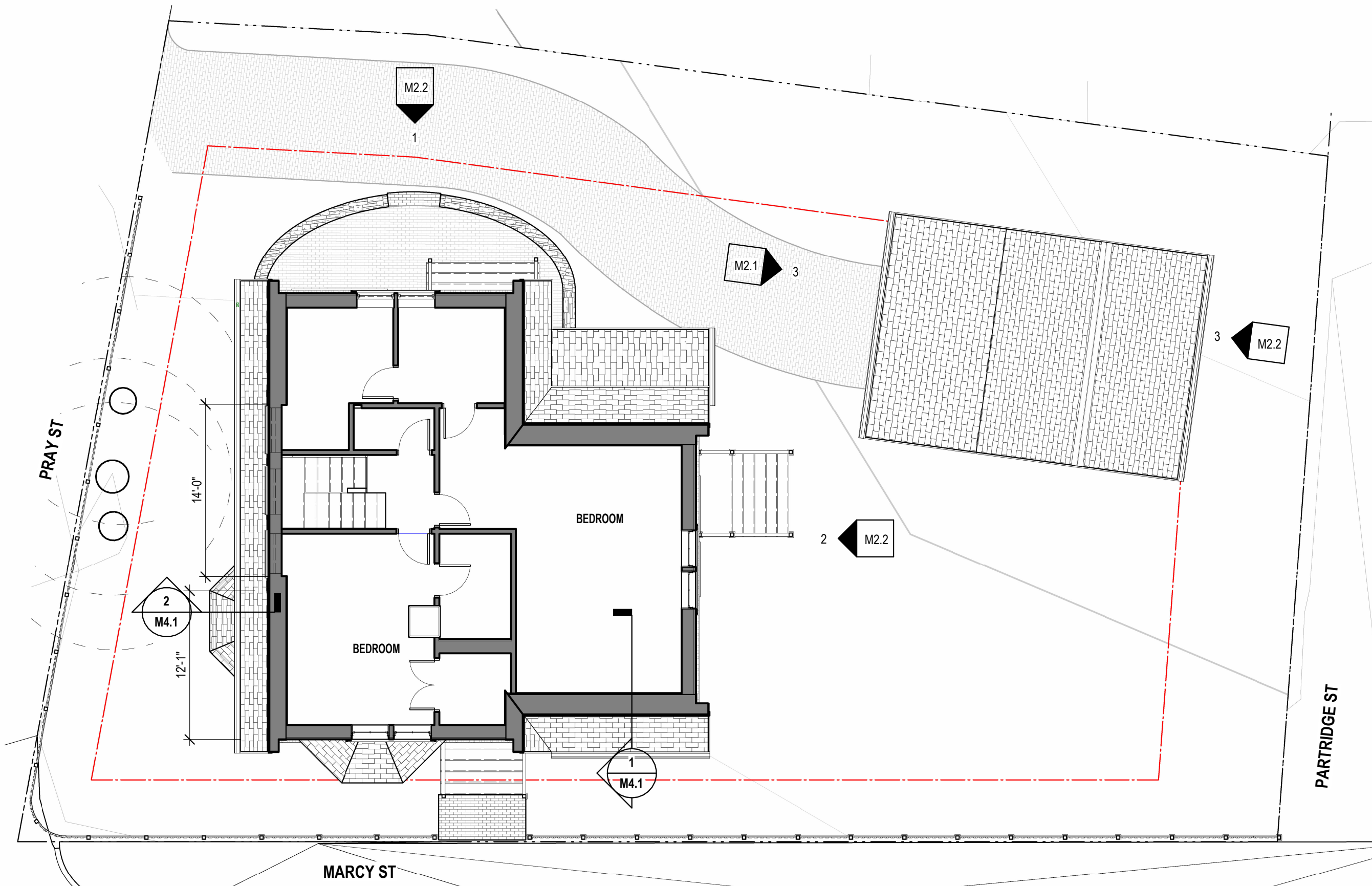
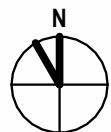
1ST FLOOR PLAN

445 MARCY STREET RESIDENCE

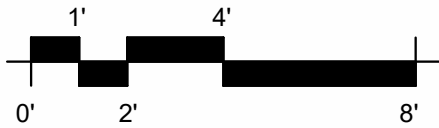
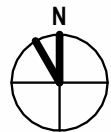
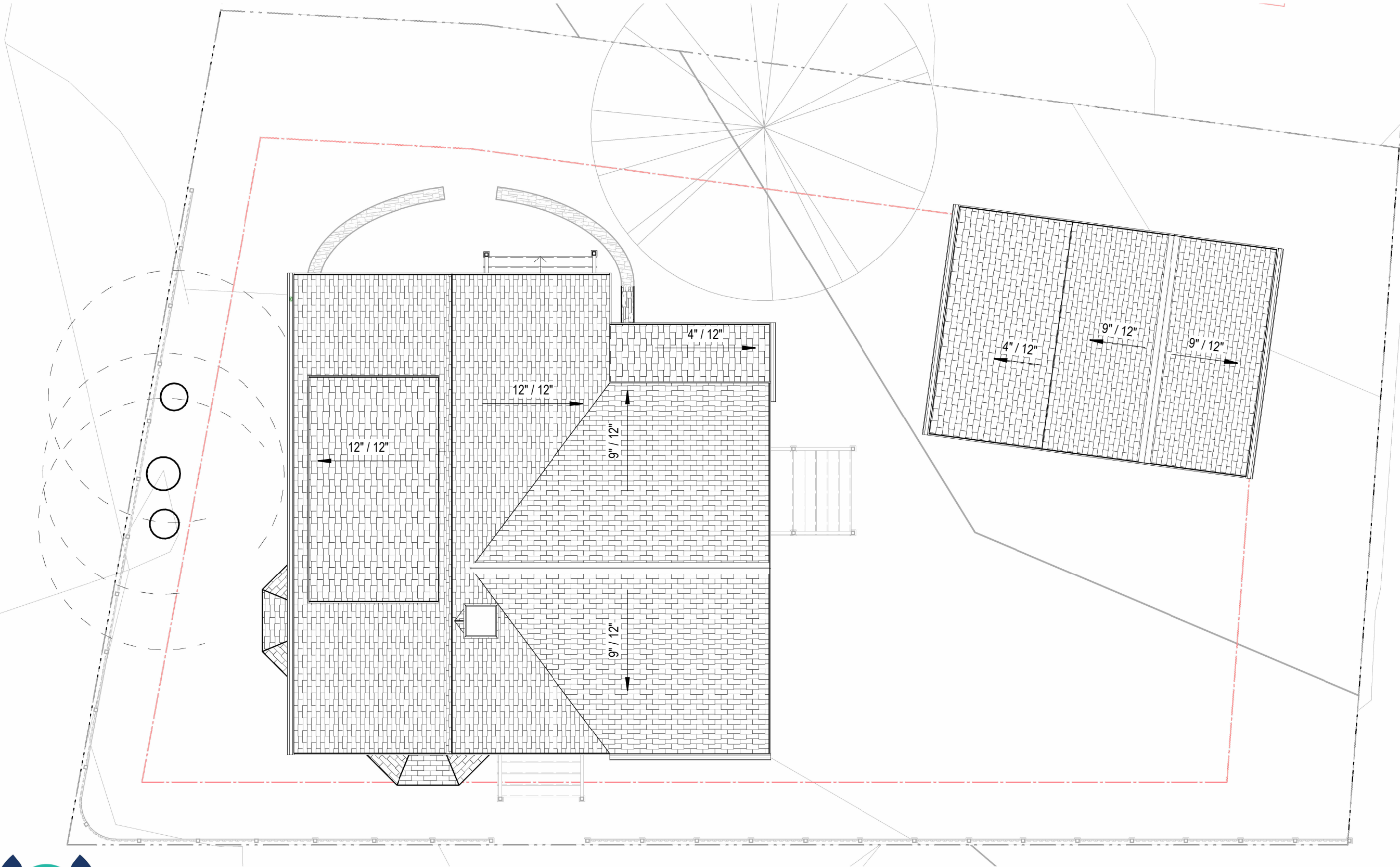
M1.1

