

**NEW RESIDENTIAL CONSTRUCTION**

**445 Marcy Street**

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

Revisions since last worksession:

- moved house further back from Pray Street to allow room for existing trees
- cut back rear corner of house at driveway
- added raised 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 and detached ADU.

Revisions since last worksession:

- lowered front roof eave and reduced trim above bay windows
- added raised paneling above and below bay windows
- moved ADU further back from Pray Street to avoid existing trees
- flipped direction of stair at ADU
- fine detailing & materials
- gutters, light fixtures
- remove rear terrace stone wall for sloped grading

Dimensional Standards 10.521	GRB	445 Marcy	20 Pray
<b>Minimum Lot Dimensions</b>			
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'		
<b>Minimum Yard Dimensions (setbacks)</b>			
front	5'		
side	10'		
rear	25'		
<b>Maximum Structure Dimensions</b>			
sloped roof height	35'		
Roof appurtenance height	8'		
Building coverage, maximum	30%	1,838	2,646
Open space, minimum	25%	1,532	2,205
<b>Parking</b>	2 spaces for primary dwelling > 1,300sf total living area, + 1.0 space for ADU <1,300sf.		
<b>Accessory Dwelling Unit, new construction</b>	CUP Condition Use Permit	1 allowed, up to 750sf total living area, complying with dimensional lot standards	

Area Allowed by Zoning	445 Marcy Street	TOTAL sf
Lot size		6,127
Open Space 25% minimum		1,532
Building Coverage (footprint) 30% maximum		1,838

Area Proposed (gross sf, measured to outside face of exterior walls)	house	porch/stoop /deck	garage	TOTAL Buildings footprint	paving	TOTAL Building + Pavement sf
1st floor (building coverage, footprint)	1,165	207	408	1,780	698	4,257
Open space						30.52%
Building Coverage						29.05%

ADU, Net Usable Floor Area (net sf, measured to inside face of exterior walls)	TOTAL sf
Second Floor	232
First Floor	447
Total	679

**SHEET LIST**

- H.00 COVER
- H.01 LOCUS MAP
- H.04 CONTEXT, HISTORIC
- H.05 EXISTING CONDITION, CANDY SHOP
- H.07 CONTEXT, CURRENT
- H.11 SITE PLAN
- H.20 STREET SECTIONS
- H.31 VIGNETTE, PRAY @ MARCY STREETS
- H.32 VIGNETTE, MARCY @ SCHOOL STREETS
- H.33 VIGNETTE, PARTRIDGE STREET
- H.34 VIGNETTE, PRAY STREET EAST
- H.35 VIGNETTE, PRAY STREET WEST
- H.40 AERIAL VIEW FROM NORTH
- H.41 AERIAL VIEW FROM SOUTH
- M.11 MARCY ST, FIRST FLOOR PLAN
- M.12 MARCY ST, SECOND FLOOR PLAN
- M.13 MARCY ST, ROOF PLAN
- M.21 MARCY ST, ELEVATIONS
- M.22 MARCY ST, ELEVATIONS
- M.31 MARCY ST, WINDOW SCHEDULE
- M.41 MARCY ST, DETAILS
- P.11 PRAY ST, FIRST FLOOR PLAN
- P.12 PRAY ST, SECOND FLOOR PLAN
- P.13 PRAY ST, ROOF PLAN
- P.21 PRAY ST, ELEVATIONS
- P.22 PRAY ST, ELEVATIONS
- P.31 PRAY ST, WINDOW SCHEDULE
- P.41 PRAY ST, DETAILS
- H.51 MATERIALS
- H.52 MATERIALS - WINDOWS
- H.53 MATERIALS - LIGHTING

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

house	porch/stoop/ deck	garage	ADU	ADU porch/stoop/deck	TOTAL Buildings footprint	paving	TOTAL Building + Pavement sf
1,305	350	294	447	37	2,434	950	5,818
							34.04%
							27.60%



# MARCY & PRAY STREET RESIDENCES

**WORK SESSION / PUBLIC HEARING  
MARCH 14, 2025**

**H.00 COVER**  
**Marcy-Pray Street Residences**  
SCALE:  
3/14/2025





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

20 PRAY ST  
445 MARCY ST



# Bird's eye view of Portsmouth, Rockport, 1877.

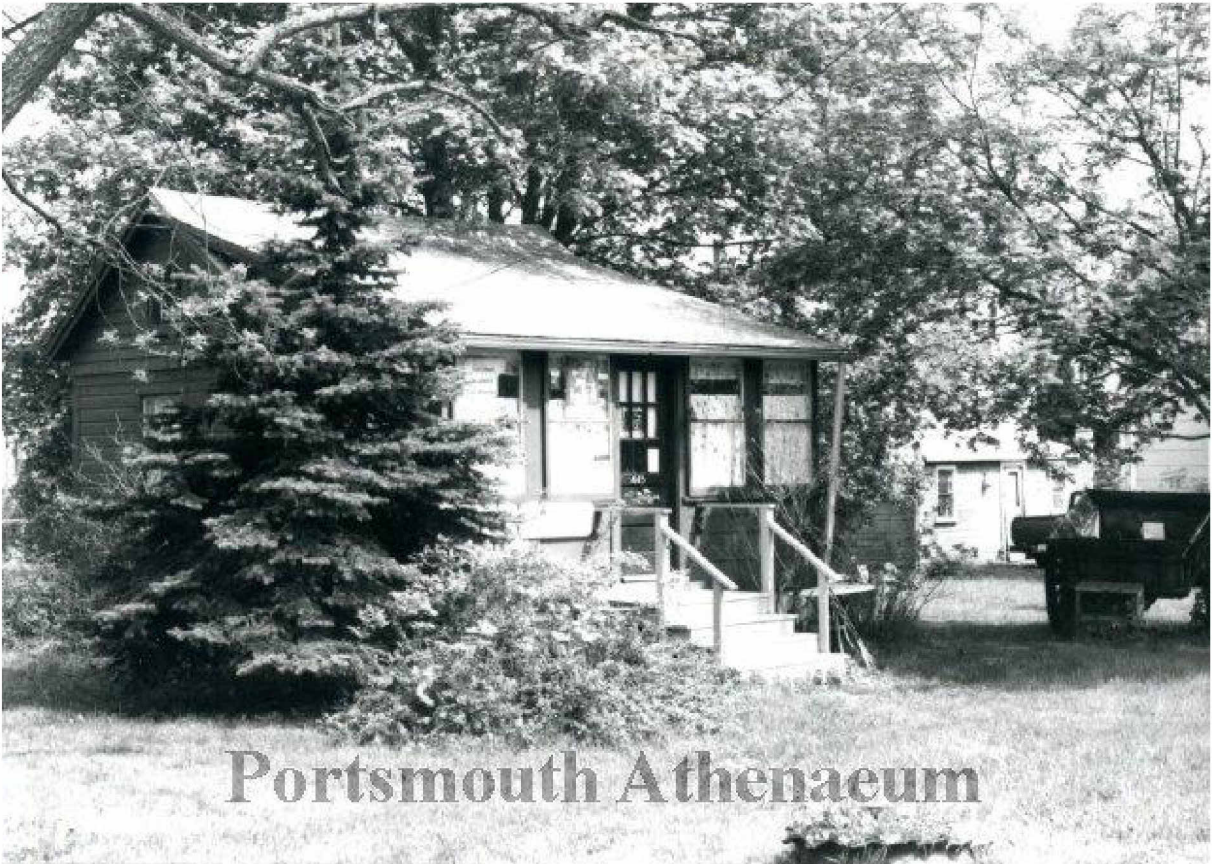
[« About this Item](#)



