

RESIDENTIAL NEW CONSTRUCTION & RENOVATION

New single family home.
Detached and Relocated accessory structure ("candy shop") to be repurposed as a garage.

This same application was previously approved but expired on July 2, 2026 - before the request for a 1 year extension was submitted. Therefore this is being resubmitted here as a new application without any changes, serving effectively as a one year extension of the previously approved application.

The House and the Candy Shop (garage) are combined into a single application at this time, whereas for the previous approvals they were two separate applications.

The previous approvals contained the following stipulations, which will be maintained as stipulations of this application:

- 1. Candy Shop: The exterior of the structure shall be kept as original as possible unless there is something broken that needs to be replaced.
- 2. Candy Shop: The foundation shall be cement block.
- 3. Candy Shop: The front steps shall be a wooden conventional code-complaint landing with three steps down.
- 4. Candy Shop: There shall be the ability to place a sign on the front of the cottage provided by the owner and agreed to.
- 5. Site: The applicant shall return with appropriate fencing details for Administrative Approval.



DRAWING LIST

HOUSE

- M0.0 COVER
- M0.1 LOCUS MAP
- M0.2 SITE PHOTOS
- M0.3 CONTEXT PHOTOS
- H.12 SITE SECTIONS
- M1.1 FIRST FLOOR PLAN
- M1.2 ROOF PLAN
- M2.1 ELEVATIONS
- M2.2 ELEVATIONS
- M3.1 RENDERING
- M3.2 RENDERING
- M4.1 DETAILS
- M4.2 WINDOW & DOOR SCHEDULE
- H5.1 MATERIALS
- H5.2 MATERIALS
- H5.3 MATERIALS

CANDY SHOP (GARAGE)

- A.01 COVER
- A.02 EXISTING CONDITION
- A.03 EXISTING CONDITION, DETAILS
- A.04 HISTORIC TIMELINE
- A.11 SITE PLAN
- A2.1 ELEVATIONS
- A2.2 PERSPECTIVE, MARCY ST
- A2.3 PERSPECTIVE, PARTIDGE ST
- A.31 MATERIALS
- A.32 MATERIALS - WINDOWS

445 MARCY STREET
RESIDENCE

PUBLIC HEARING
AUGUST 2026





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



LOCUS MAP
445 MARCY STREET



445 MARCY ST

Marcy Street Residence 6/13/2025		445 Marcy Street						TOTAL sf
Area Allowed by Zoning								6,127
Lot size								1,532
Open Space 25% minimum								1,838
Building Coverage (footprint) 30% maximum								
Area Proposed (gross sf, measured to outside face of exterior walls)		house	porch/stoop/deck	garage	TOTAL Buildings footprint	paving	TOTAL Building + Pavement sf	
2nd floor		1,772	0	0	1,772			
1st floor (building coverage, footprint)		1,160	276	382	1,818	646	4,282	
total building area		2,932	276	382	3,590	646		
Open space							30.11%	
Building Coverage							29.67%	

Zoning & Code Review
6/13/2025

Portsmouth Zoning Ordinance
GRB General Residence B
Flood Plain overlay

Dimensional Standards 10.521	GRB	445 Marcy
Minimum Lot Dimensions		
Lot area, sf	5,000	6,127
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'	23'-7"
Roof appurtenance height	8'	
Building coverage, maximum (footprint)	30%	1,838
Open space, minimum	25%	1,532
Parking	2 spaces for primary dwelling > 1,300sf total living area, + 1.0 space for ADU <1,300sf.	