04/18/25
PROJECT NO:1042





2ND FLOOR PLAN
445 MARCY STREET RESIDENCE



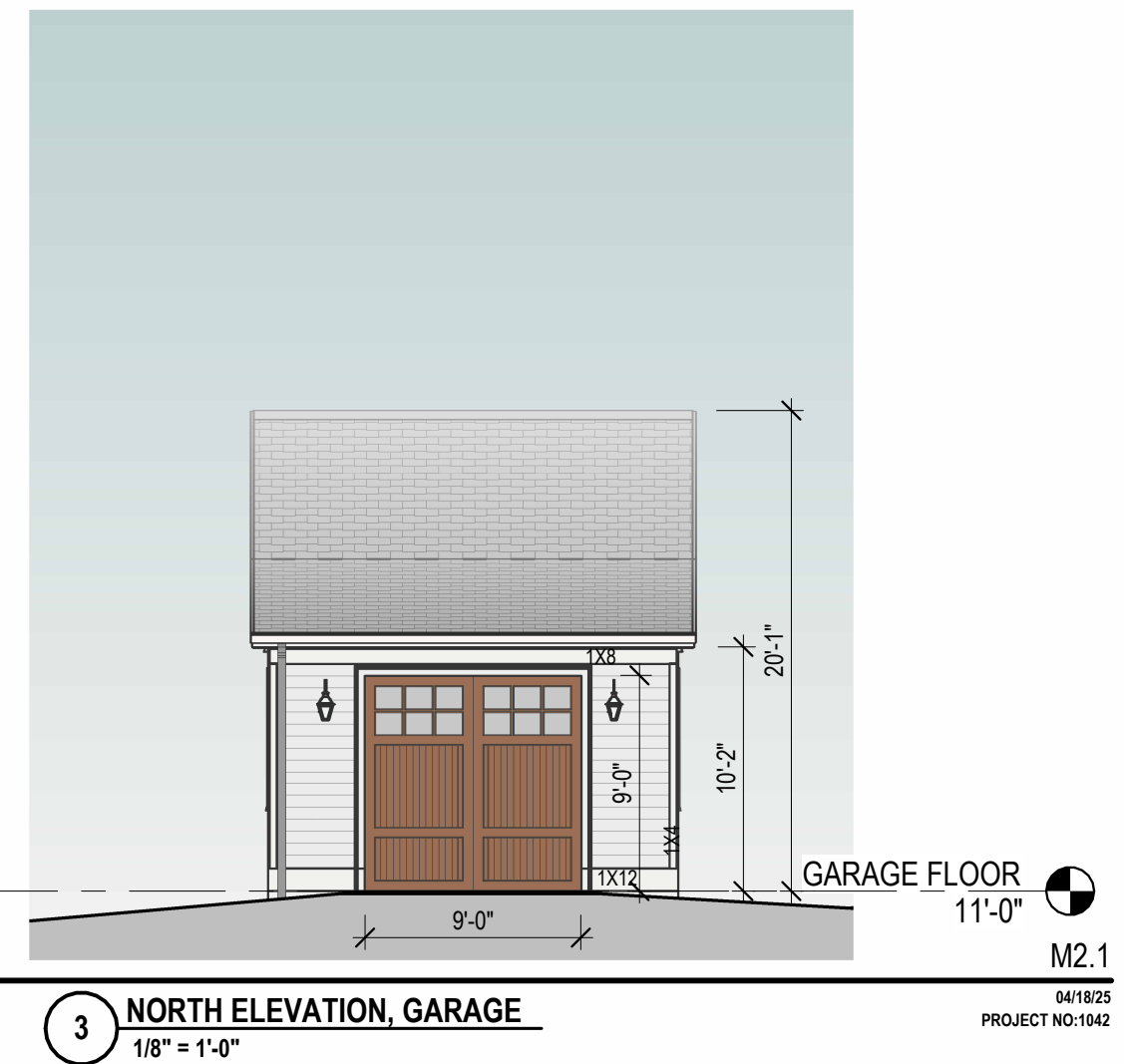
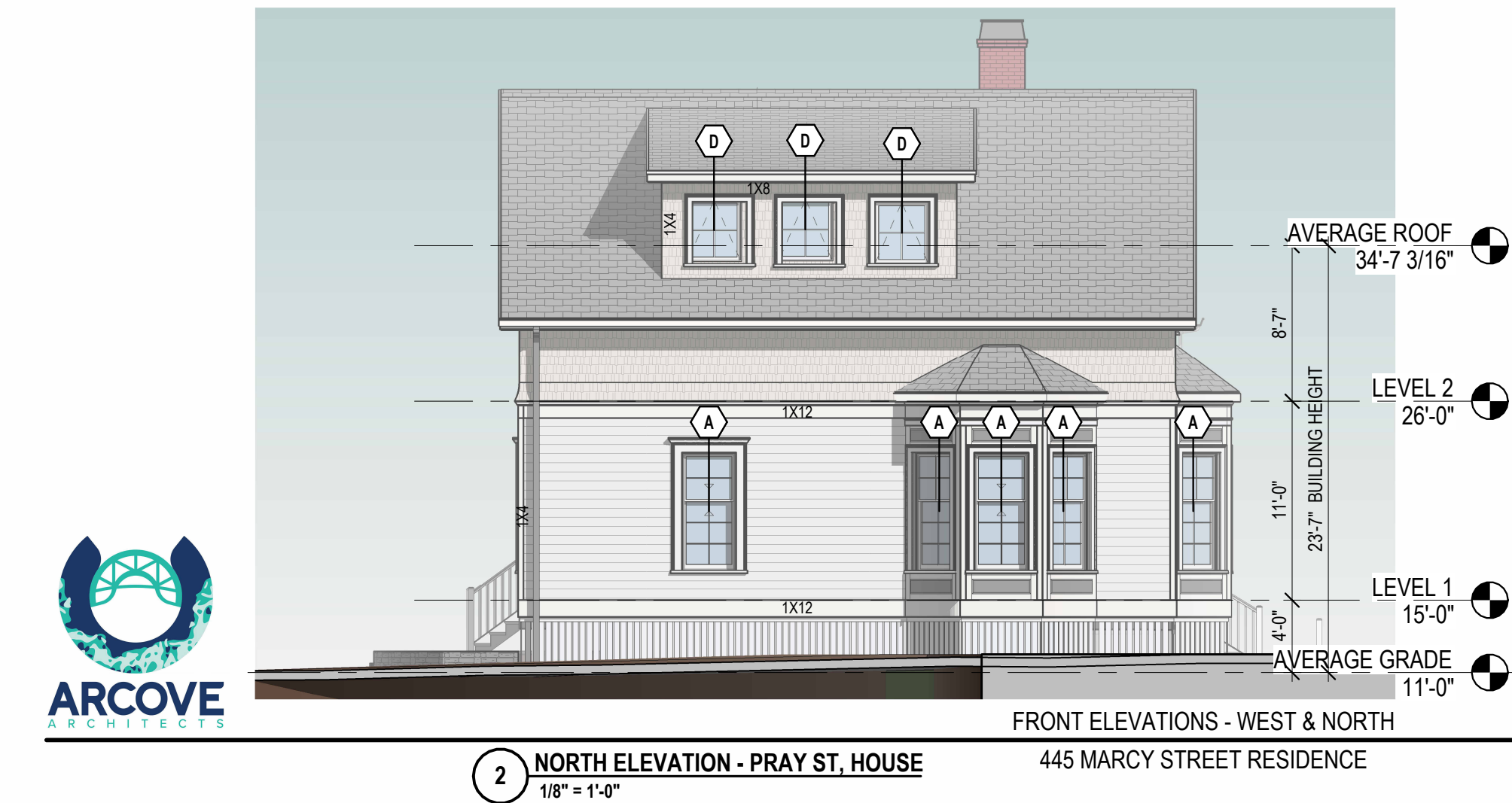
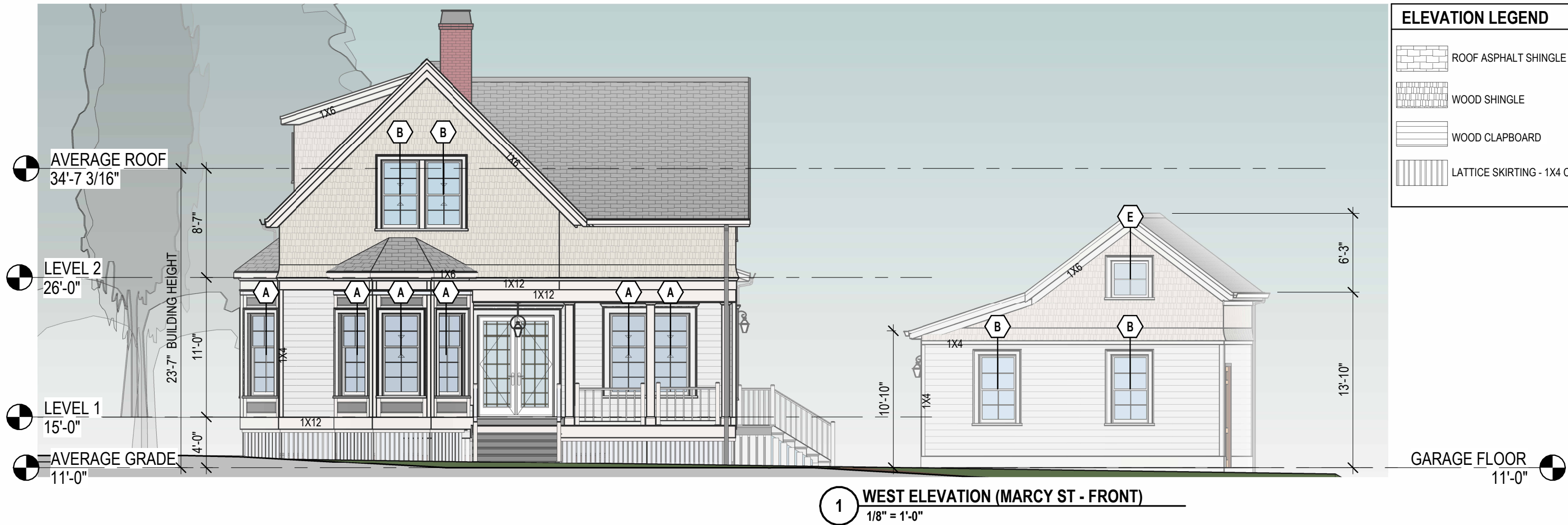
ROOF PLAN