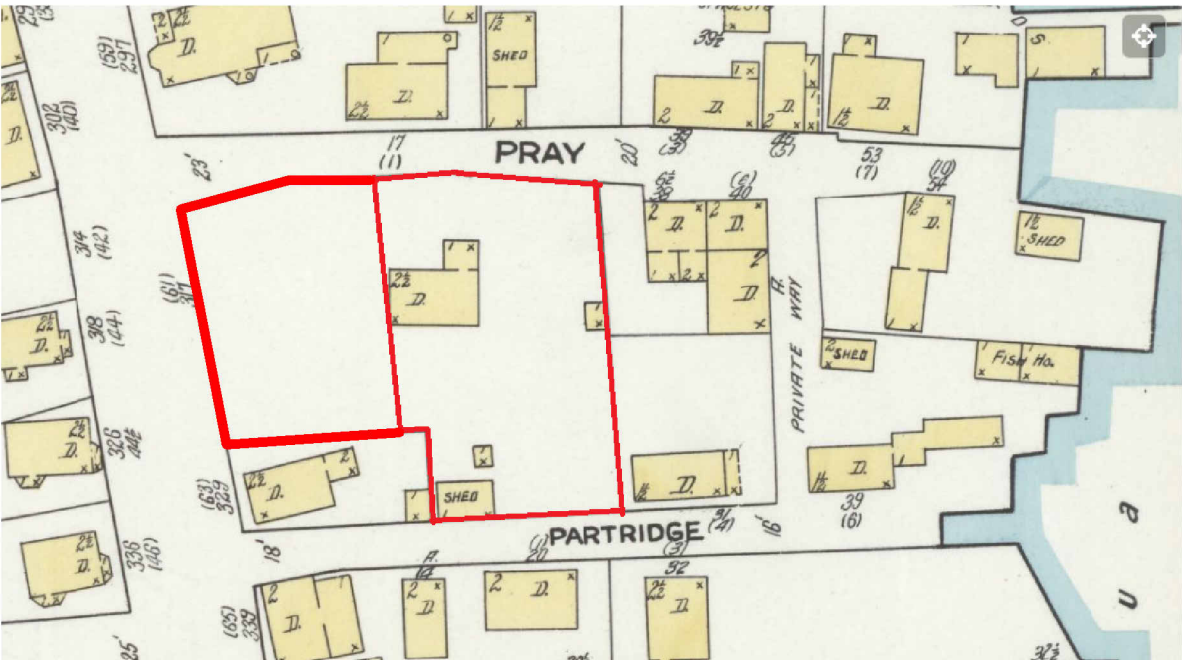
4 STRUCTURES



PARTRIDGE STREET, 1944



CANDY SHOP, 1982



SANBORN MAP - 1910





**H.05** **EXISTING CONDITION - CANDY SHOP**  
**Marcy-Pray Street Residences**  
SCALE:  
3/05/2025





12 MARCY, WEST



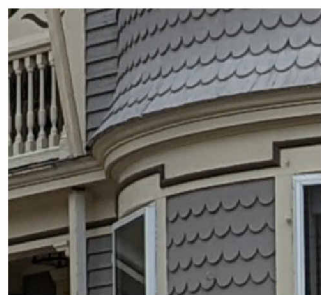
13 MARCY, WEST



53 PRAY, NORTH



3 MARCY @ PRAY



H.07

**CONTEXT**  
**Marcy-Pray Street Residences**

SCALE:  
3/14/2025







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

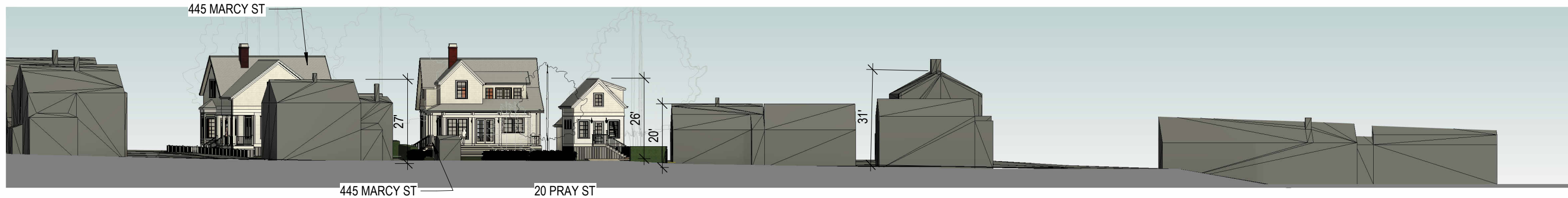
445 MARCY ST



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

20 PRAY ST

445 MARCY ST

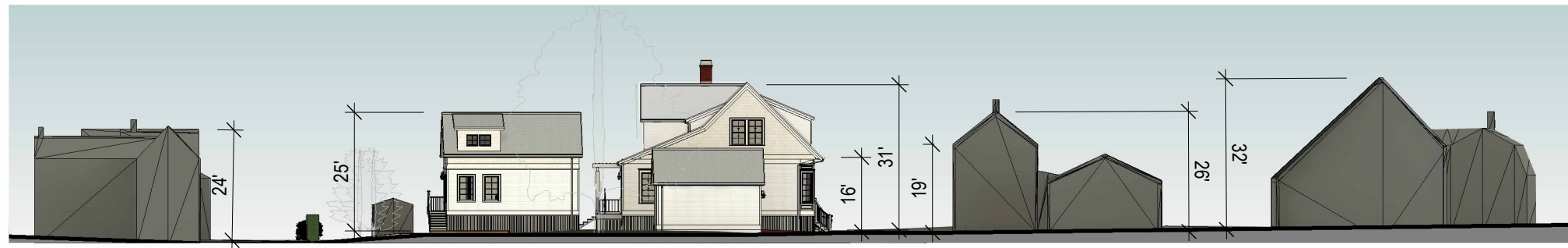


3 STREET ELEVATION - PARTRIDGE ST  
1/32" = 1'-0"

445 MARCY ST

445 MARCY ST

20 PRAY ST



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

20 PRAY ST

H.20

**STREET SECTIONS**  
**Marcy-Pray Street Residences**

SCALE: 1/32" = 1'-0"  
3/14/2025



20 PRAY ST

445 MARCY ST



H.40

**AERIAL VIEW FROM NORTH**  
**Marcy-Pray Street Residences**

SCALE:  
3/14/2025







H.41

**AERIAL VIEW FROM SOUTH**  
**Marcy-Pray Street Residences**

SCALE:  
3/14/2025





H.31

**VIGNETTE - PRAY @ MARCY STREETS**  
**Marcy-Pray Street Residences**

SCALE:  
3/14/2025





**H.32** **VIGNETTE - MARCY @ SCHOOL ST**  
**Marcy-Pray Street Residences**  
SCALE:  
3/14/2025





**H.33** **VIGNETTE - FROM PARTRIDGE ST**  
**Marcy-Pray Street Residences**  
SCALE:  
3/14/2025





H.34

**VIGNETTE - FROM PRAY ST E**  
**Marcy-Pray Street Residences**

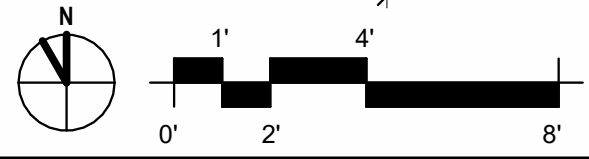
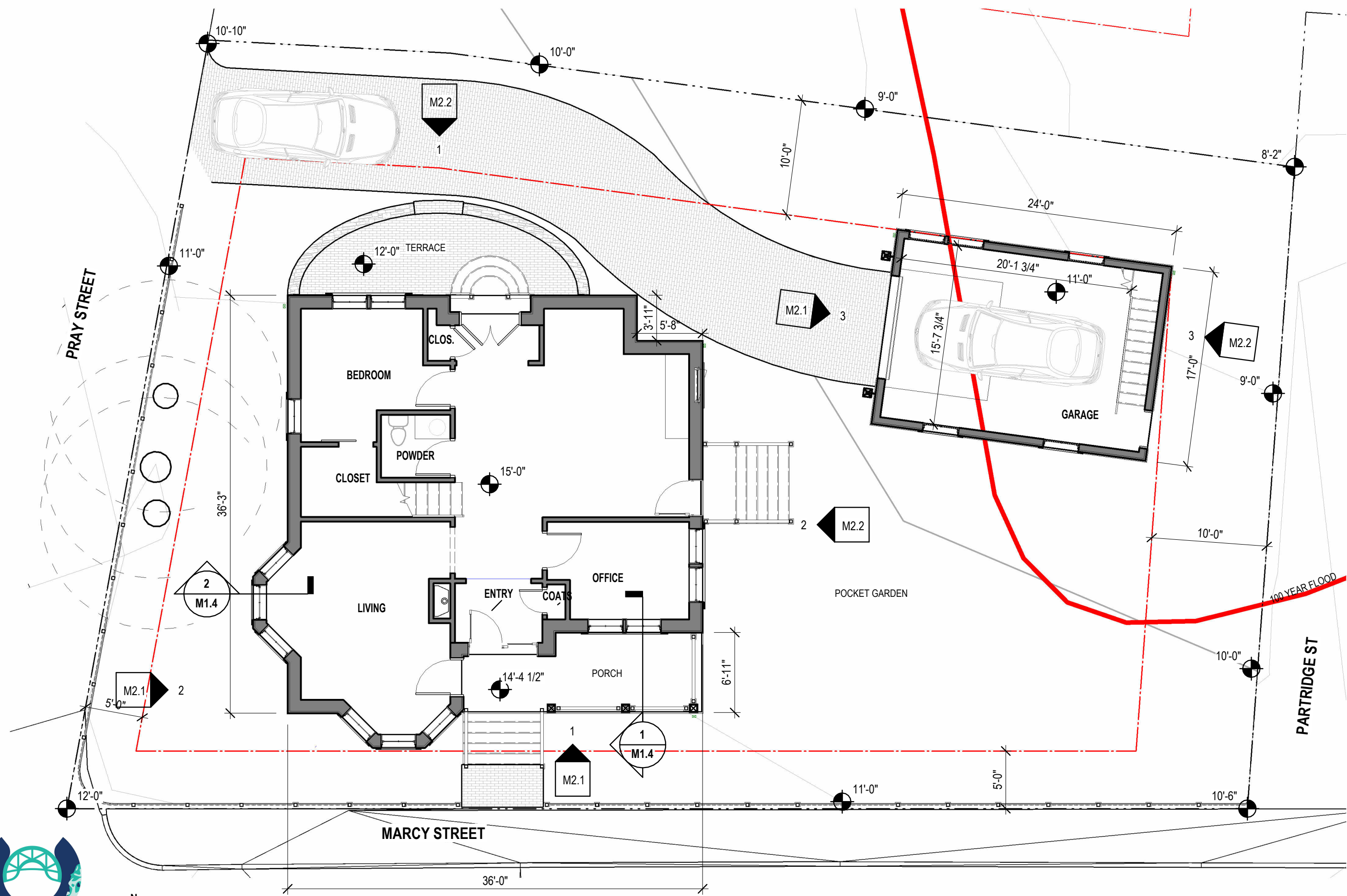
SCALE:  
3/14/2025



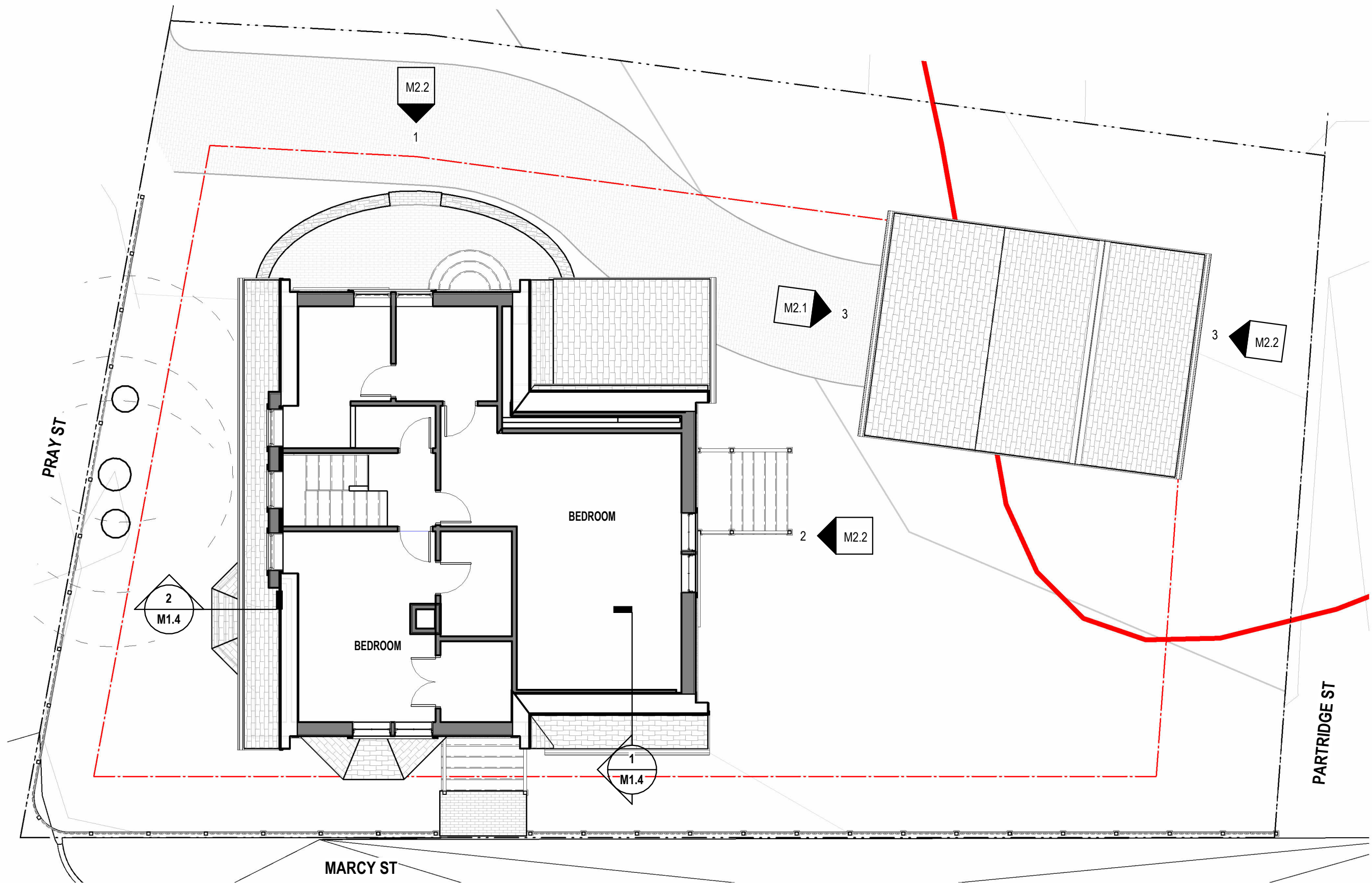


**H.35** **VIGNETTE - PRAY STREET WEST**  
**Marcy-Pray Street Residences**  
SCALE:  
3/14/2025



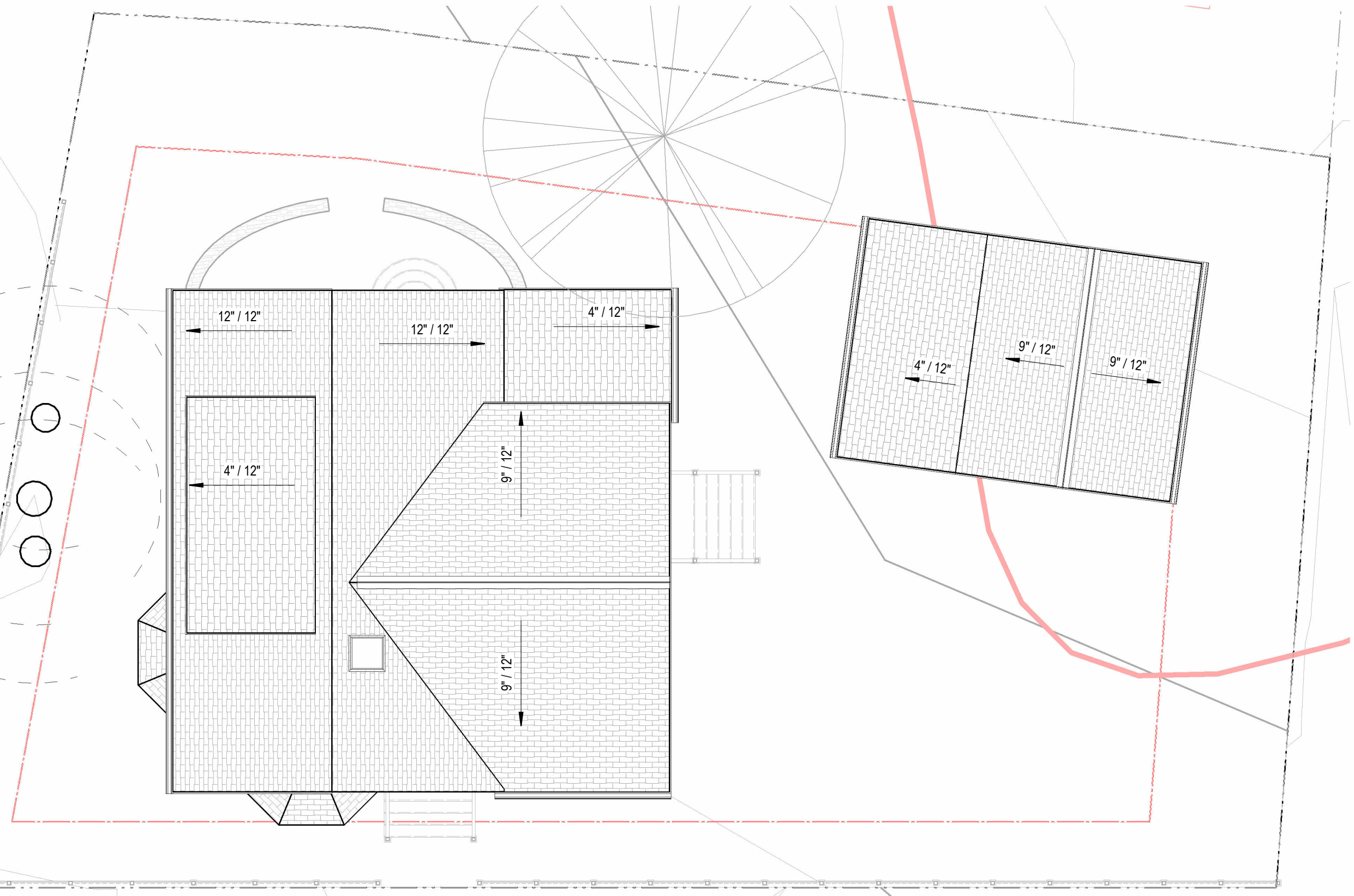
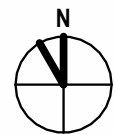