1 FROM MARCY ST



2 FROM MARCY ST @ PRAY



3 FROM MARCY ST @ PARTRIDGE LOOKING NORTHEAST



4 FROM PRAY



5 FROM MARCY LOOKING NORTH



12 MARCY, WEST

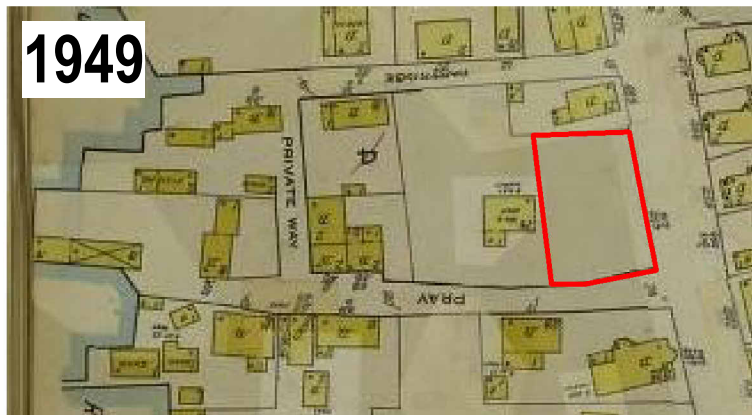


13 MARCY, WEST



3 MARCY @ PRAY





M0.4 **HISTORIC TIMELINE Marcy Street**
445 MARCY ST

SCALE:
6/13/2025



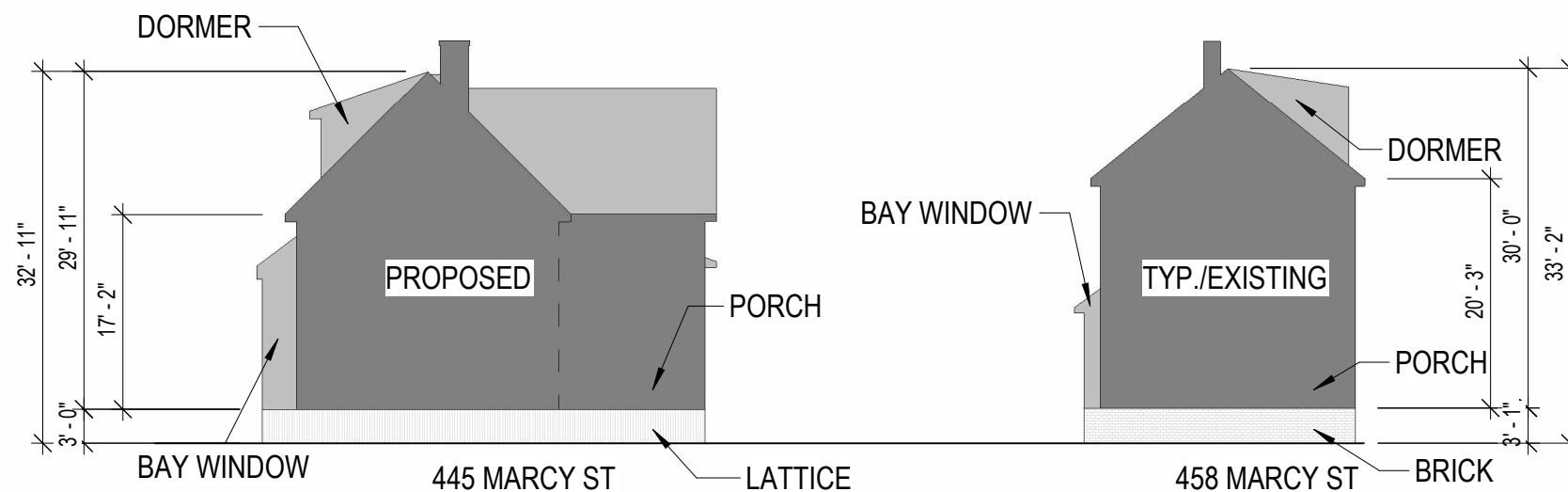
1 WEST ELEVATION - MARCY STREET
1/32" = 1'-0"