445 MARCY STREET RESIDENCE

M1.3

04/18/25
PROJECT NO:1042

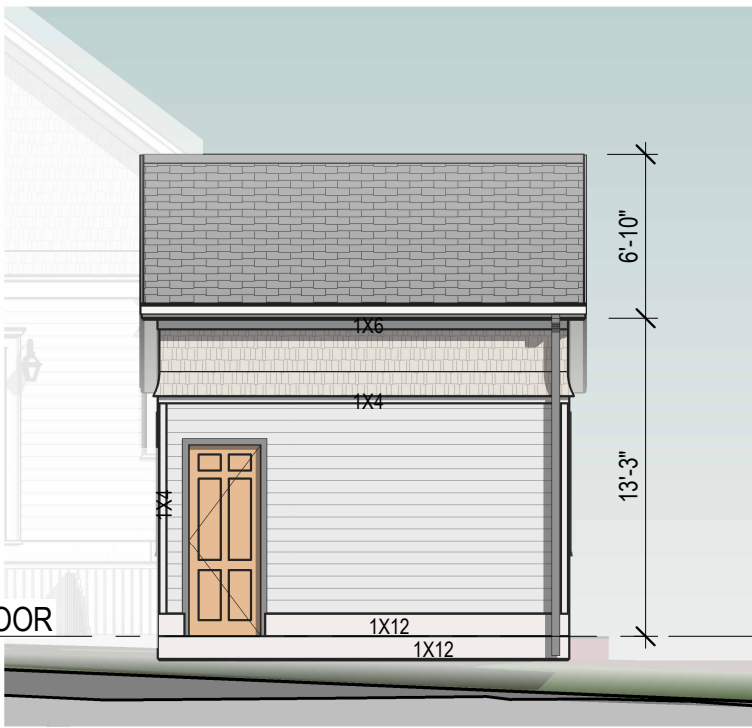
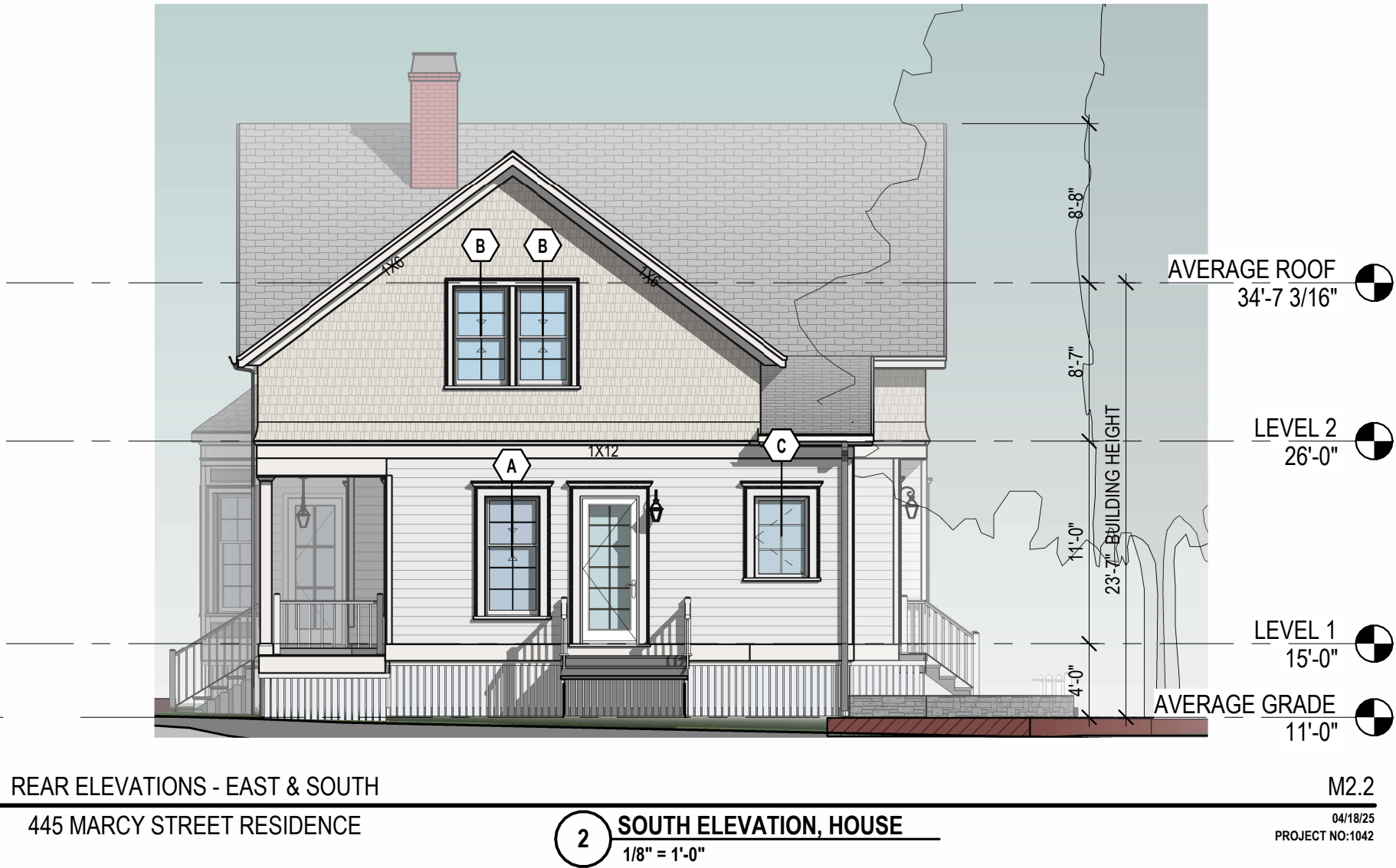
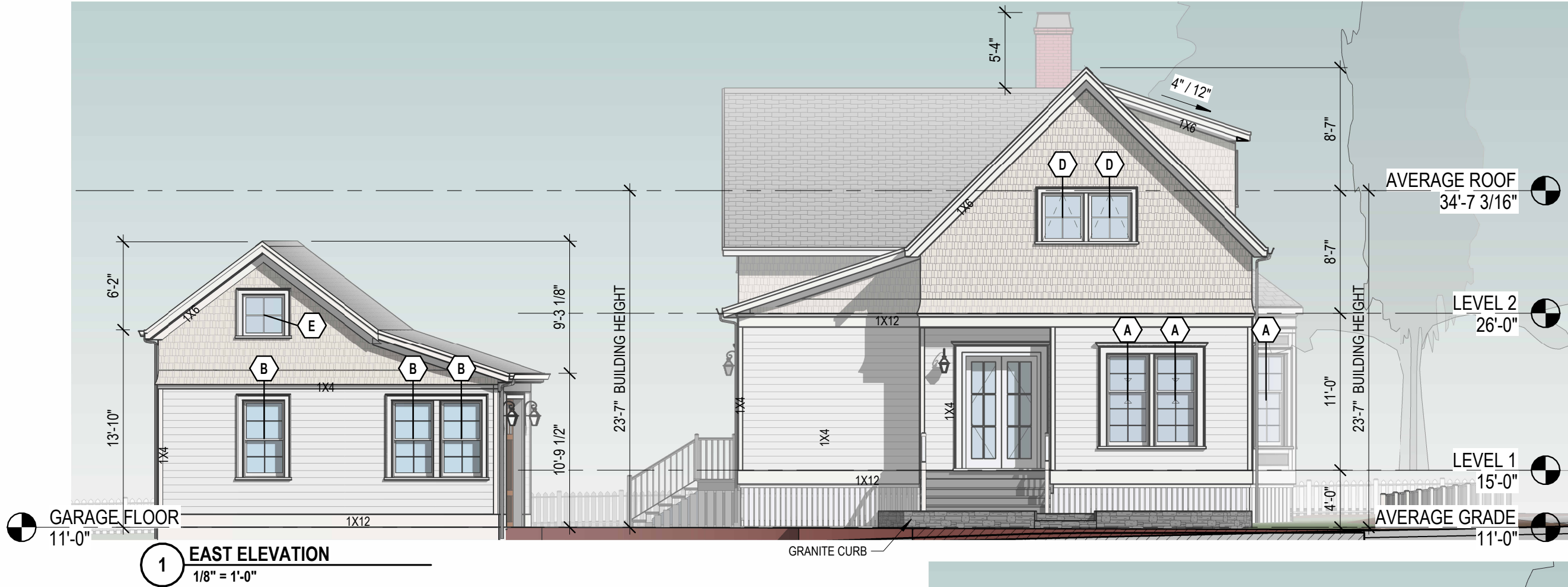
ELEVATION LEGEND	
	ROOF ASPHALT SHINGLE
	WOOD SHINGLE
	WOOD CLAPBOARD
	LATTICE SKIRTING - 1X4 COMPOSITE, PAINTED