1ST FLOOR PLAN  
445 MARCY STREET RESIDENCE



2ND FLOOR PLAN  
445 MARCY STREET RESIDENCE









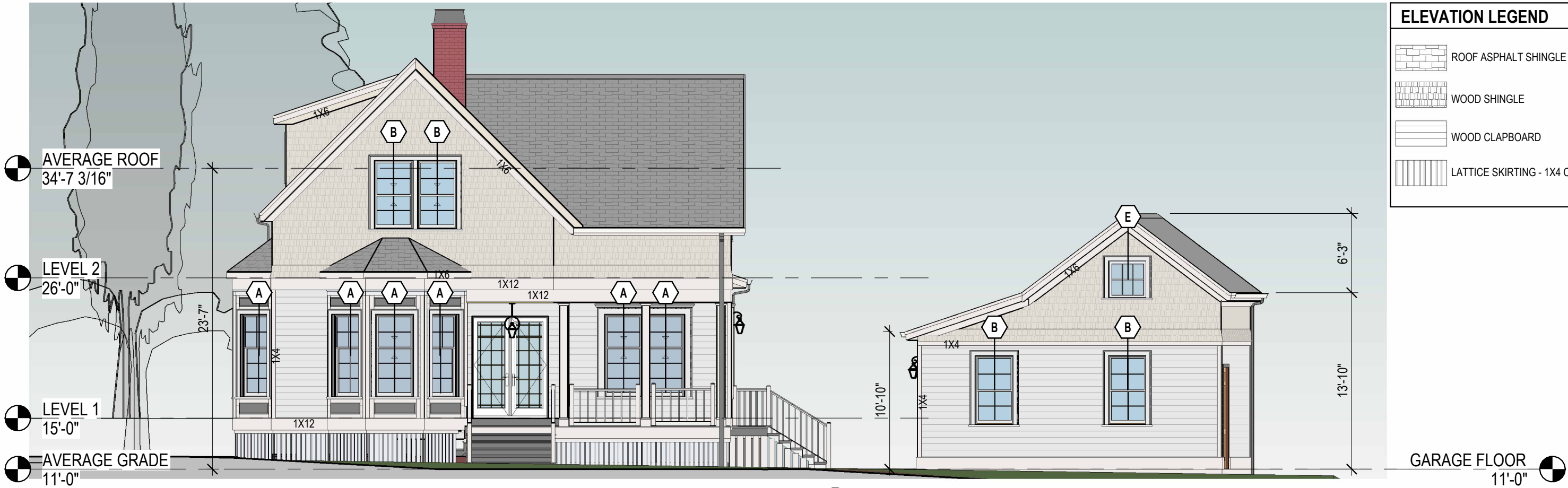
ROOF PLAN

445 MARCY STREET RESIDENCE

M1.3

03/4/25  
PROJECT NO:1042

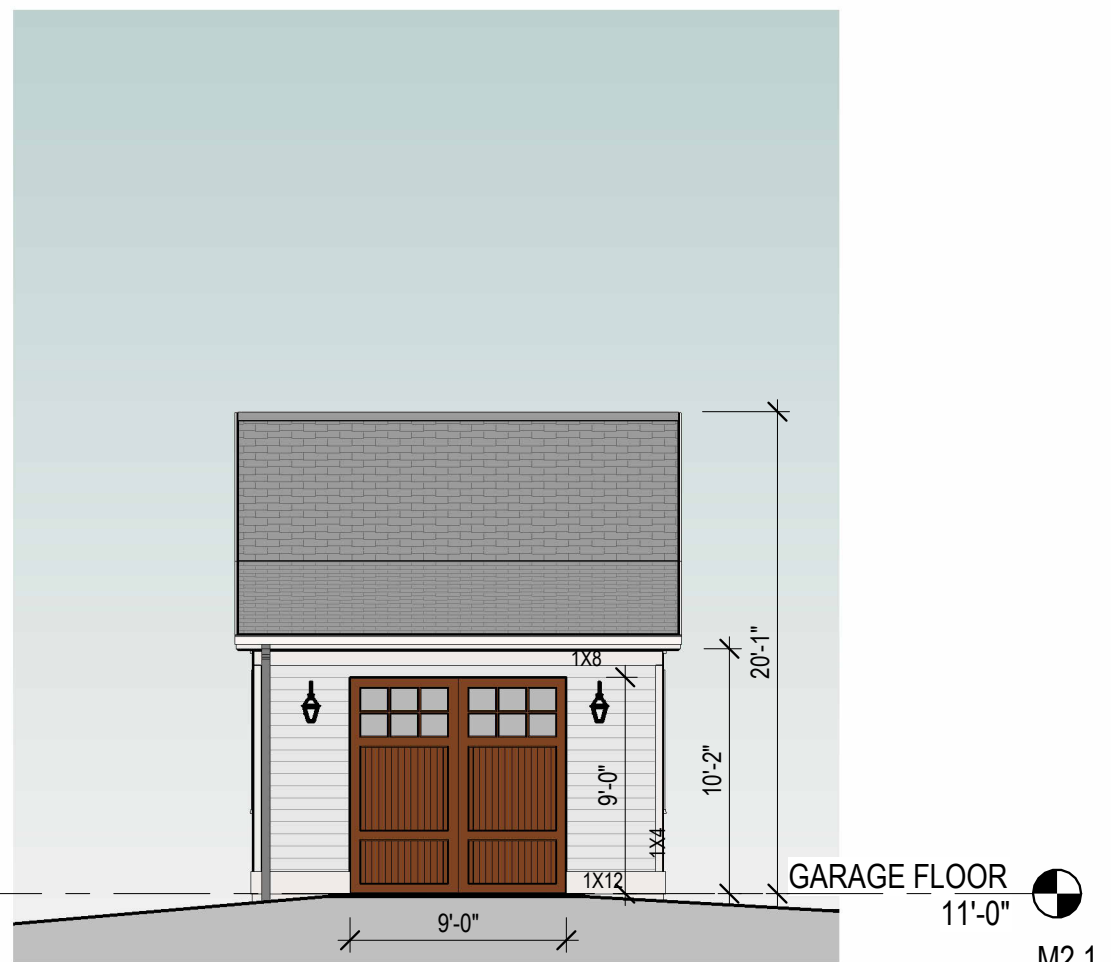
ELEVATION LEGEND	
	ROOF ASPHALT SHINGLE
	WOOD SHINGLE
	WOOD CLAPBOARD
	LATTICE SKIRTING - 1X4 COMPOSITE, PAINTED



**1 WEST ELEVATION (MARCY ST - FRONT)**  
1/8" = 1'-0"



**2 NORTH ELEVATION - PRAY ST, HOUSE**  
1/8" = 1'-0"



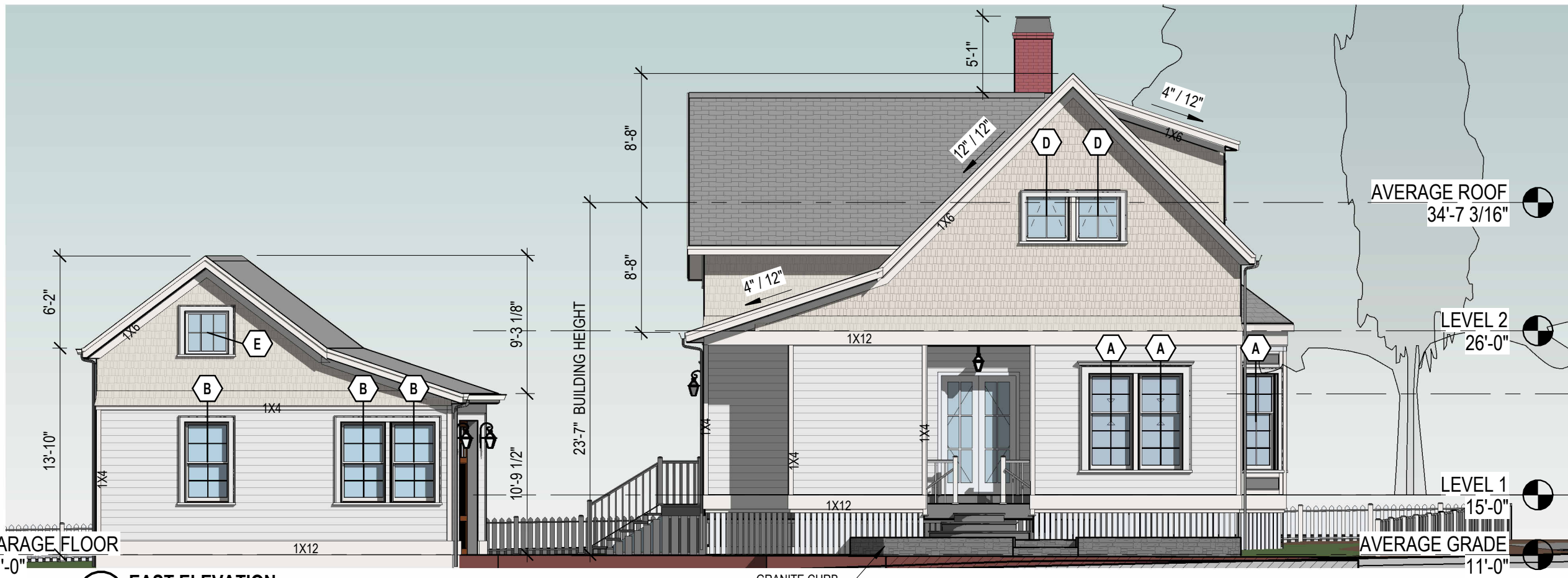
**3 NORTH ELEVATION, GARAGE**  
1/8" = 1'-0"

FRONT ELEVATIONS - WEST & NORTH

445 MARCY STREET RESIDENCE

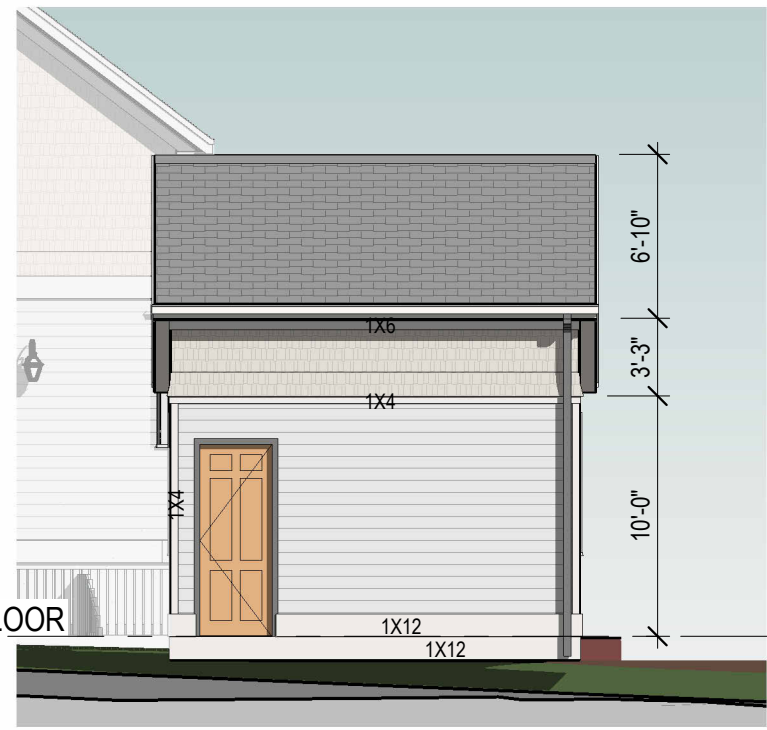


ELEVATION LEGEND	
	ROOF ASPHALT SHINGLE
	WOOD SHINGLE
	WOOD CLAPBOARD
	LATTICE SKIRTING - 1X4 COMPOSITE, PAINTED



- AVERAGE ROOF 34'-7 3/16"
- LEVEL 2 26'-0"
- LEVEL 7 21'-9 1/4"
- LEVEL 1 15'-0"
- AVERAGE GRADE 11'-0"