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



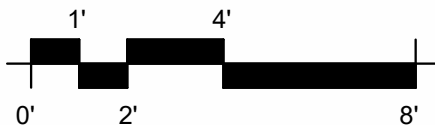
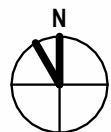
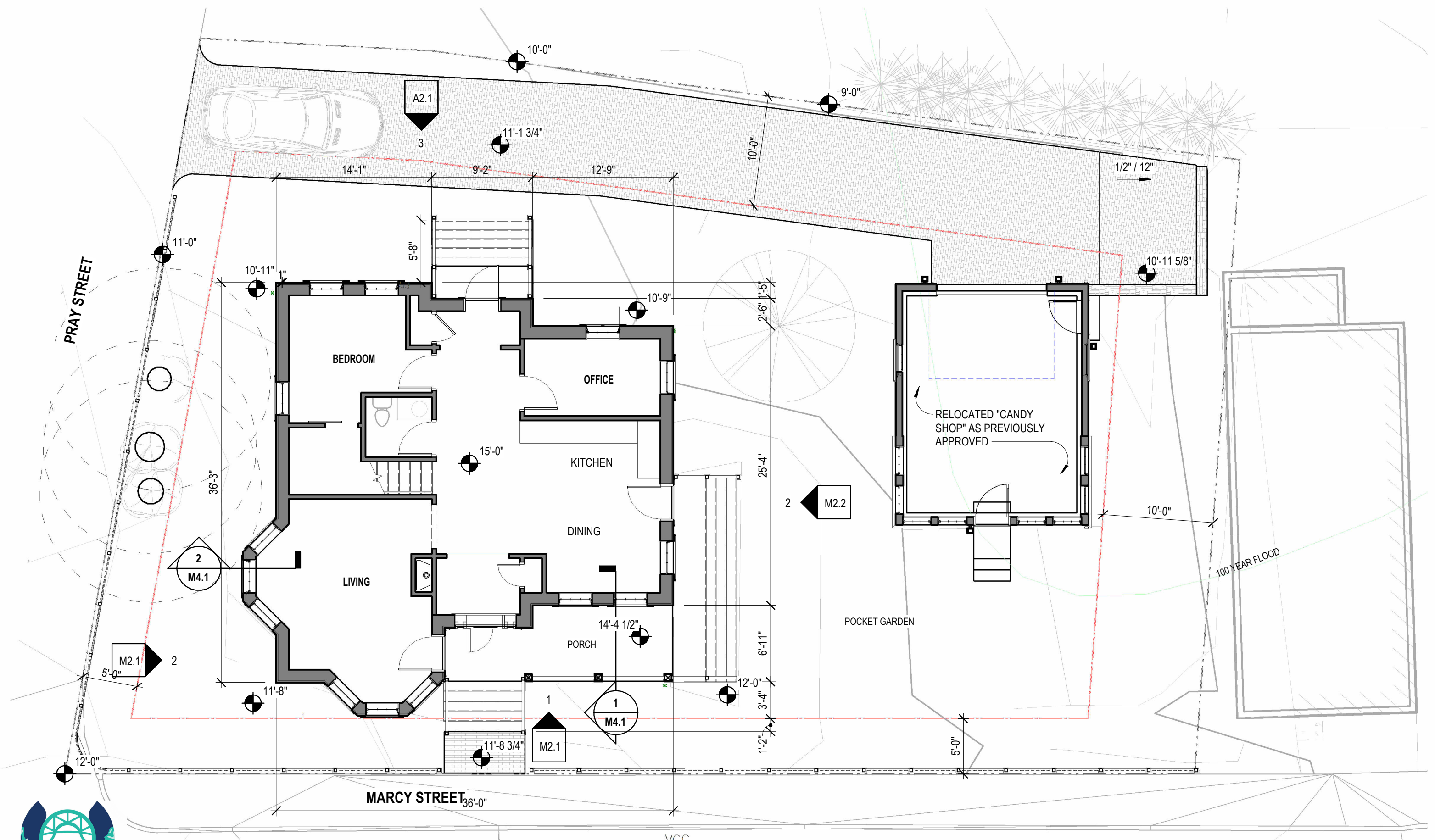
3 STREET ELEVATION - PARTRIDGE ST
1/32" = 1'-0"



4 MASSING STUDY
1/16" = 1'-0"

H.12 SITE SECTIONS MARCY ST
445 MARCY ST - 20 PRAY ST
SCALE: As indicated
6/13/2025