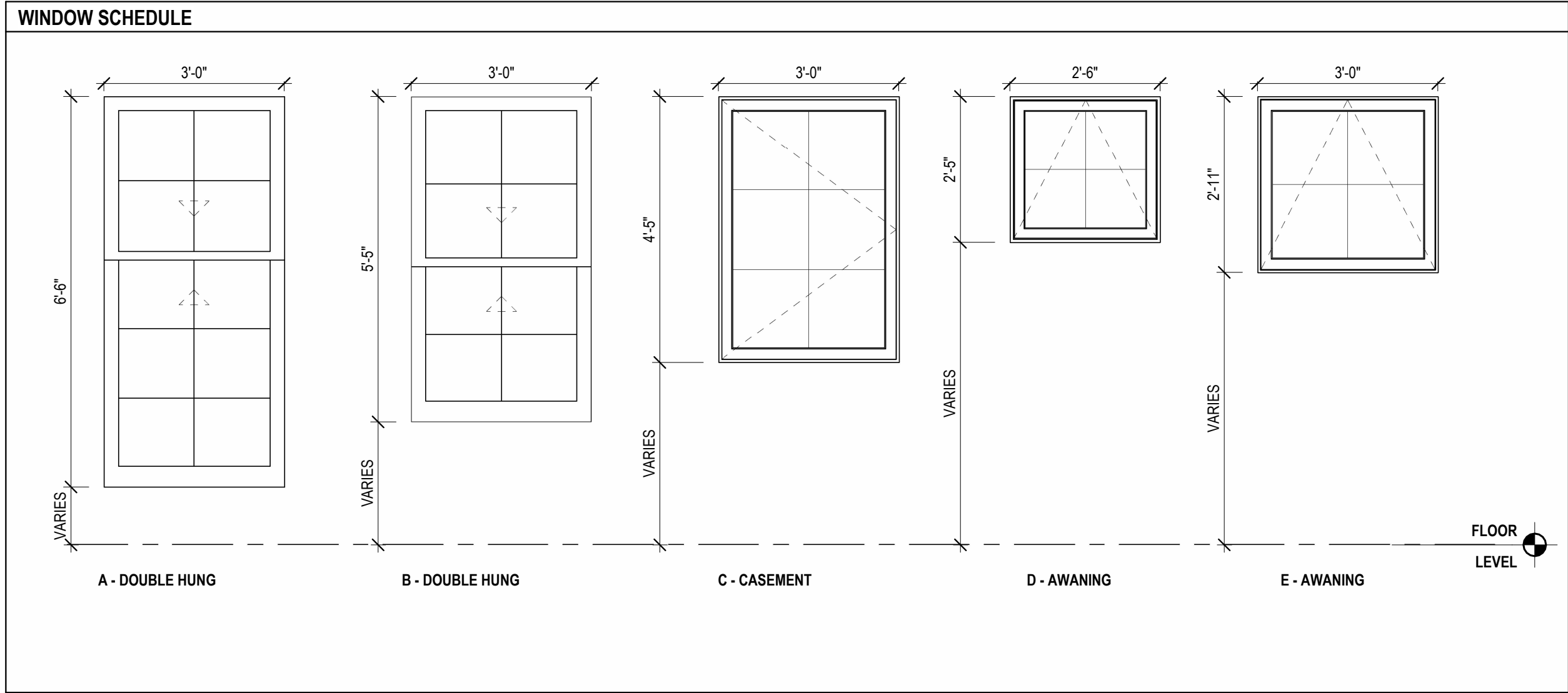


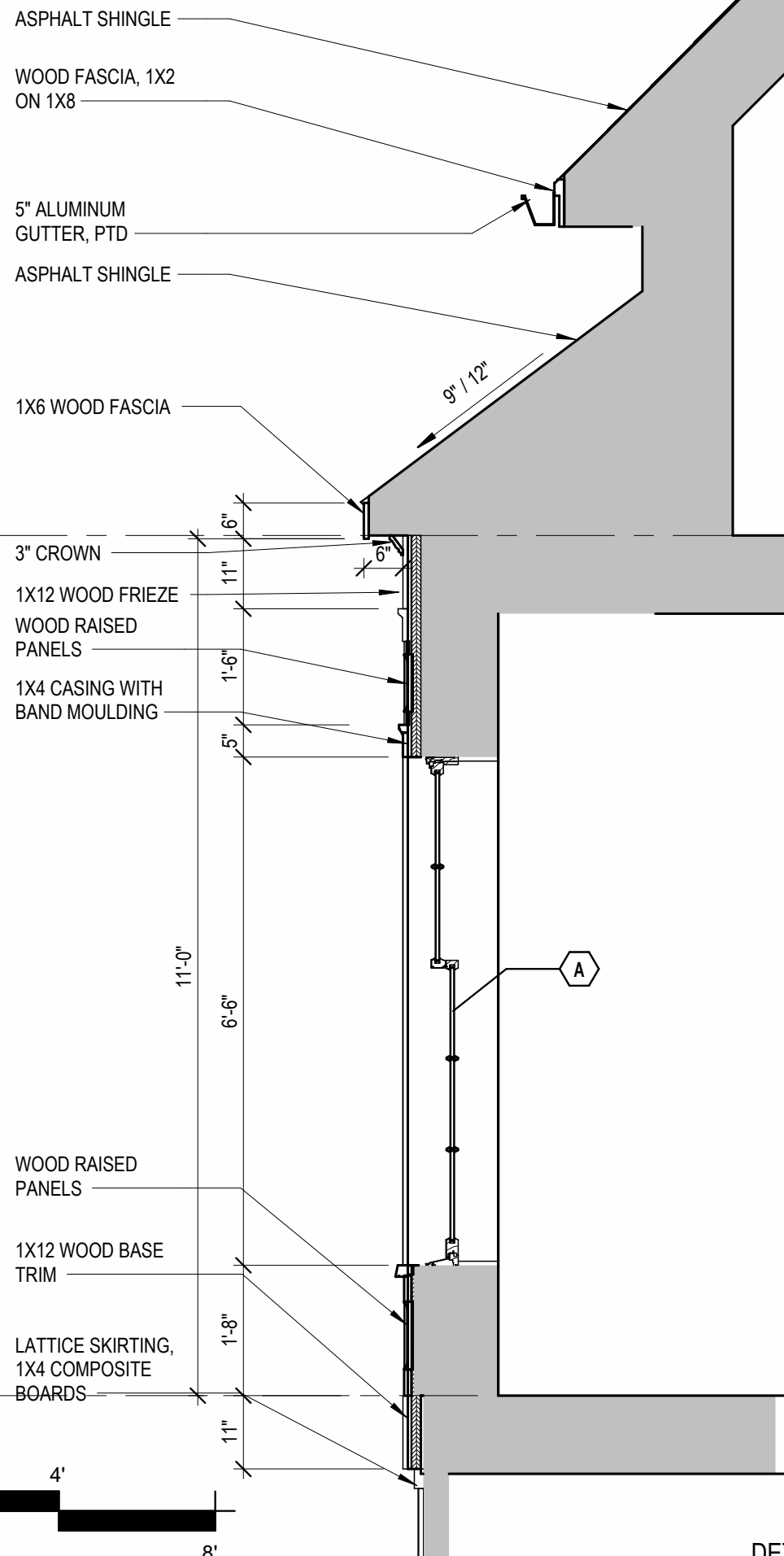
FRONT ELEVATIONS - WEST & NORTH

445 MARCY STREET RESIDENCE

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

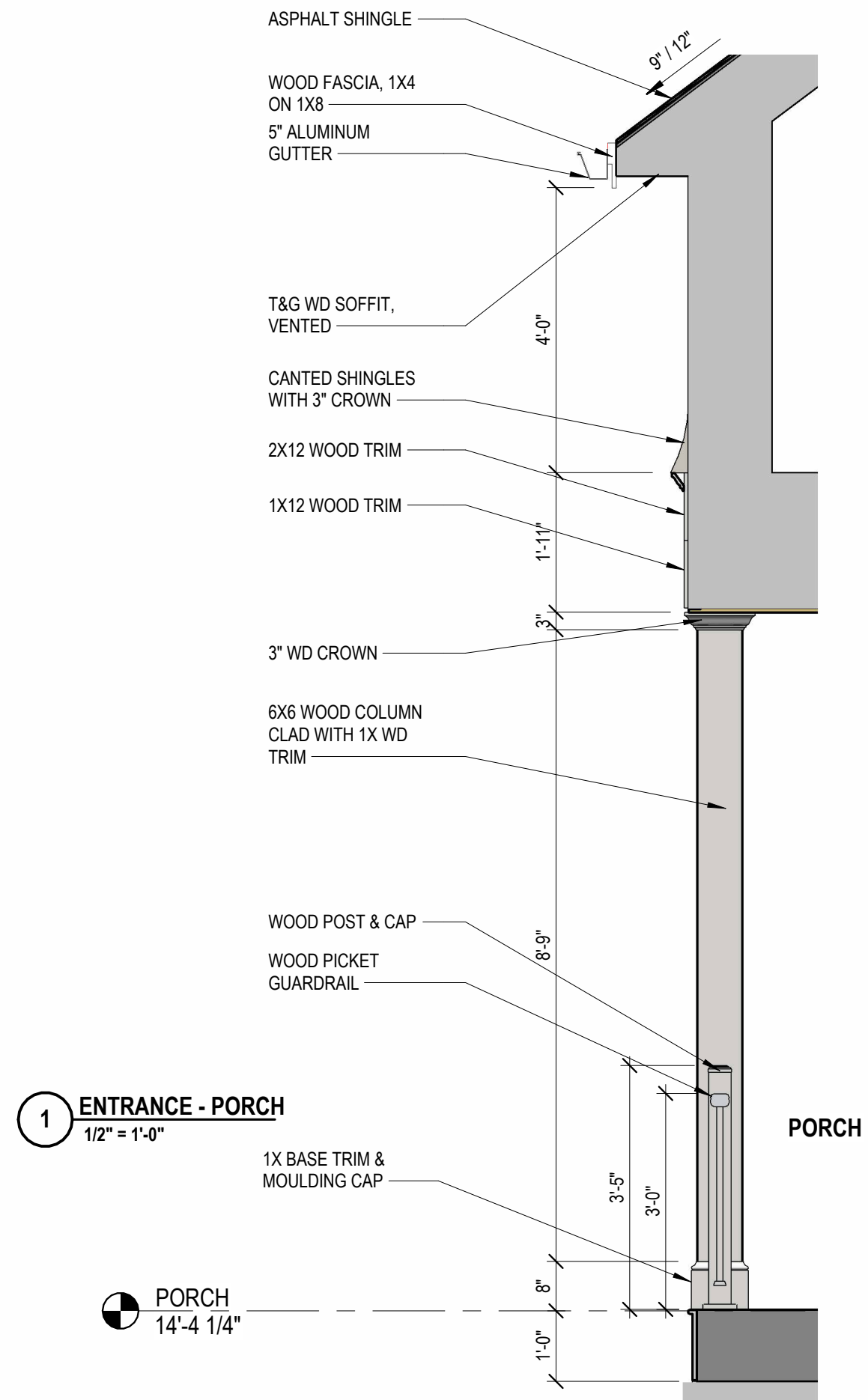
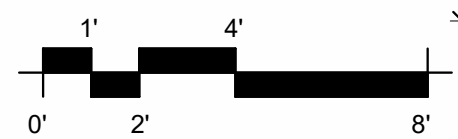