**1 EAST ELEVATION**  
1/8" = 1'-0"



- GARAGE FLOOR 11'-0"

**3 GARAGE SOUTH ELEVATION, GARAGE**  
1/8" = 1'-0"



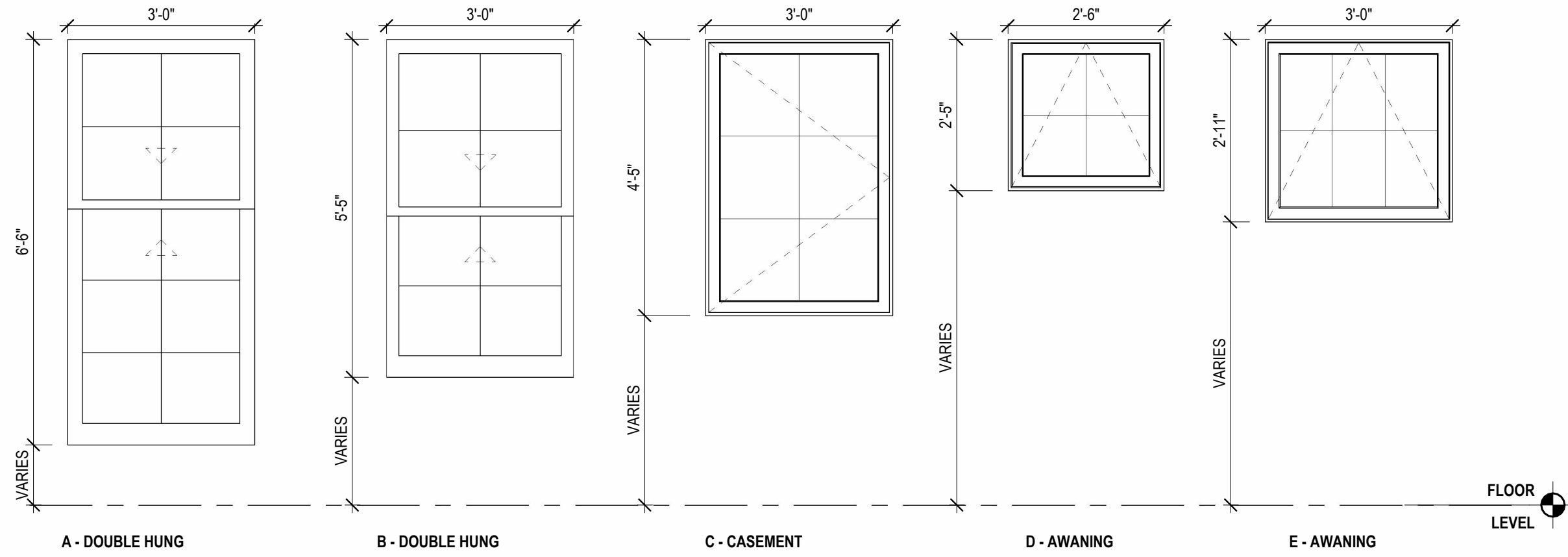
- AVERAGE ROOF 34'-7 3/16"
- LEVEL 2 26'-0"
- LEVEL 7 21'-9 1/4"
- LEVEL 1 15'-0"
- AVERAGE GRADE 11'-0"

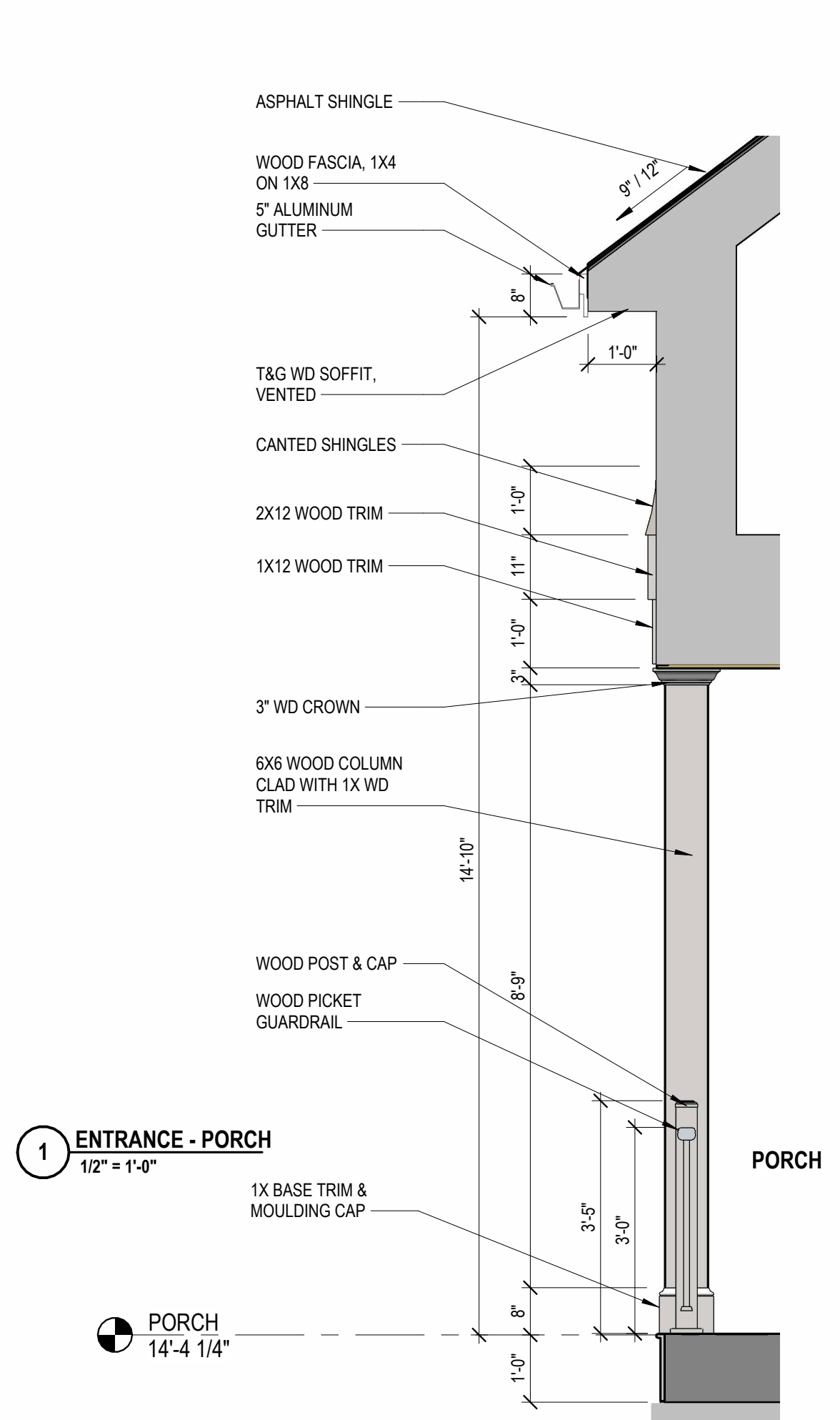
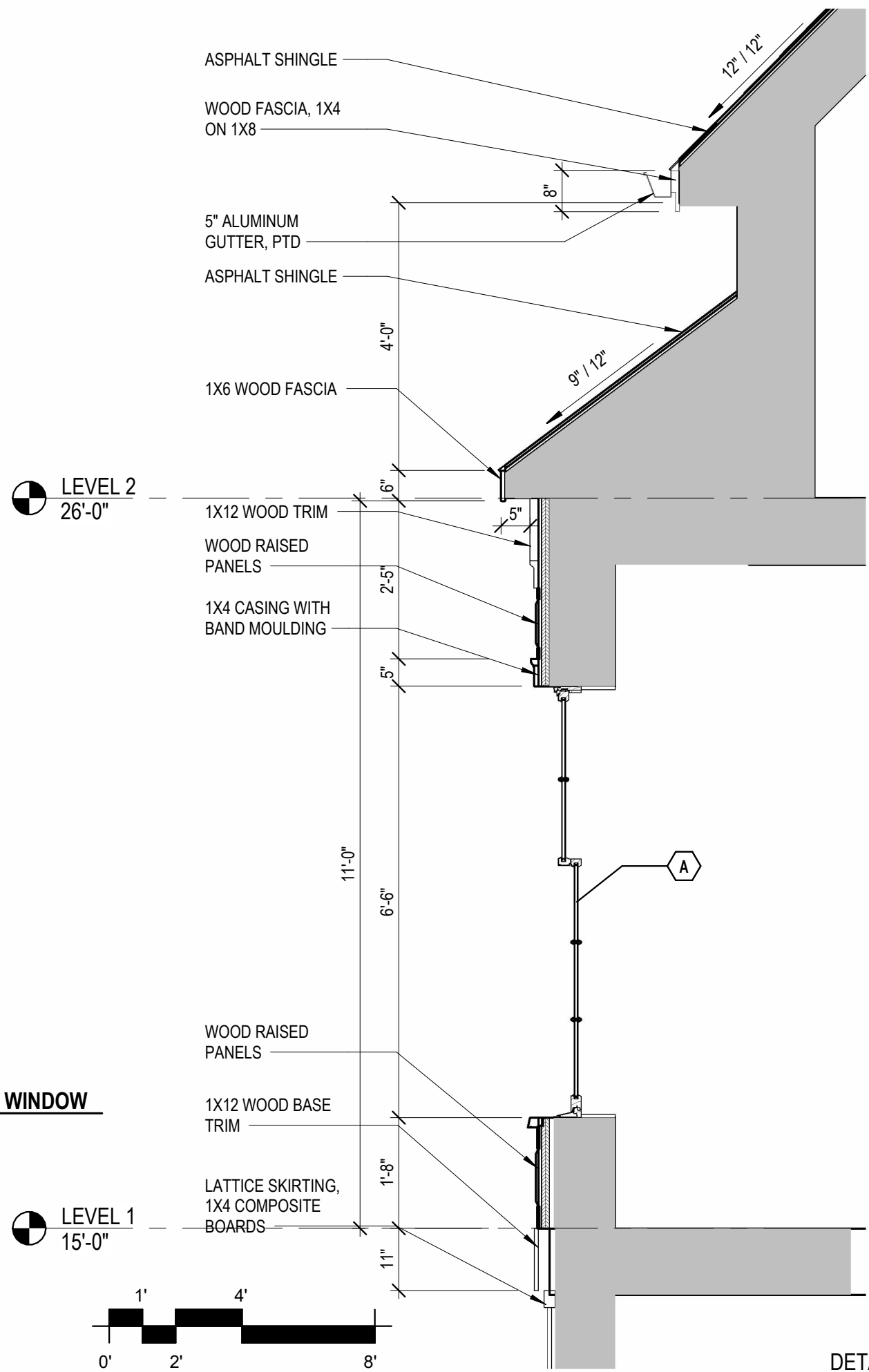
**2 SOUTH ELEVATION, HOUSE**  
1/8" = 1'-0"