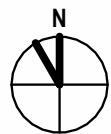
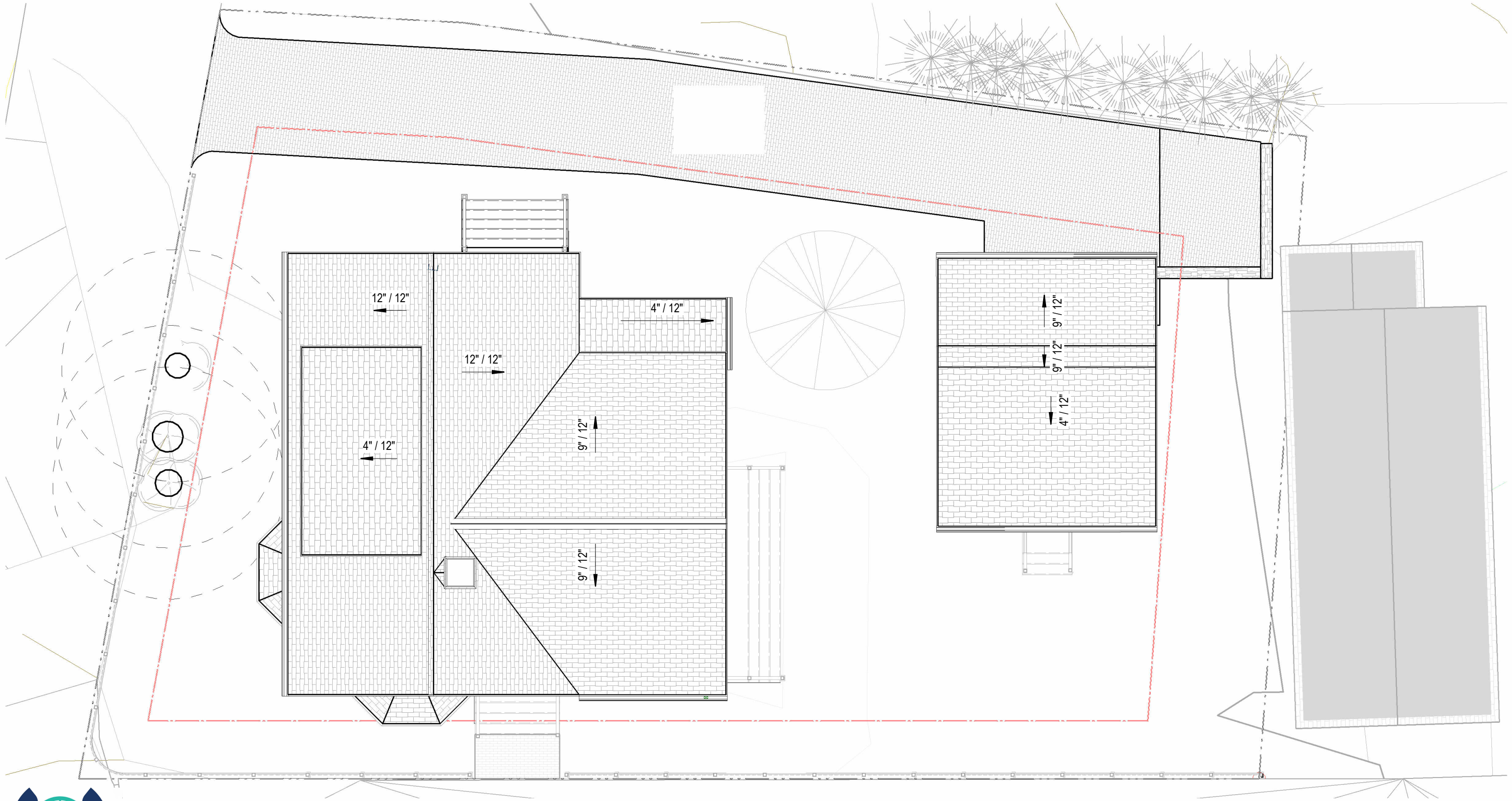




1ST FLOOR PLAN
445 MARCY STREET

M1.1

06/13/25
PROJECT NO:1042



ROOF PLAN
445 MARCY STREET

M1.2

06/13/2025
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, FRONT)
1/8" = 1'-0"