2 SIDE BAY WINDOW
1/2" = 1'-0"

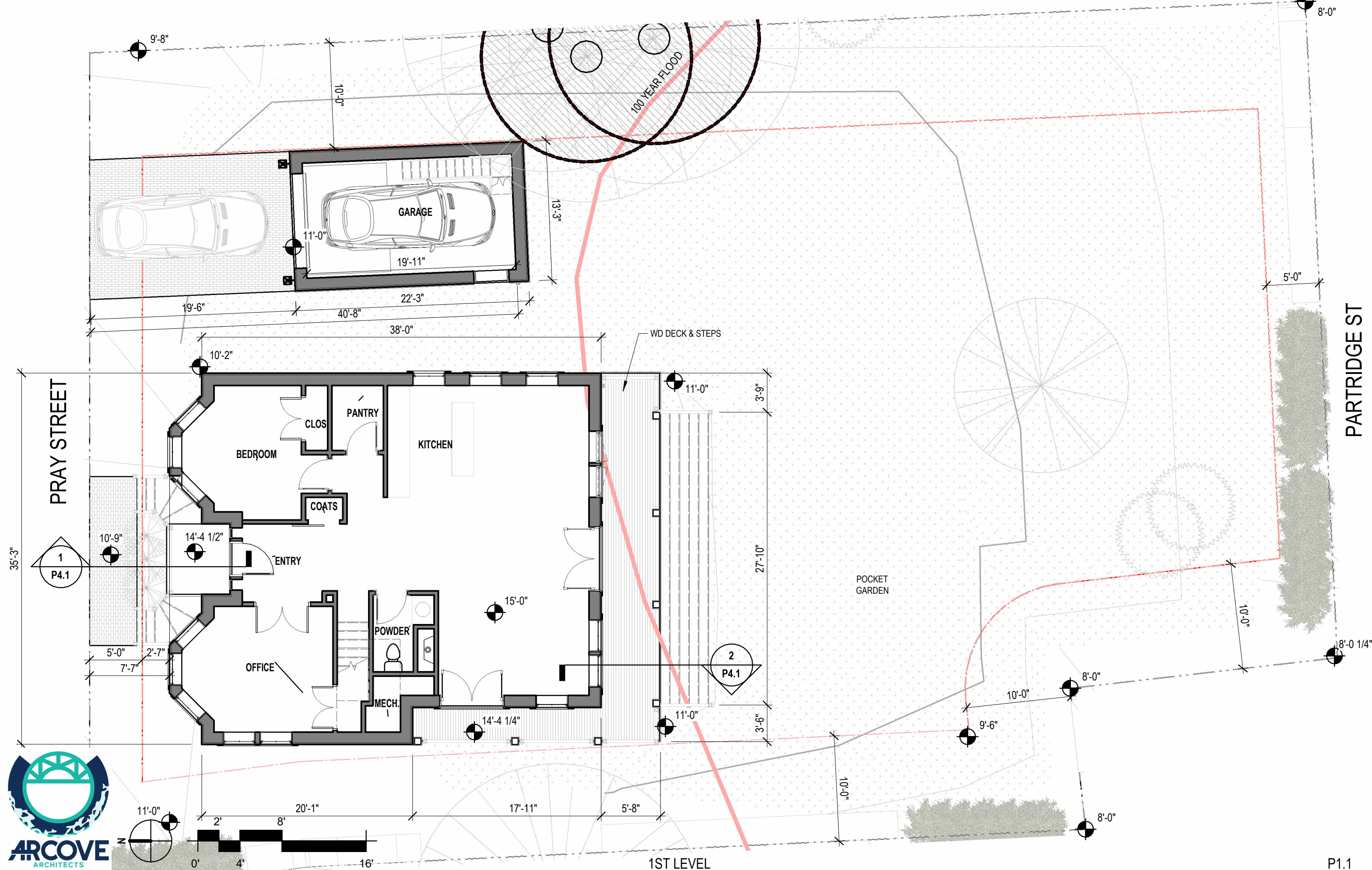
LEVEL 1
15'-0"



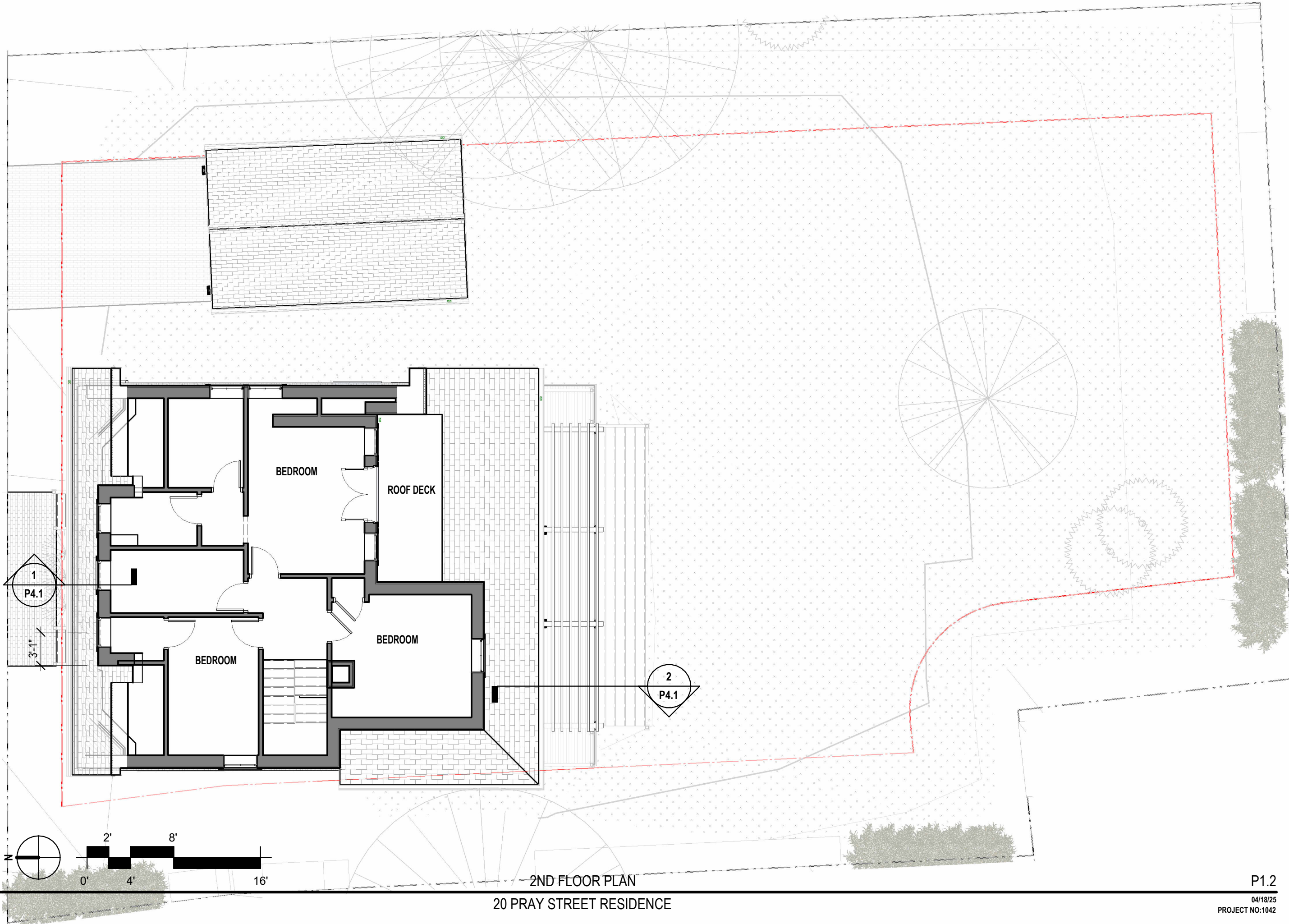
1 ENTRANCE - PORCH
1/2" = 1'-0"

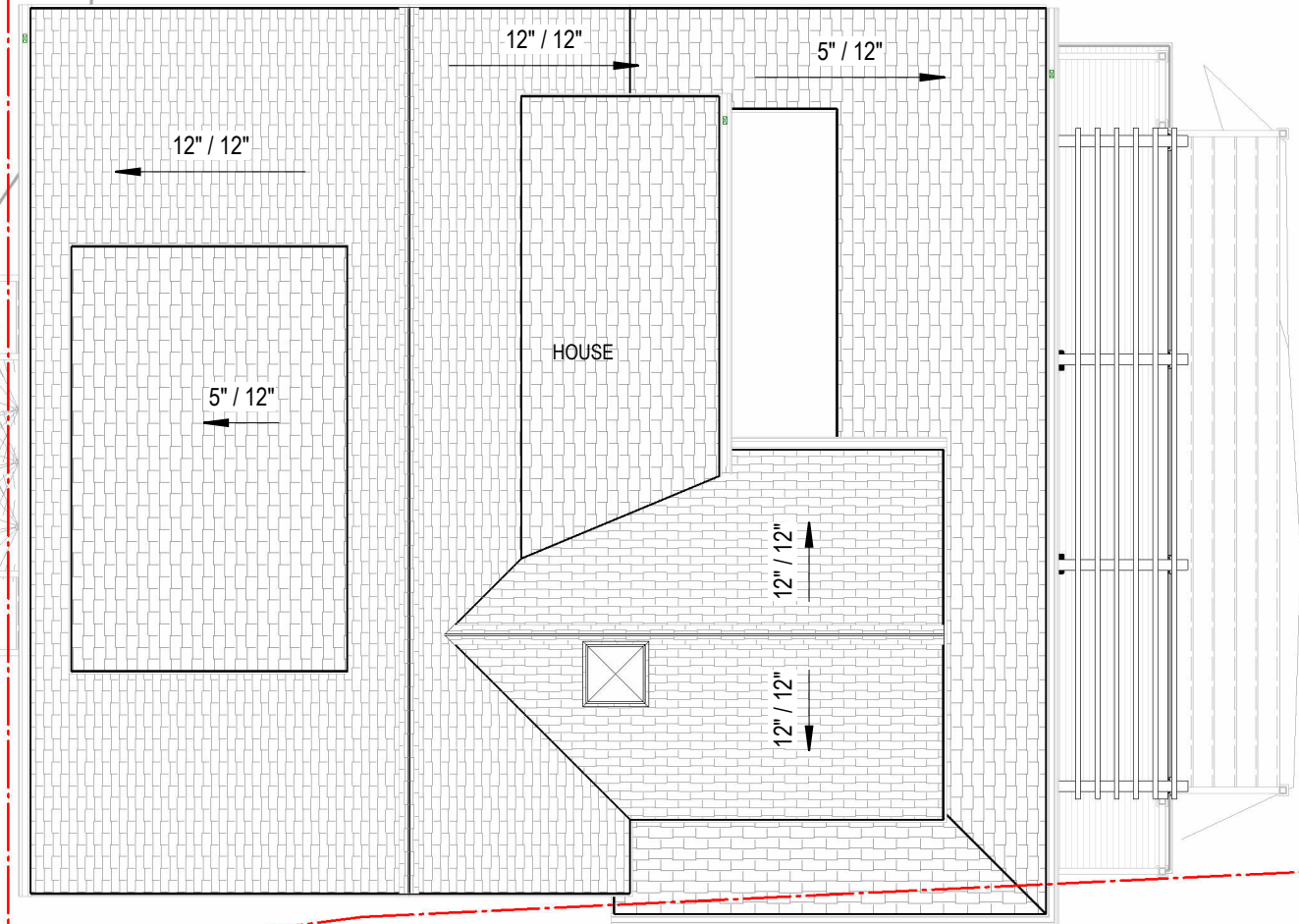
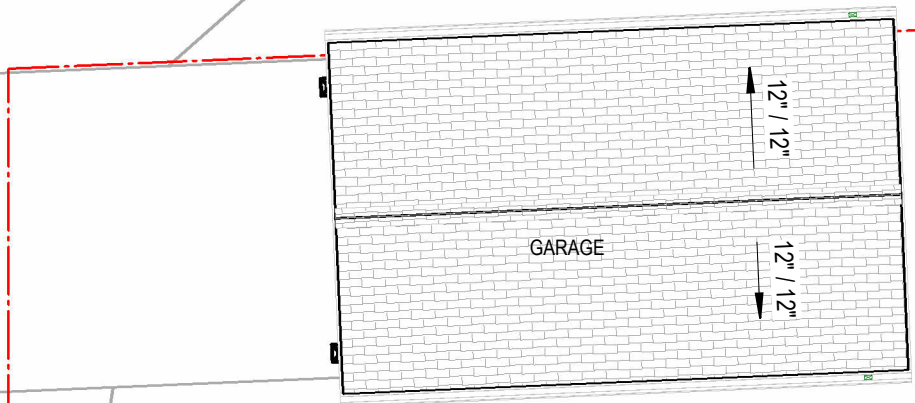
PORCH
14'-4 1/4"