REAR ELEVATIONS - EAST & SOUTH  
445 MARCY STREET RESIDENCE



**WINDOW SCHEDULE**





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

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



**LEVEL 1**  
15'-0"

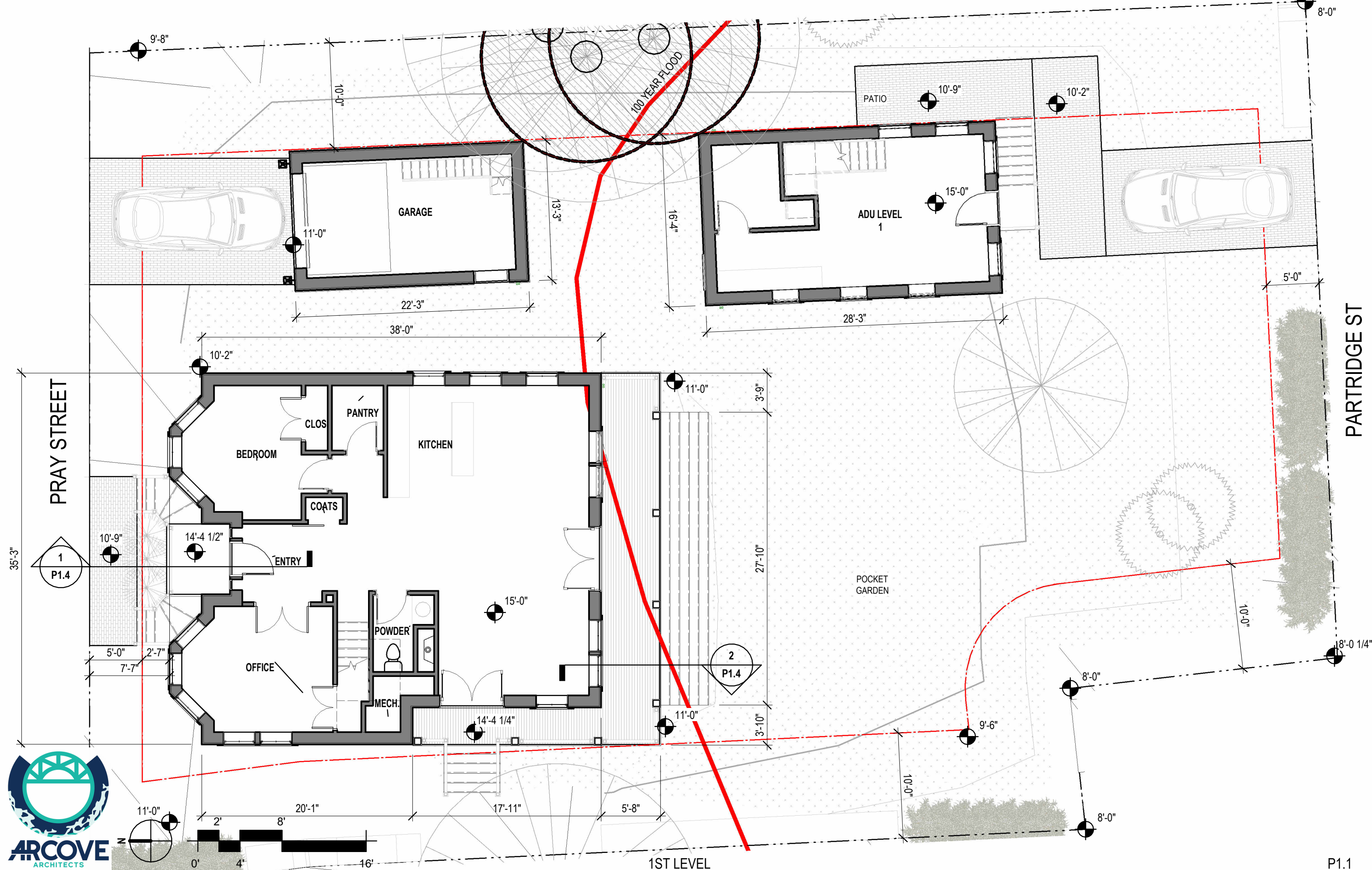


DETAILS

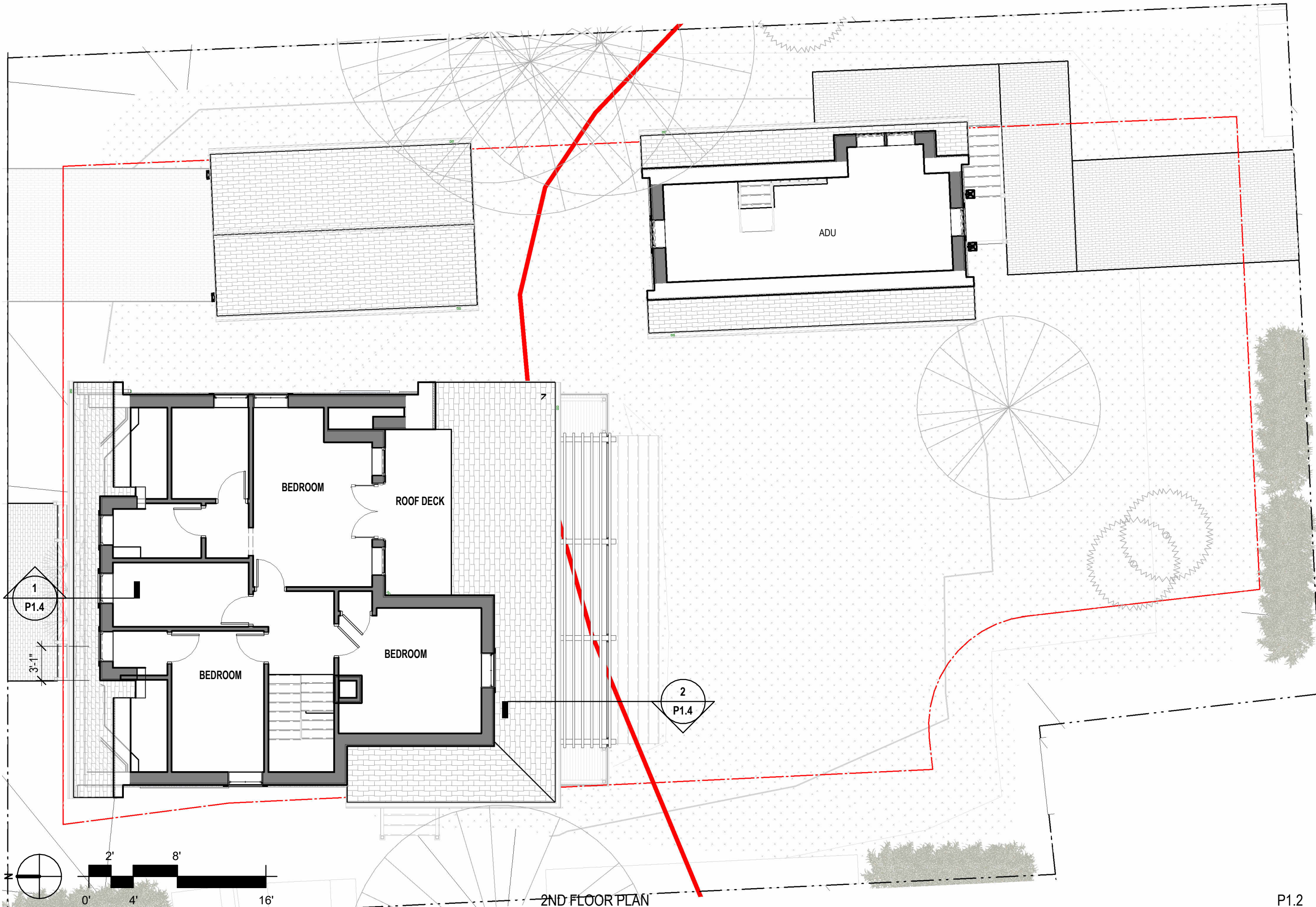
445 MARCY STREET RESIDENCE

M4.1

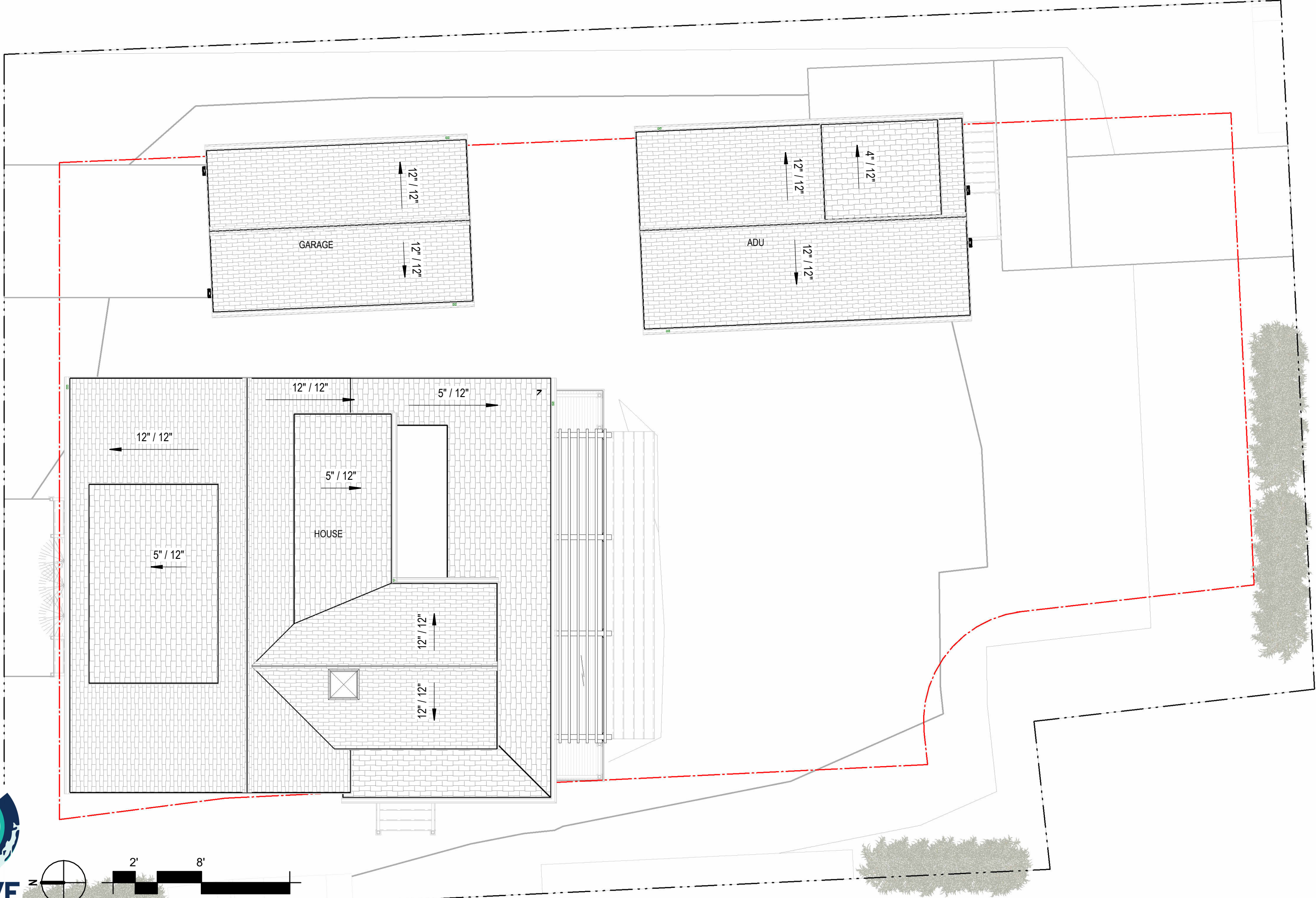
03/14/25  
PROJECT NO:1042



20 PRAY STREET RESIDENCE



2ND FLOOR PLAN  
20 PRAY STREET RESIDENCE



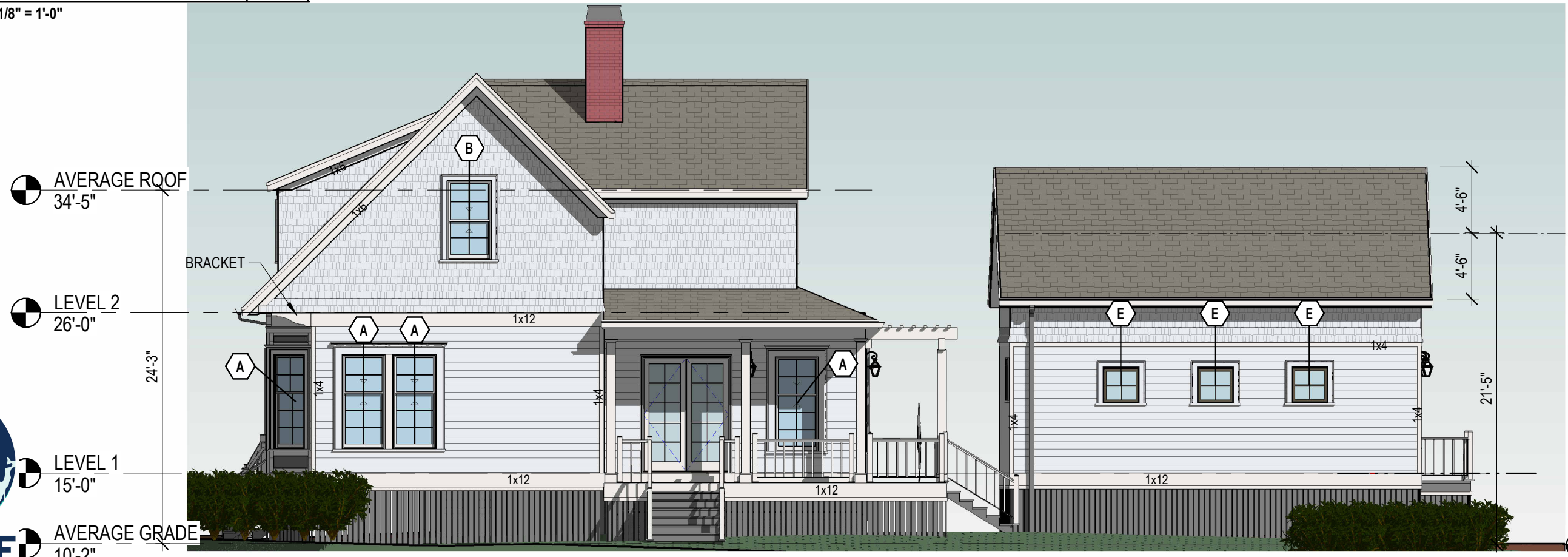
ROOF PLAN  