FRONT ELEVATIONS - WEST & NORTH

445 MARCY STREET





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

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

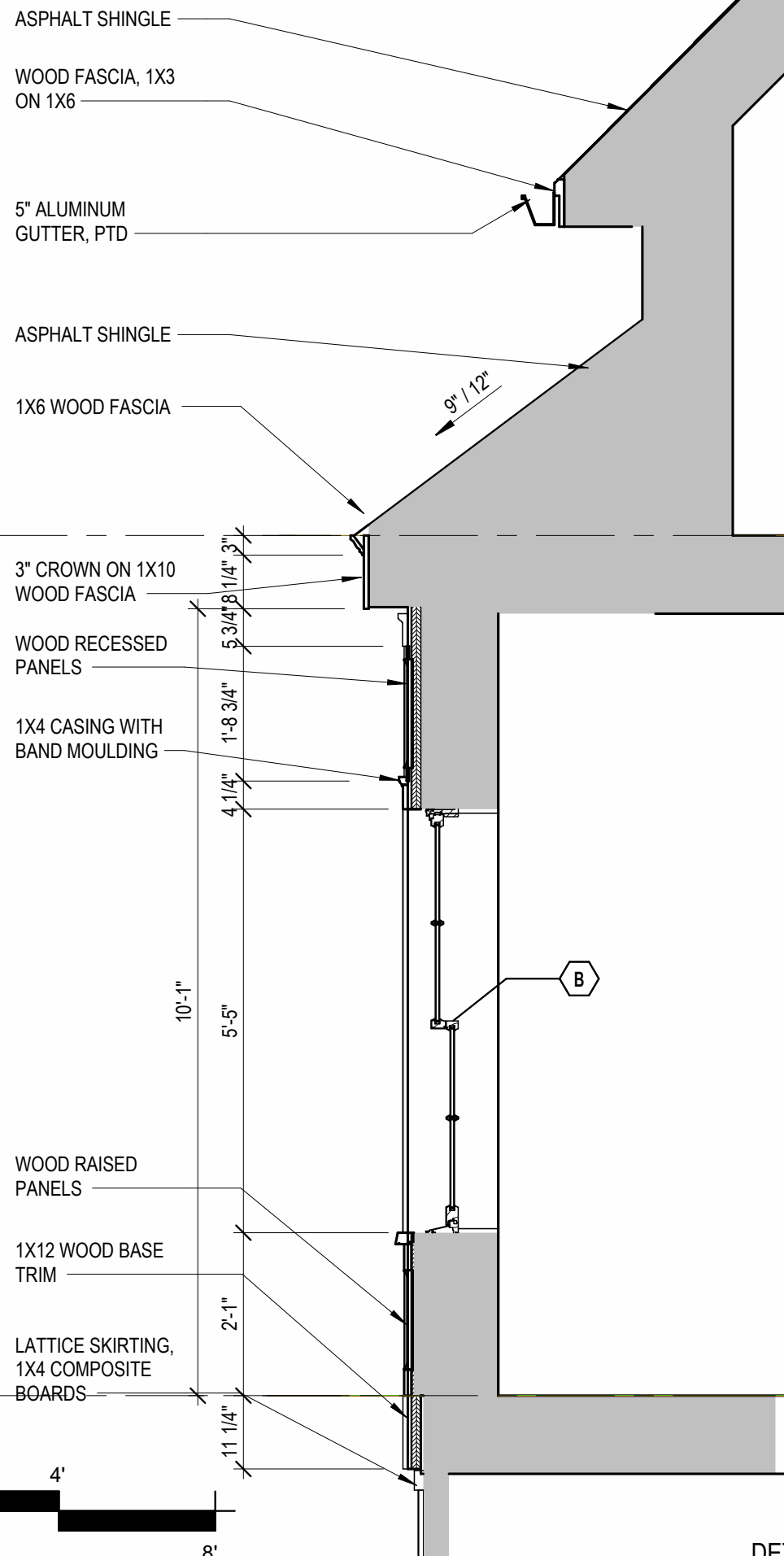


2 SOUTH ELEVATION (SIDE)