DETAILS



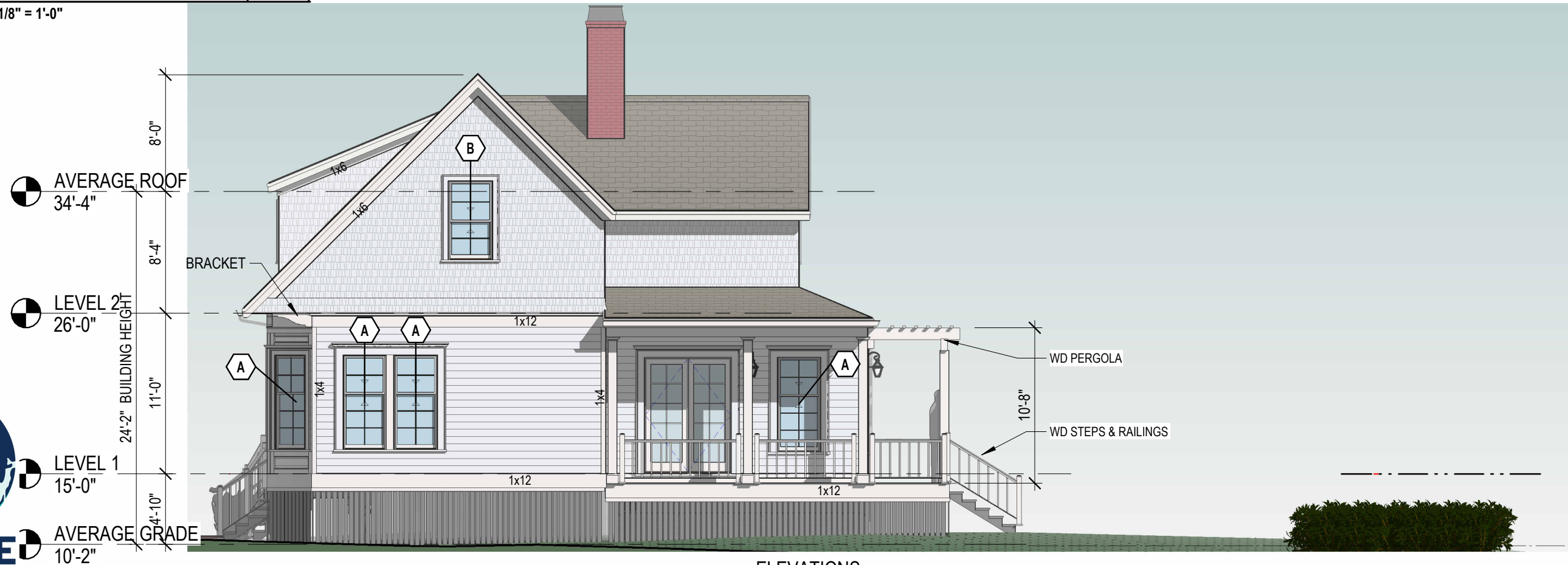
20 PRAY STREET RESIDENCE

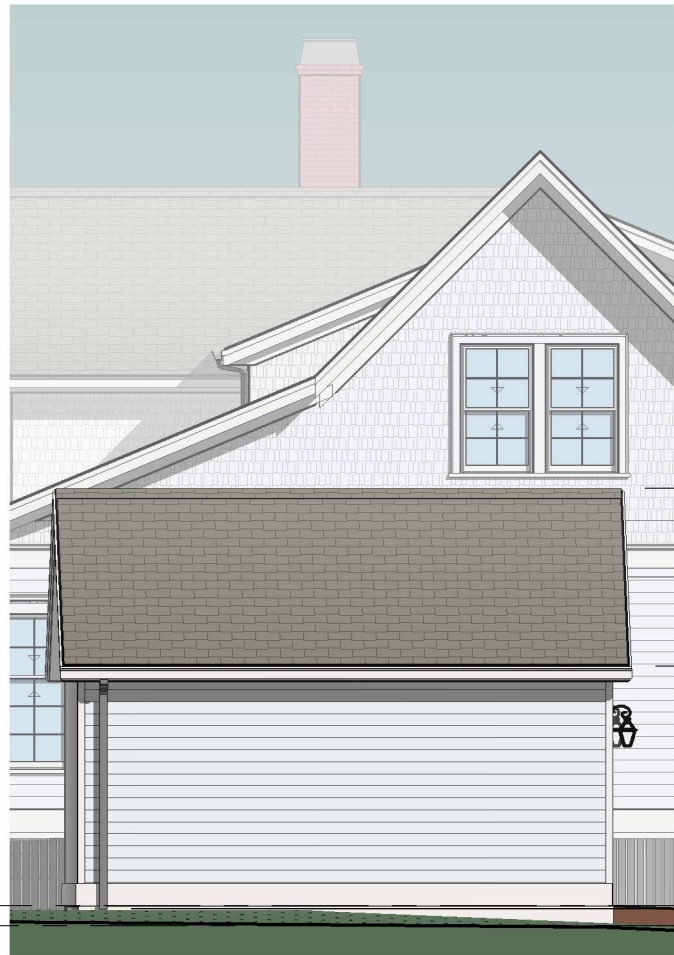




ROOF PLAN
20 PRAY STREET RESIDENCE

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





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

GARAGE
11'-0"
AVERAGE GRADE
10'-2"

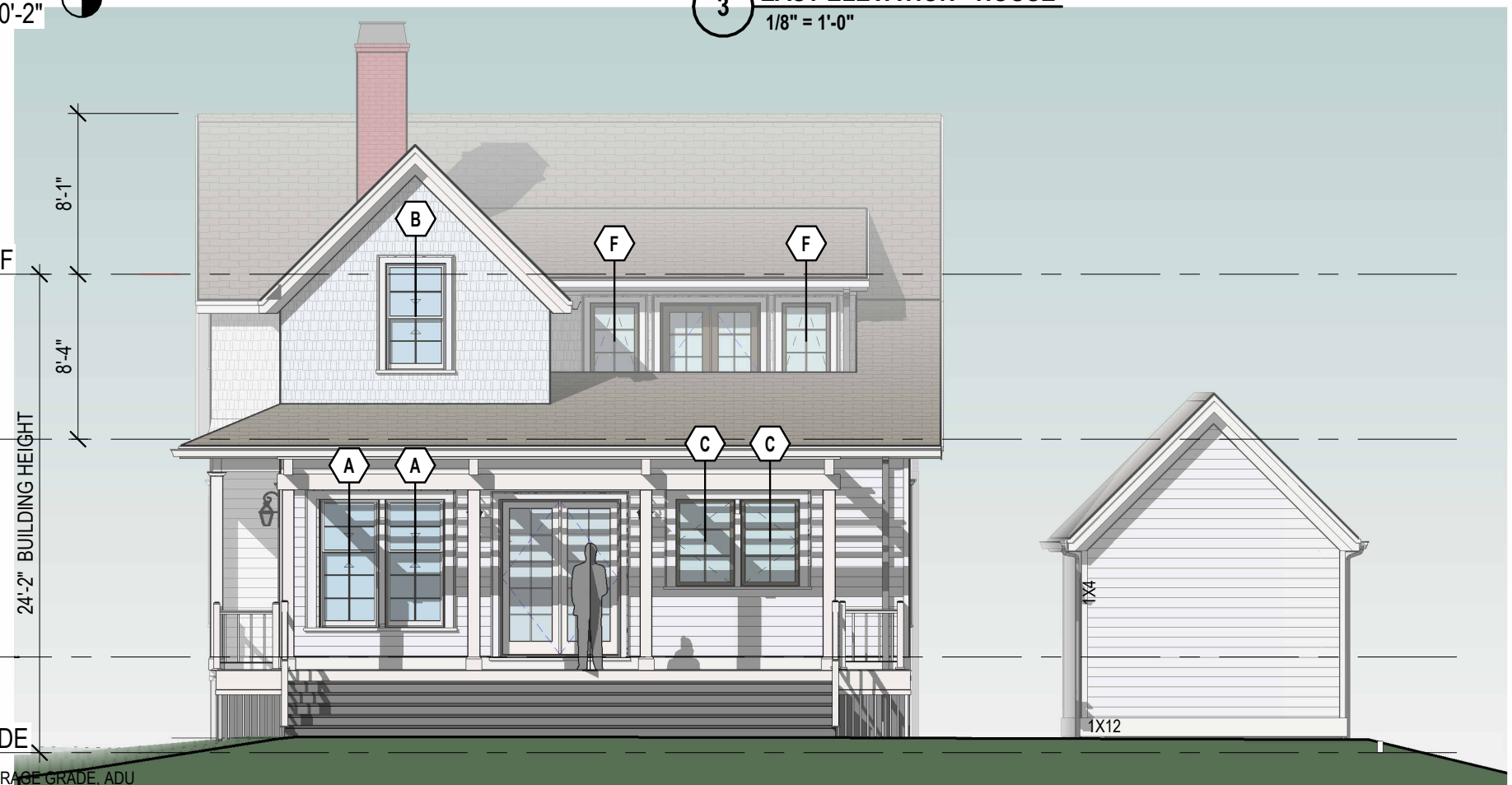


3 EAST ELEVATION - HOUSE
1/8" = 1'-0"

AVERAGE ROOF
34'-4"
LEVEL 2
26'-0"
LEVEL 1
15'-0"
AVERAGE GRADE
10'-2"