20 PRAY STREET RESIDENCE



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



**2 NORTH ELEVATION - PRAY ST (FRONT)**  
1/8" = 1'-0"







**1 WEST ELEVATION (SIDE)**  
1/8" = 1'-0"



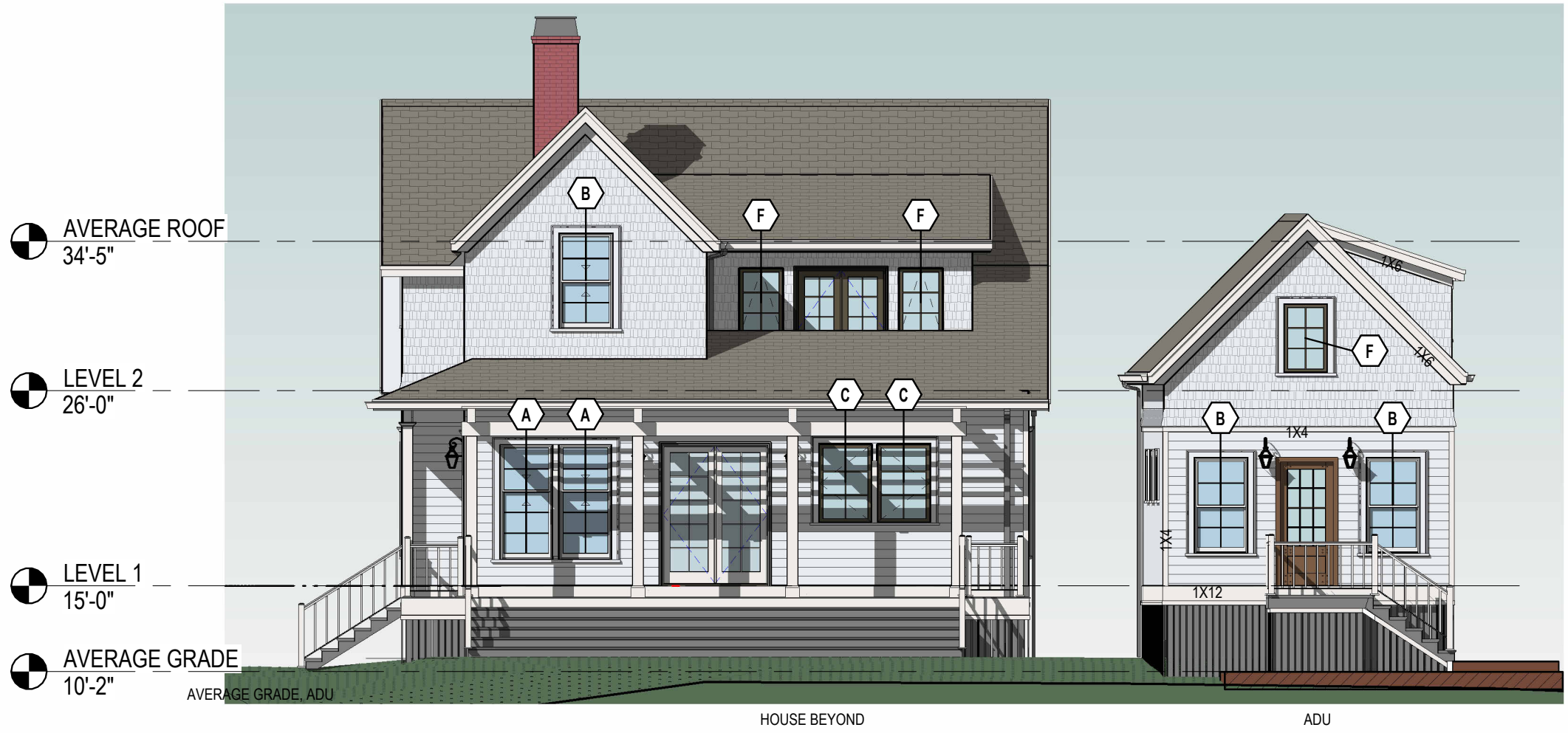
ELEVATIONS  
20 PRAY STREET RESIDENCE





AVERAGE GRADE - ADU 10'-1"

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



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

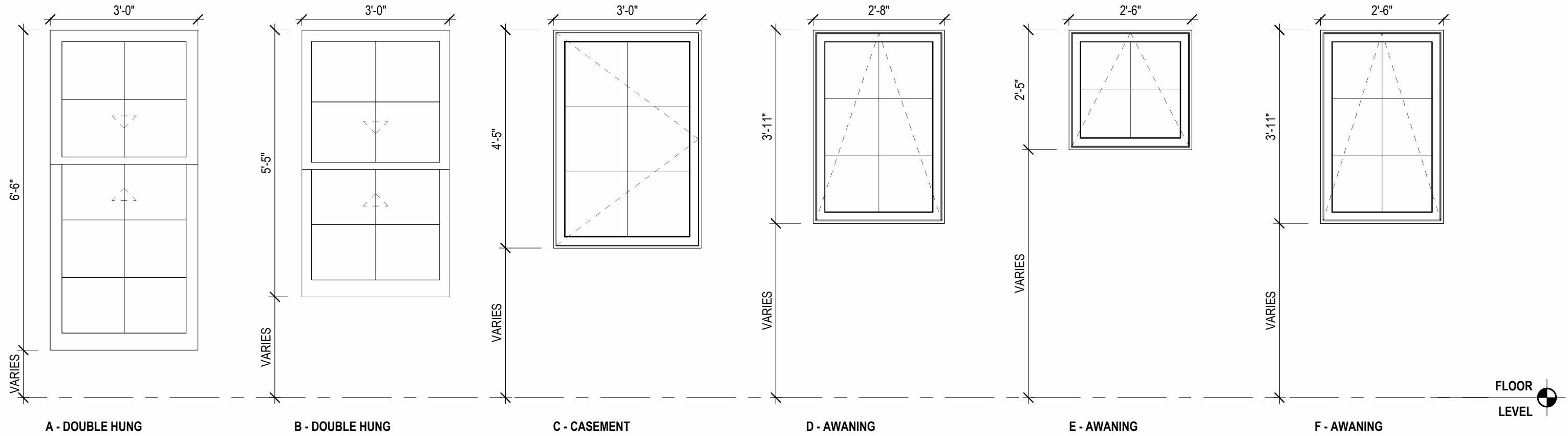


-  AVERAGE ROOF  
34'-5"
-  LEVEL 2  
26'-0"
-  LEVEL 1  
15'-0"
-  AVERAGE GRADE  
10'-2"