1/8" = 1'-0"

SIDE ELEVATIONS - EAST & SOUTH
445 MARCY STREET

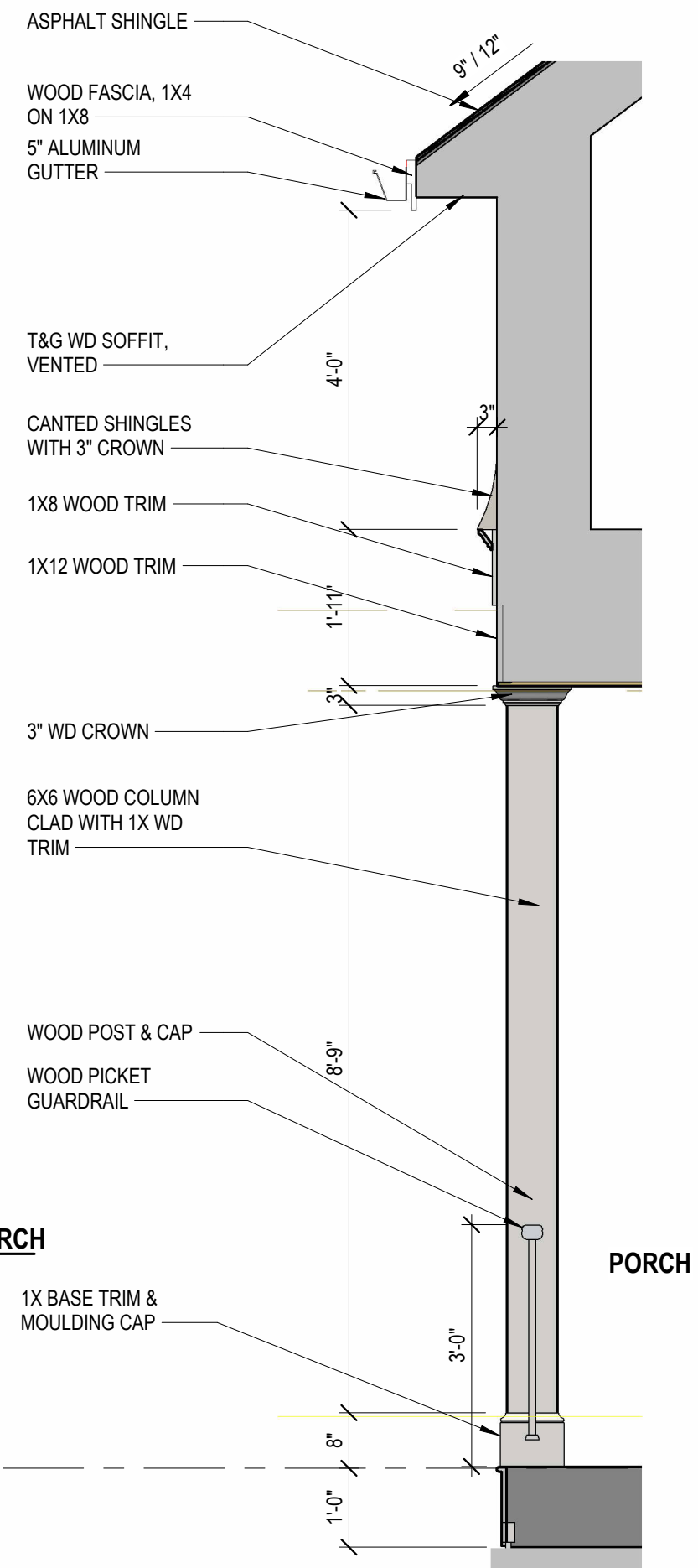
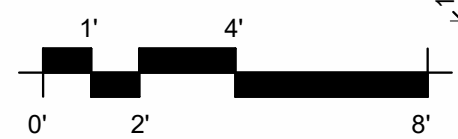






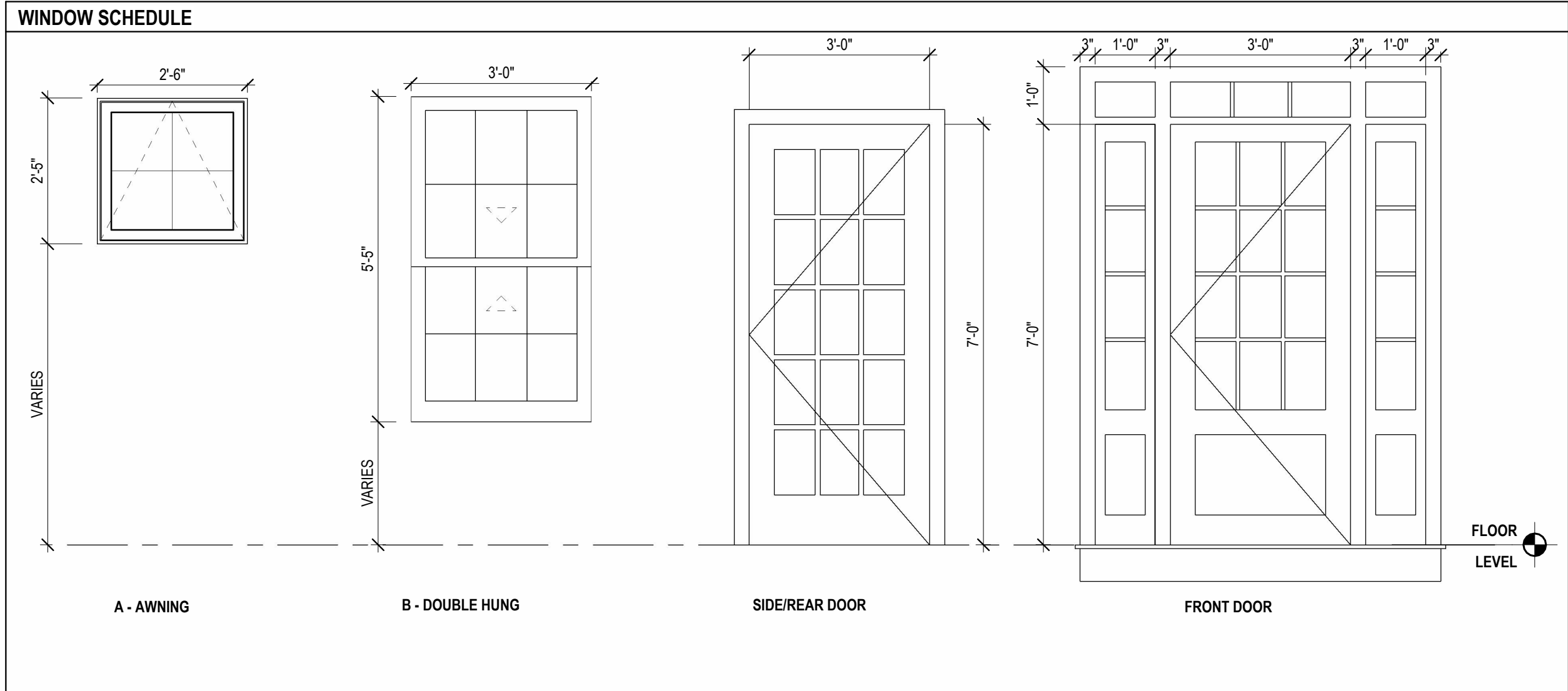
2 SIDE BAY WINDOW
1/2" = 1'-0"