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

AVERAGE ROOF
34'-4"
LEVEL 2
26'-0"
LEVEL 1
15'-0"
AVERAGE GRADE
10'-2"



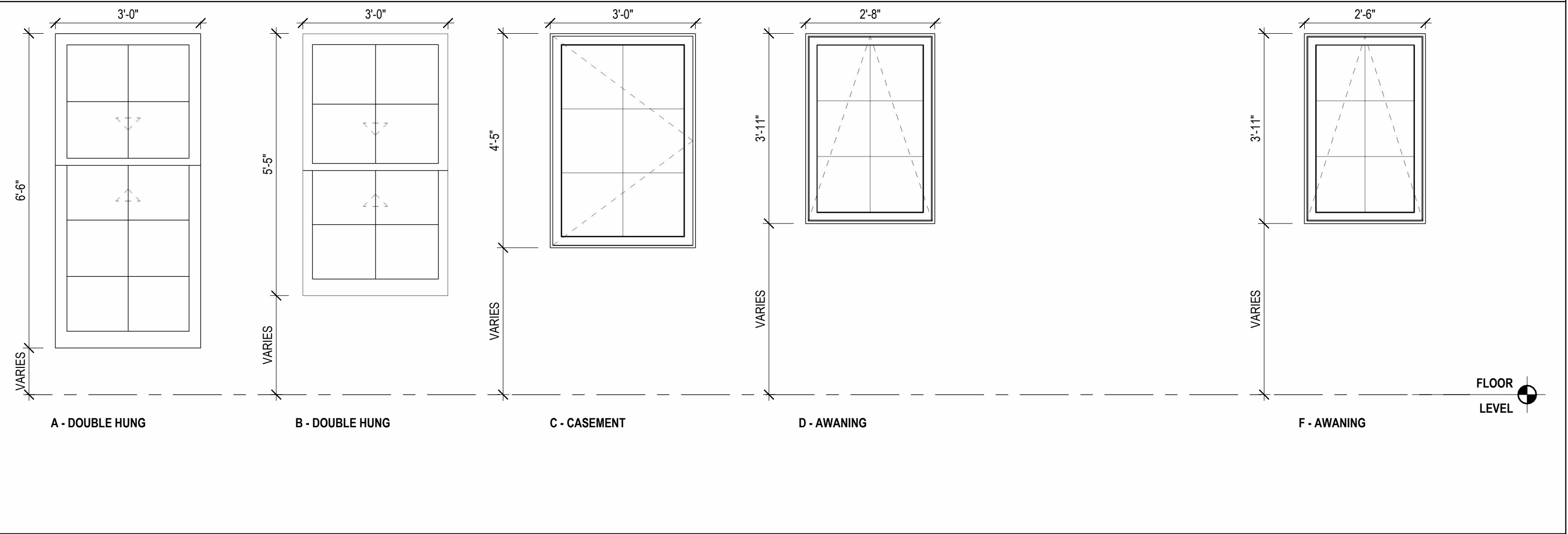
AVERAGE GRADE, ADU

HOUSE

GARAGE



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 POST & CAP

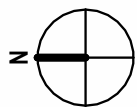
WOOD PICKET
GUARDRAIL

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

LEVEL 2
26'-0"

WOOD POST & CAP

WOOD PICKET
GUARDRAIL

LATTICE SKIRTING,
1X4 COMPOSITE
BOARDS

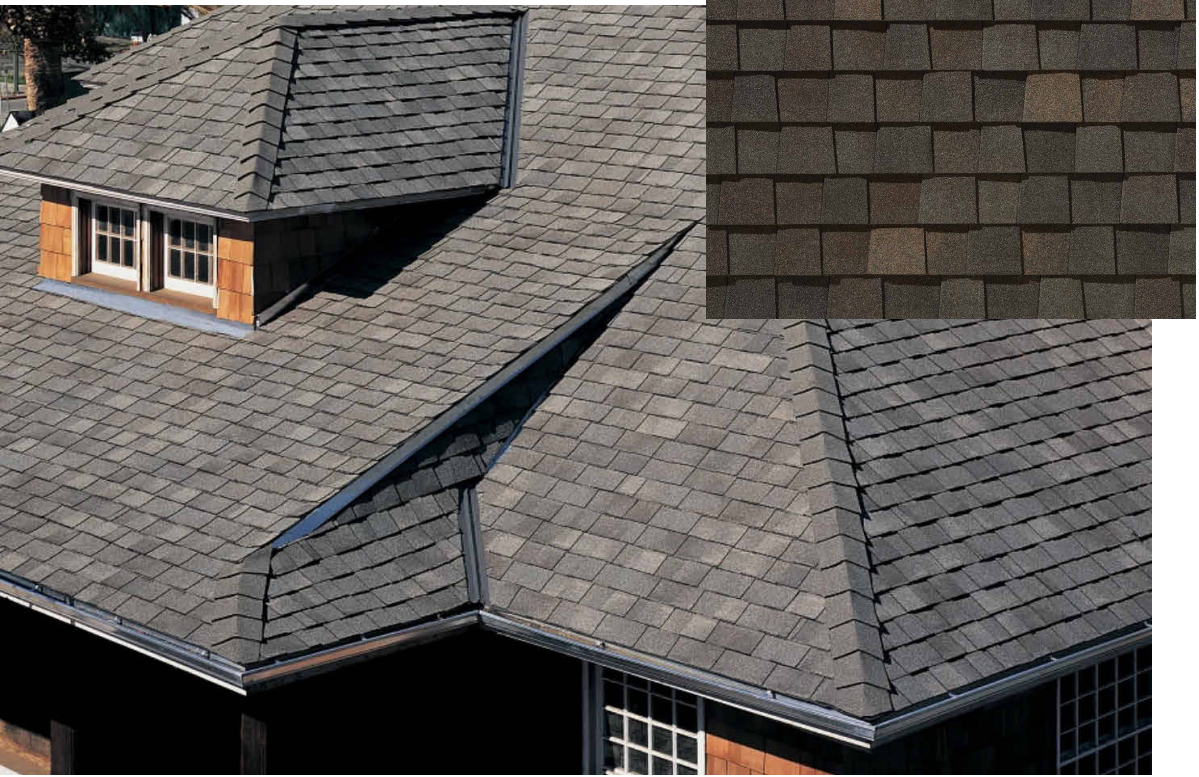
PORCH
14'-4 1/4"

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

MORIN OLD PORT BLEND RED RANGE



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



ROOFING SHINGLES
CERTAINTEED, LANDMARK TL LAMINATED ASPHALT SHINGLES
SHENANDOAH



WATERSTRUCK CLAY BRICK, THIN SLICED (AT CHIMNEYS)

Box - Lipped



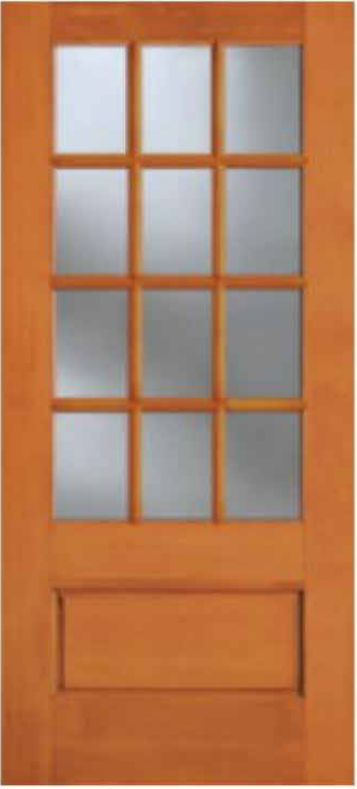
ALUMINUM GUTTERS, PAINTED

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



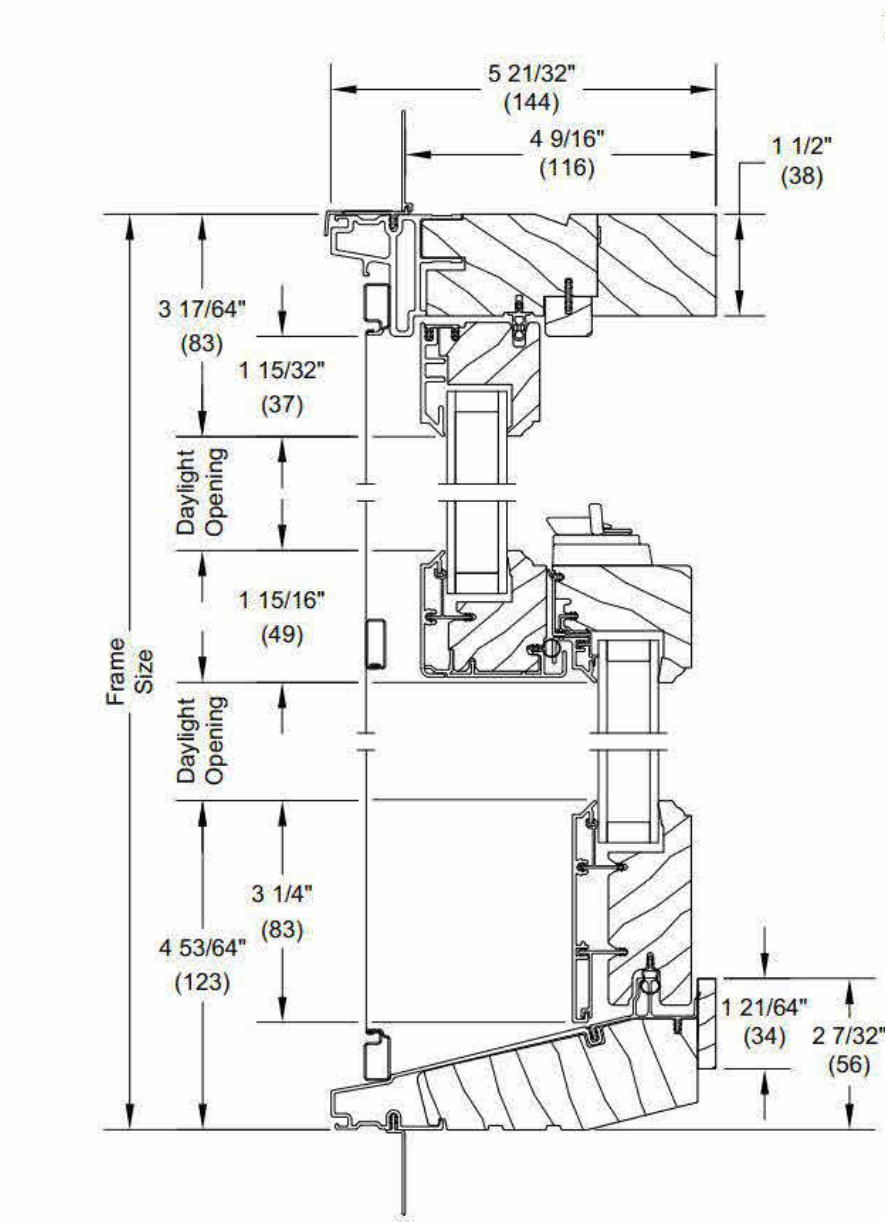
FENCE & GATE
COMPOSITE, CELLULAR PVC
PICKET STYLE WITH SQUARE POSTS
WALPOLE WOODWORKING (OR EQUIV)