**2 SOUTH ELEVATION**  
1/8" = 1'-0"

**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"





**WATERSTRUCK CLAY BRICK, THIN SLICED (AT CHIMNEYS)**



HOME » CATALOG

**MORIN OLD PORT BLEND RED RANGE**



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

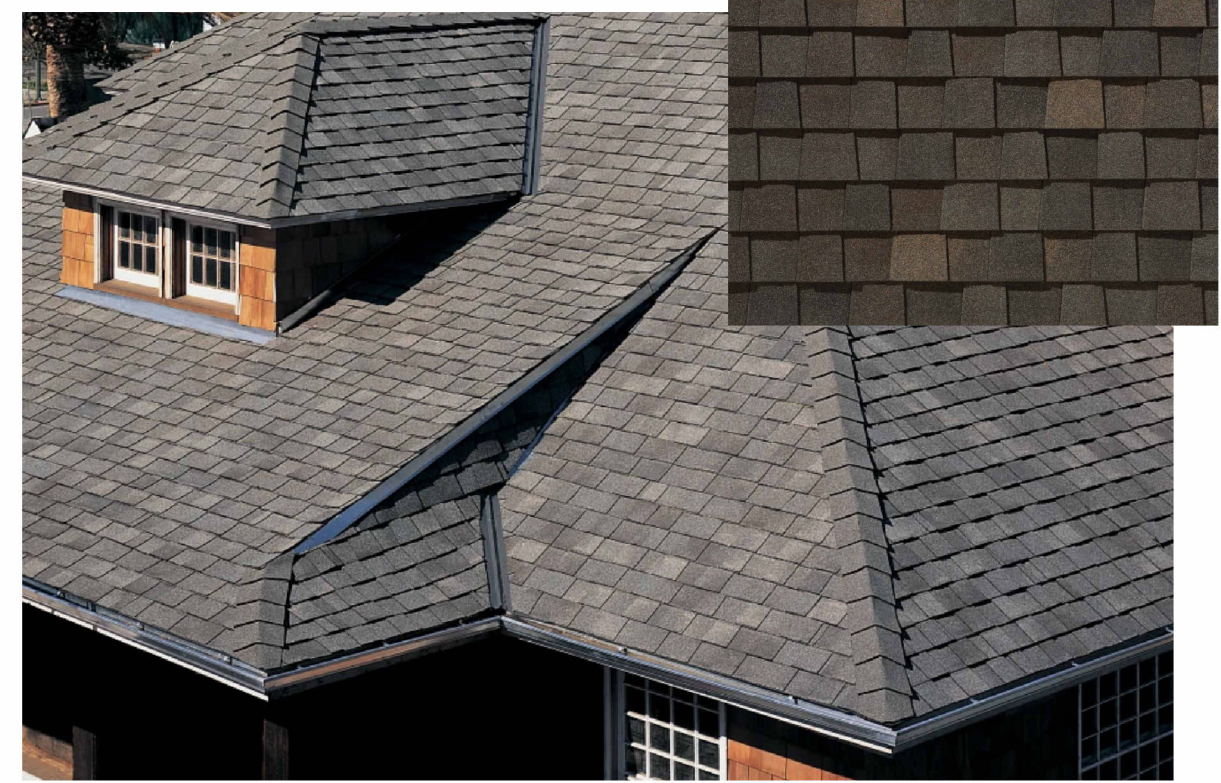
**Box - Lipped**



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

**ALUMINUM GUTTERS, PAINTED**



**ROOFING SHINGLES**  
 CERTAINTEED, LANDMARK TL LAMINATED ASPHALT SHINGLES  
 SHENANDOAH



**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**

**MATERIALS**

**Marcy-Pray Street Residences**

SCALE:  
 3/14/2025

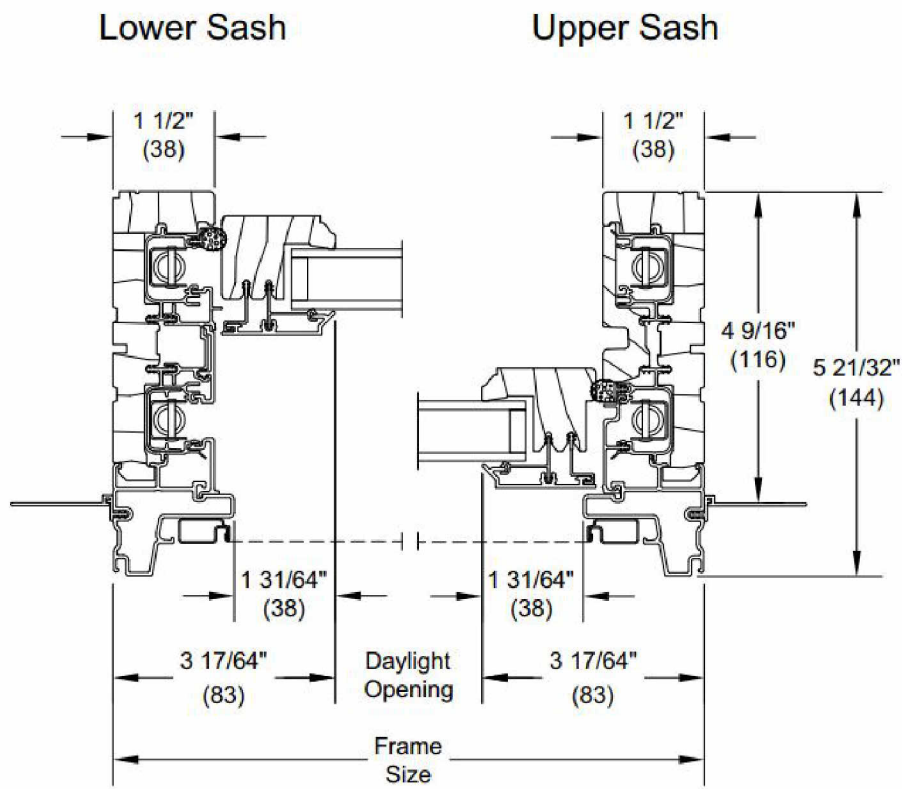
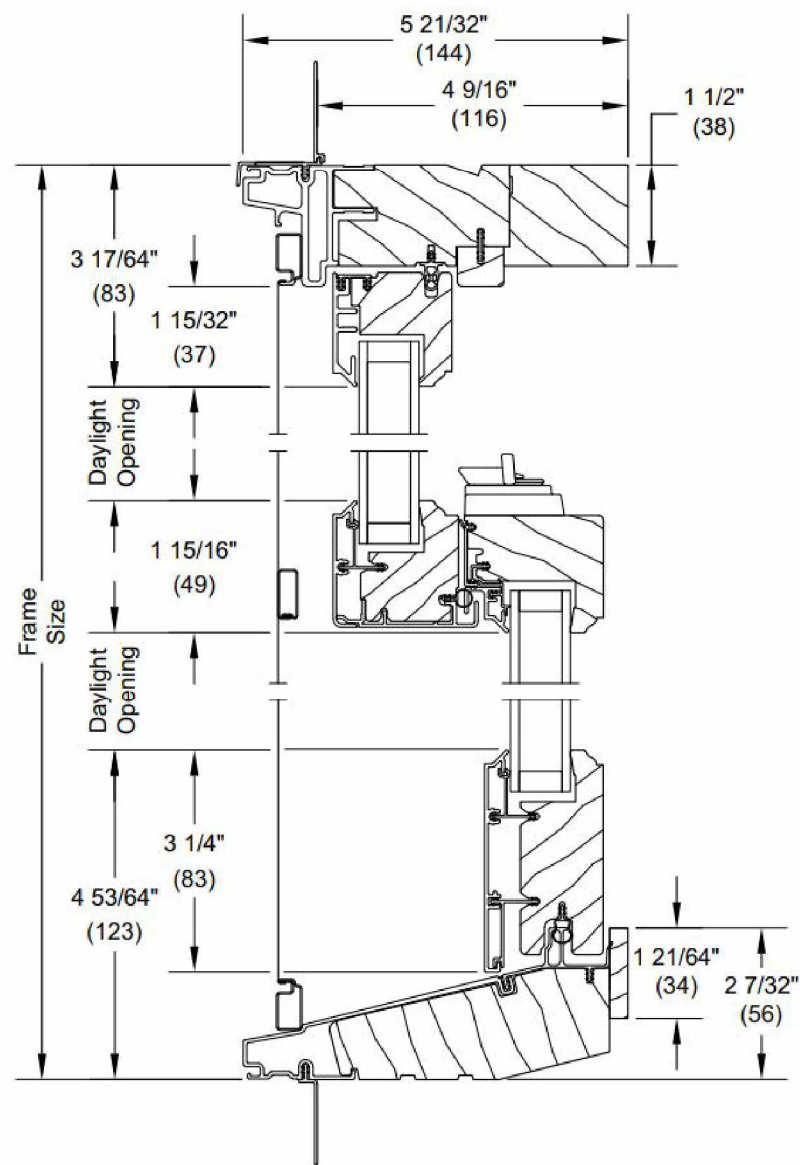


**Section Details: Operating**

Scale: 3" = 1' 0"

**Ultimate Signature  
Aluminum clad wood  
half screens**

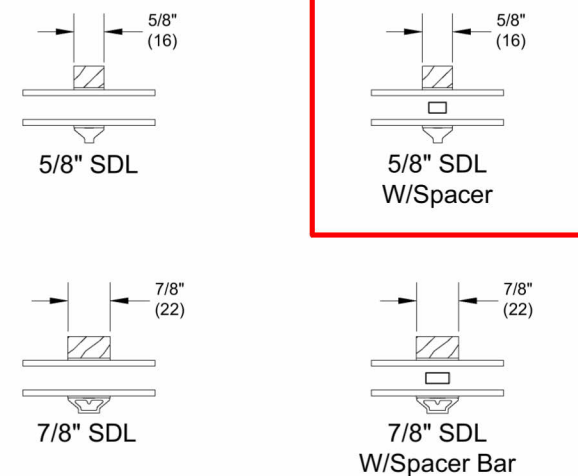
Double Hung



Jambs



**Optional Interior Square Simulated Divided Lite**

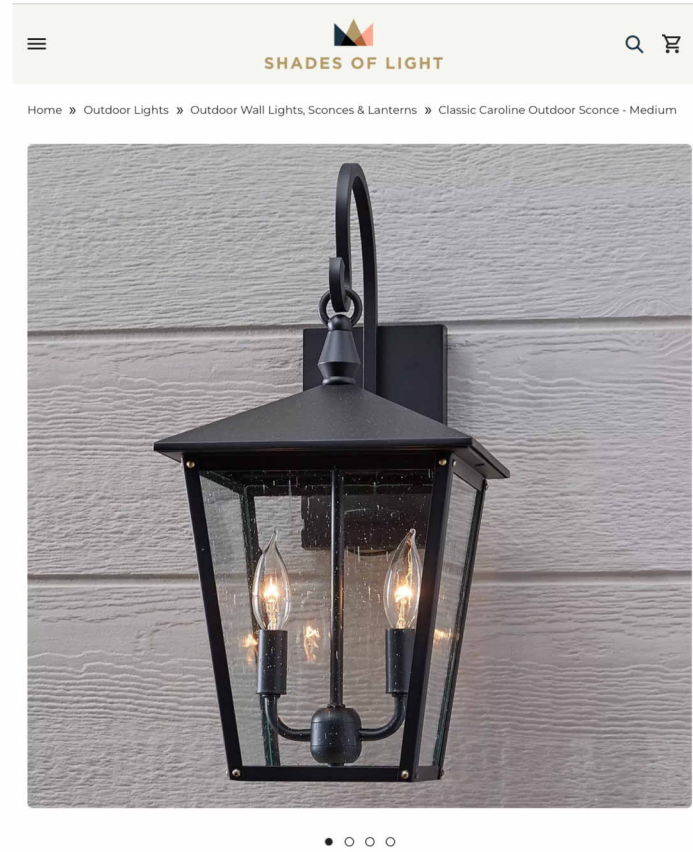


Simulated Divided Lite with Spacer Bar (SDLS)



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

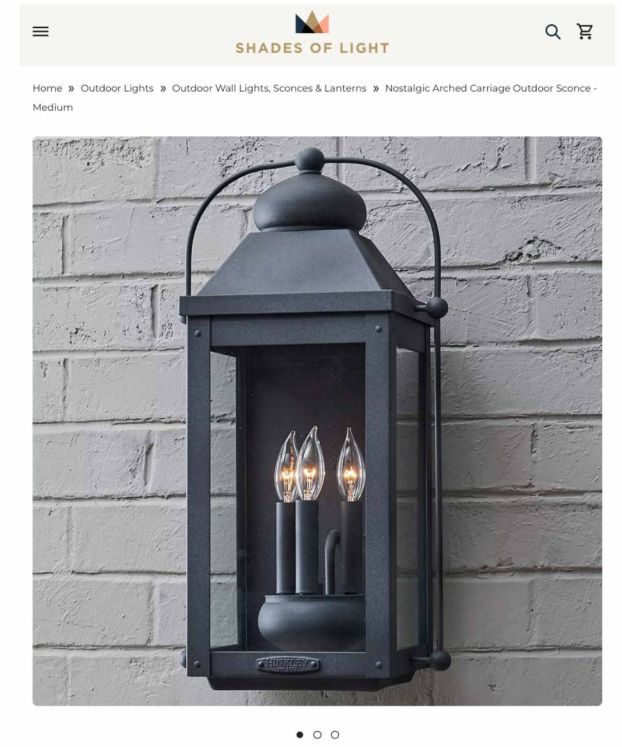
AT SIDE AND BACK PORCHES  
 GAS OPTION -  
 FRENCH QUARTER LANTERN FLUSH MOUNT  
 8" X 15"  
 COPPER FINISH  
 NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



**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



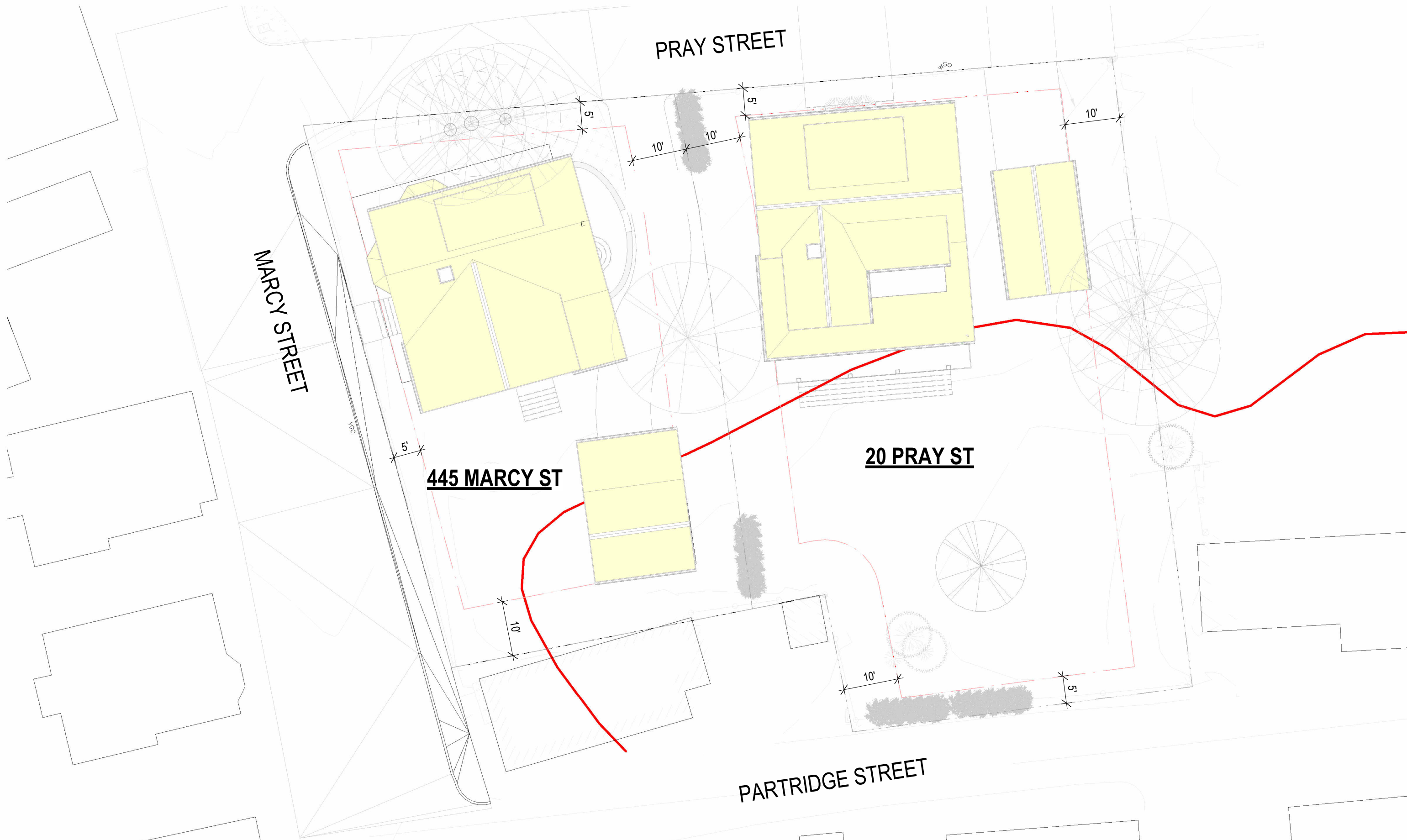
1 SITE PLAN CONTEXT FOOTPRINTS 300'r  
1" = 100'-0"