LEVEL 1
15'-0"



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

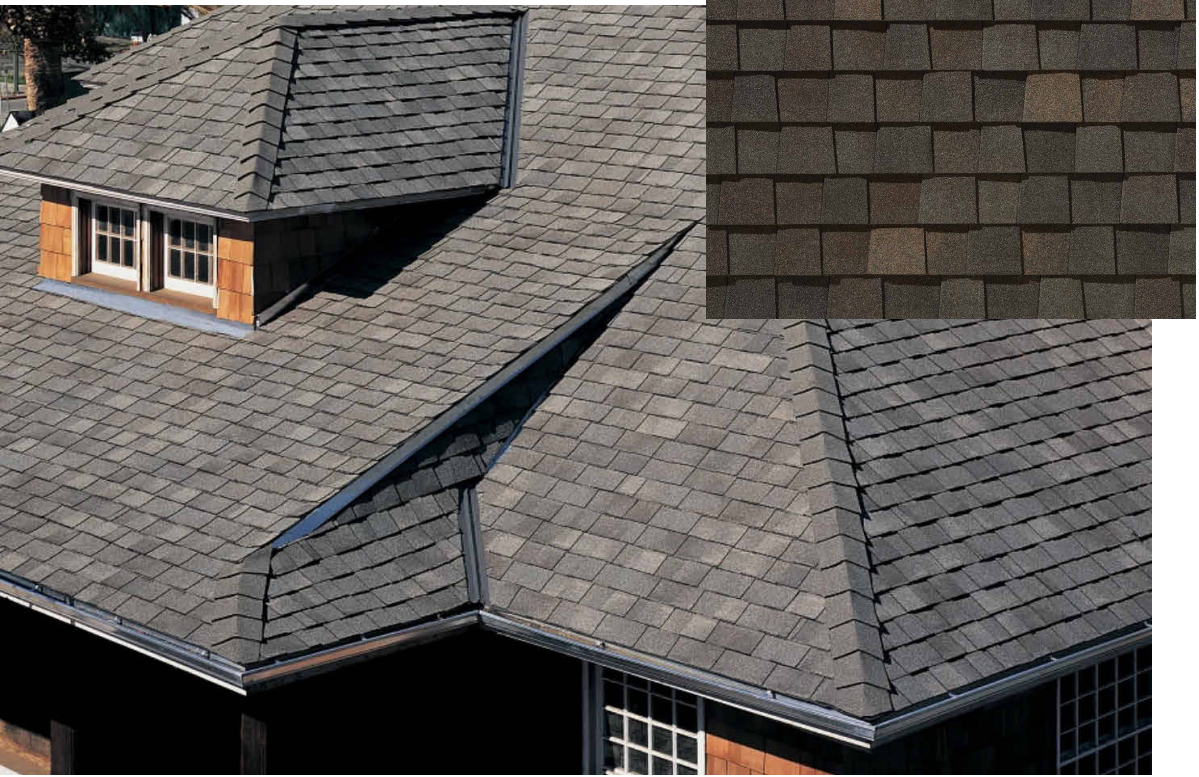
PORCH
14'-4 1/4"