H.51



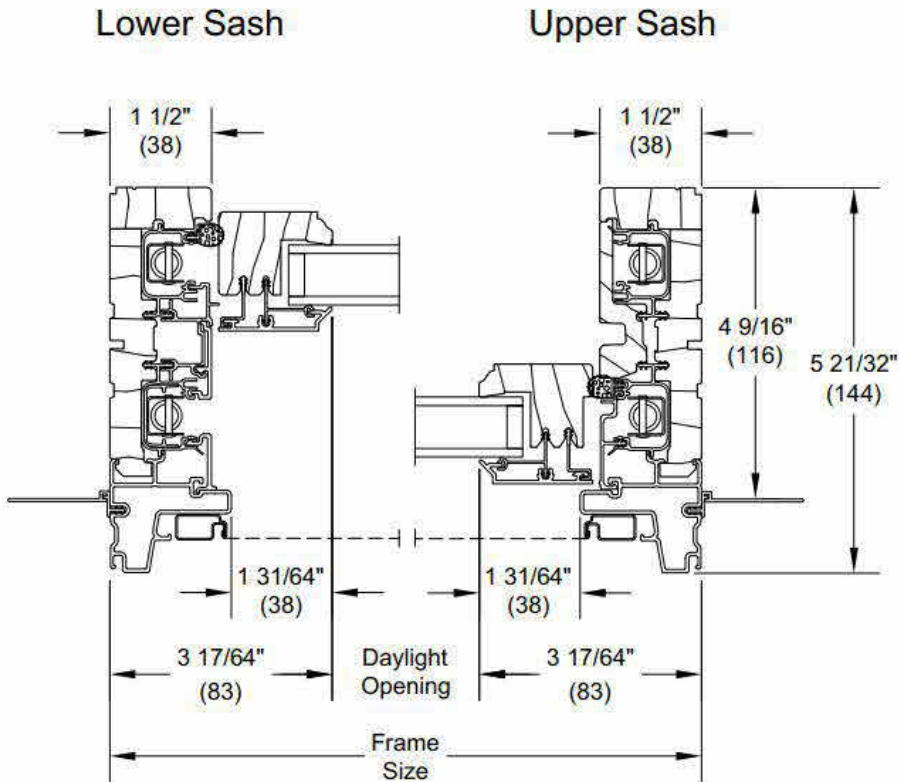
Section Details: Operating

Scale: 3" = 1' 0"



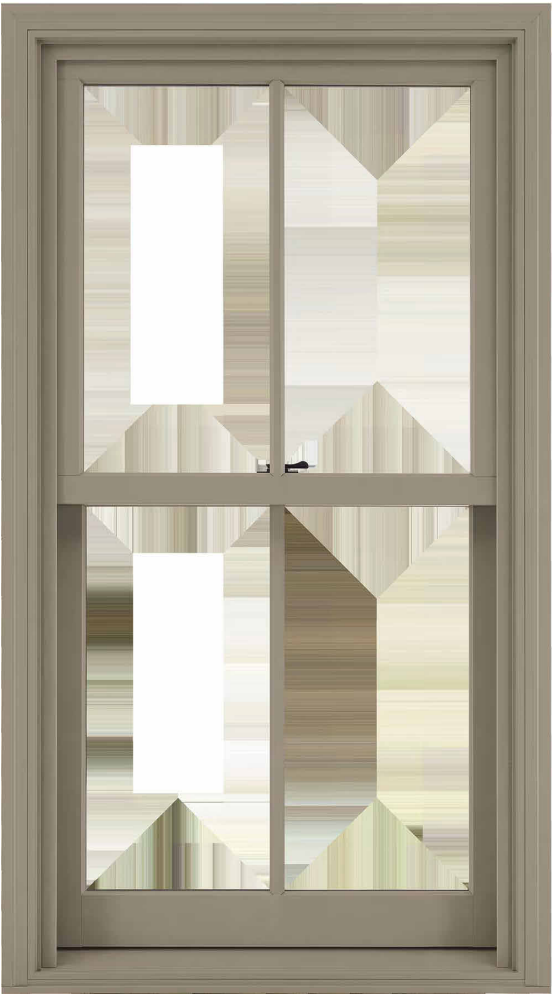
Double Hung

Ultimate Signature
Aluminum clad wood
half screens

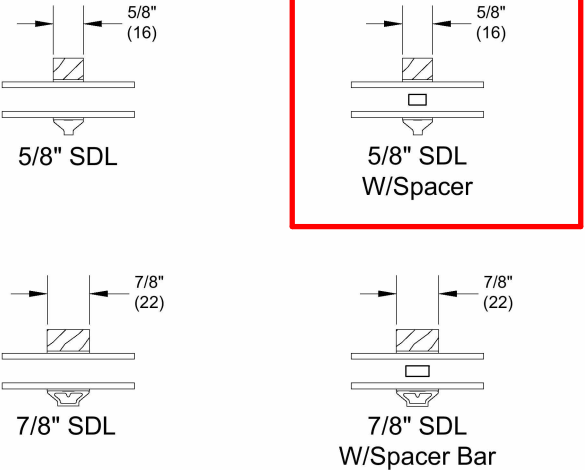


Color selection grid for window finishes:

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)

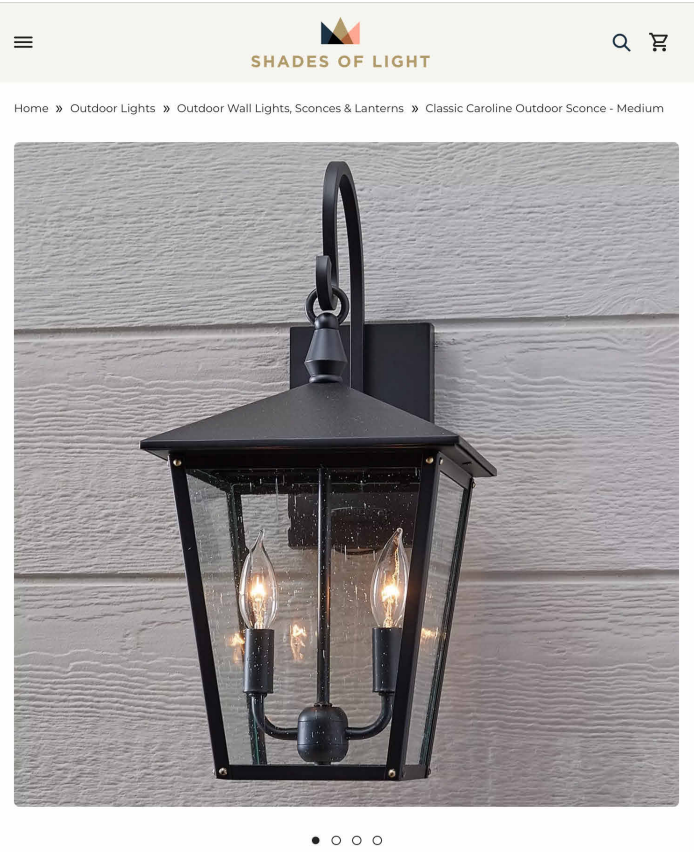




AT FRONT ENTRIES
FRENCH QUARTER LANTERN ON CLASSIC YOKE
8" X 15"
NATURAL GAS
OR
ELECTRIC
COPPER FINISH
NEW ORLEANS GAS & ELECTRIC LIGHTS, CO

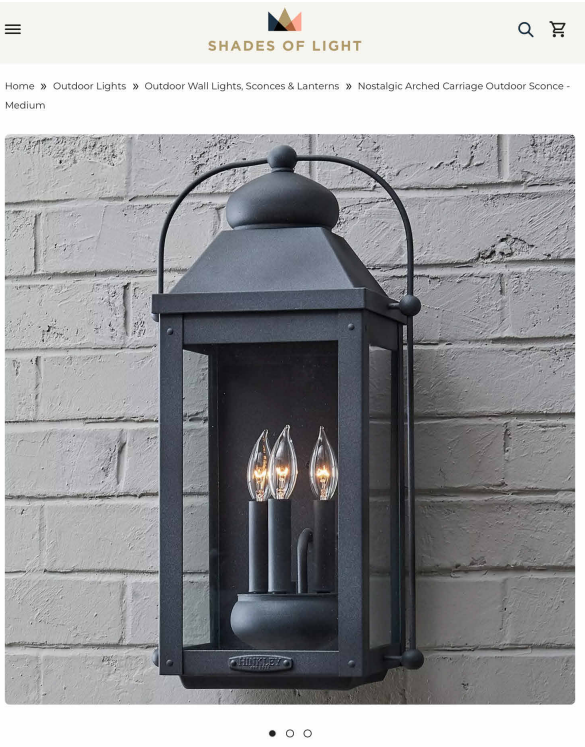


AT SIDE AND BACK PORCHES
GAS OPTION -
FRENCH QUARTER LANTERN FLUSH MOUNT
8" X 15"
COPPER FINISH
NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



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