20 PRAY ST

445 MARCY ST







1 SITE PLAN  
1/16" = 1'-0"

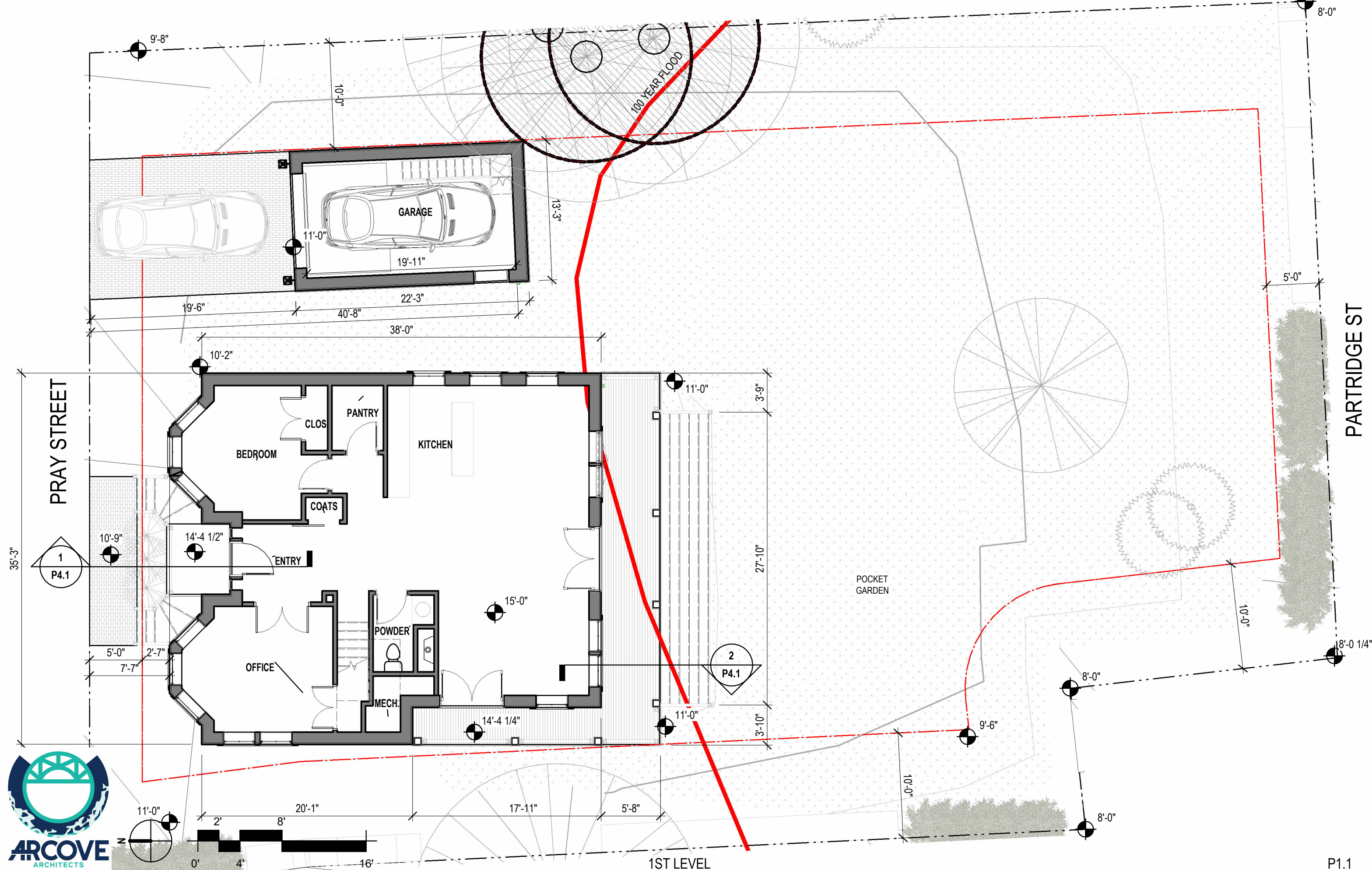
H.11 SITE PLAN  
Marcy-Pray Street Residences  
SCALE: 1/16" = 1'-0"  
3/28/2025





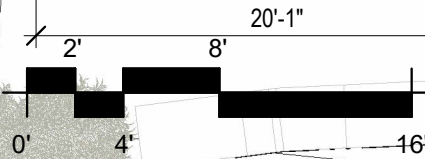
**H.33** **VIGNETTE - FROM PARTRIDGE ST**  
**Marcy-Pray Street Residences**  
SCALE:  
3/28/2025

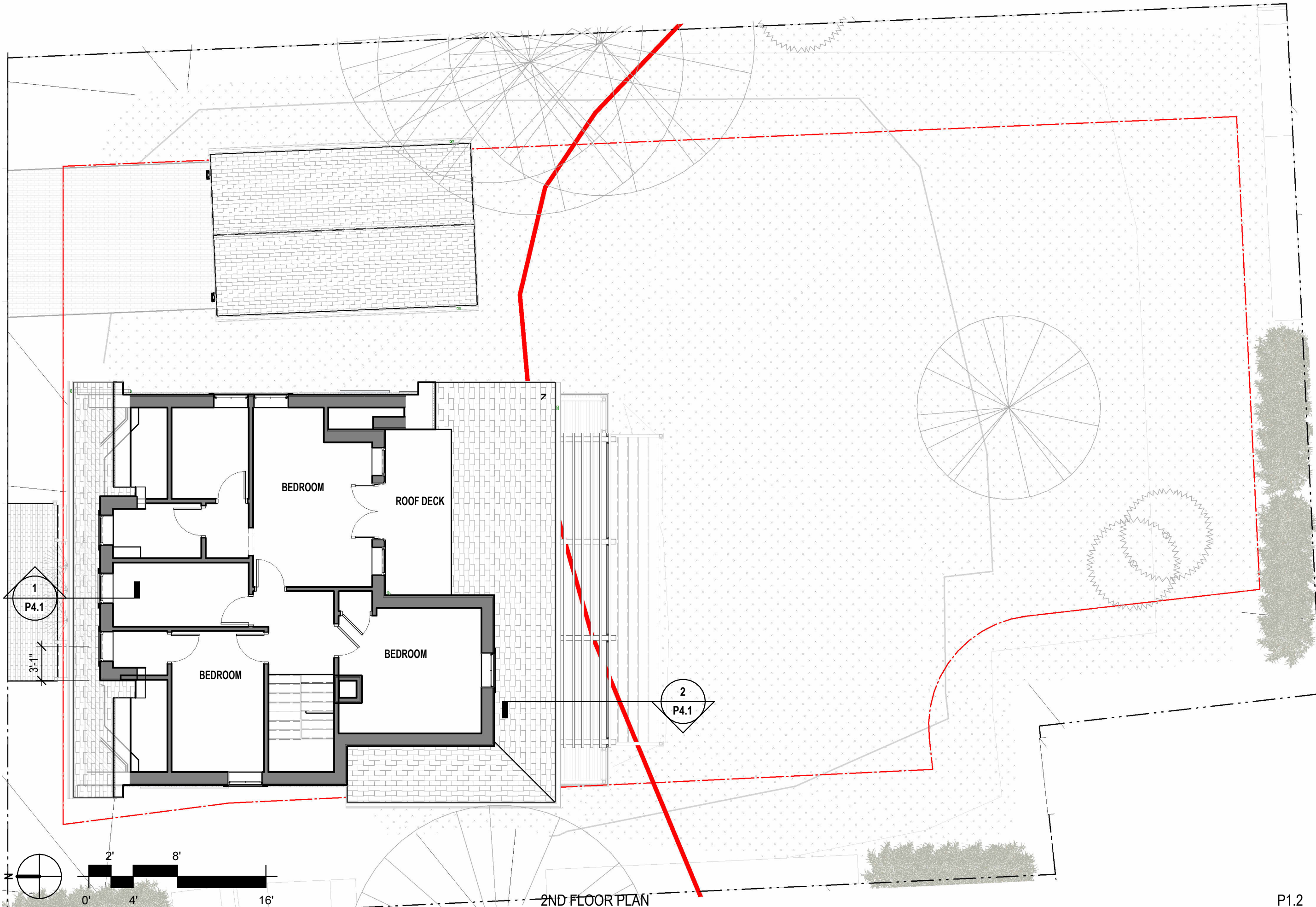




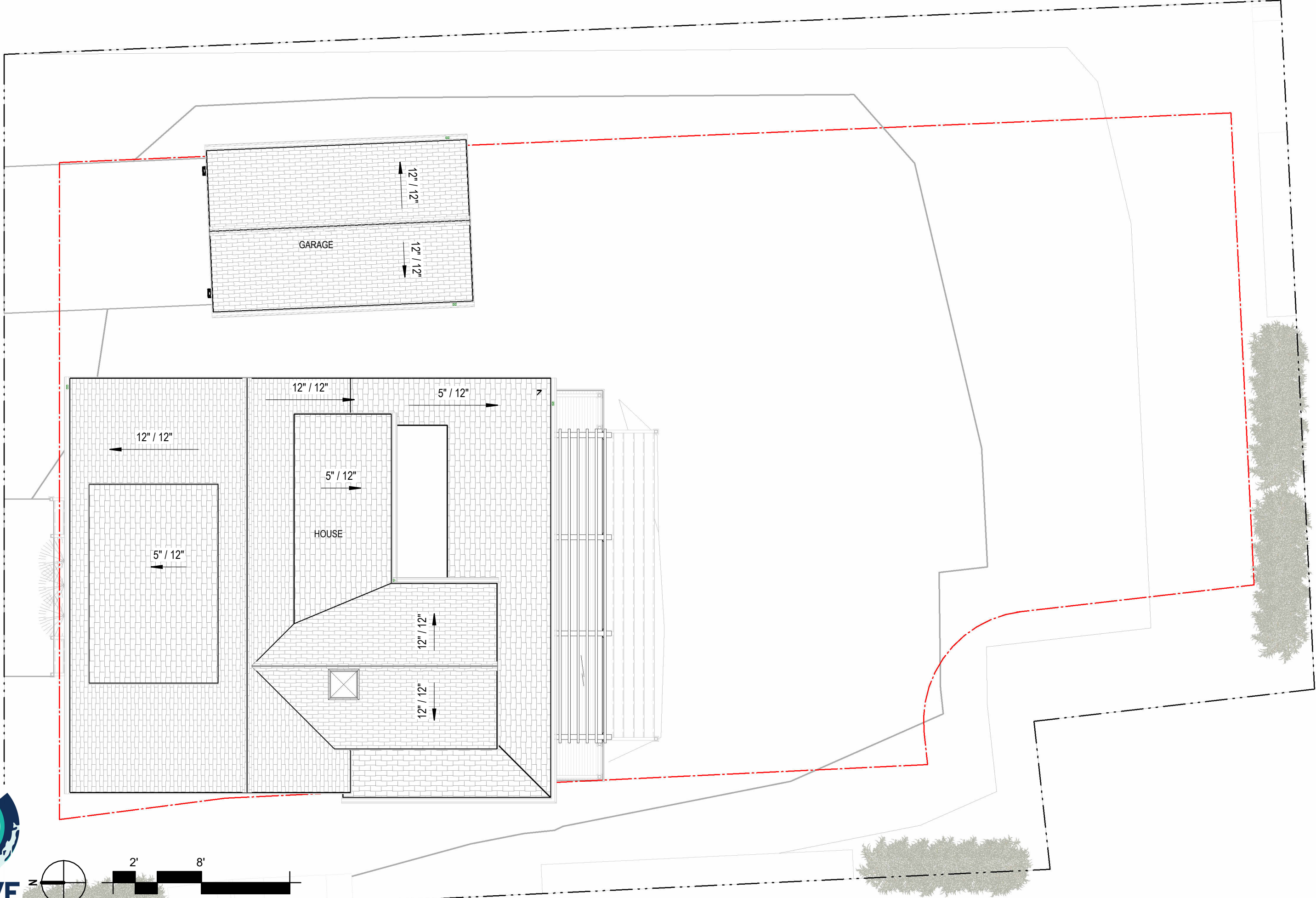
20 PRAY STREET RESIDENCE

1ST LEVEL





2ND FLOOR PLAN  
20 PRAY STREET RESIDENCE



ROOF PLAN  
20 PRAY STREET RESIDENCE