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



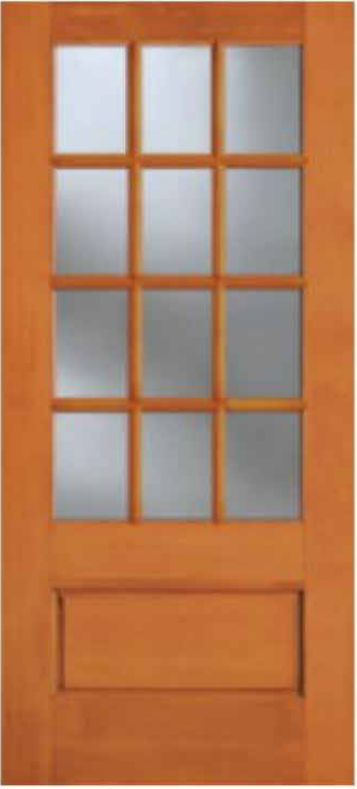
ALUMINUM GUTTERS, PAINTED

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

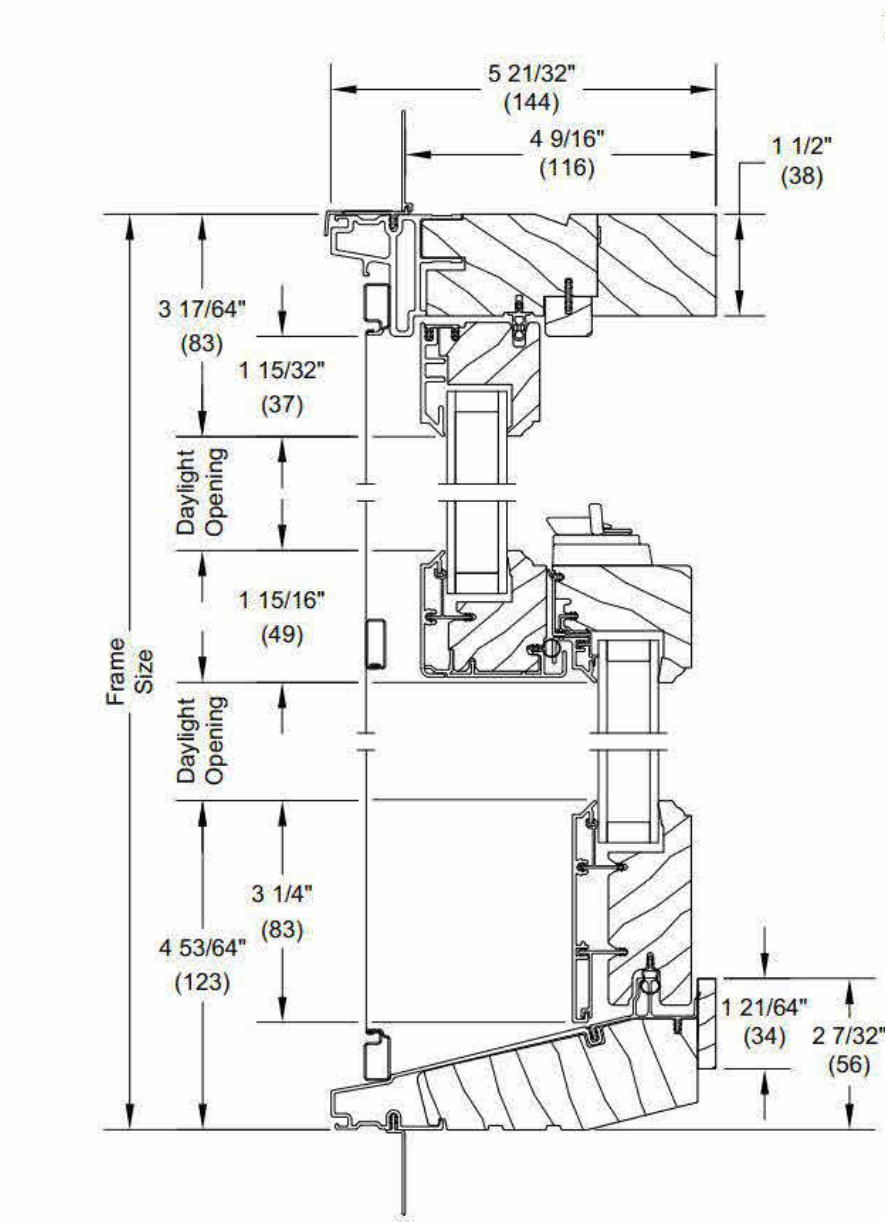
PORCH DOOR
SIMPSON
15 LITE WOOD



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

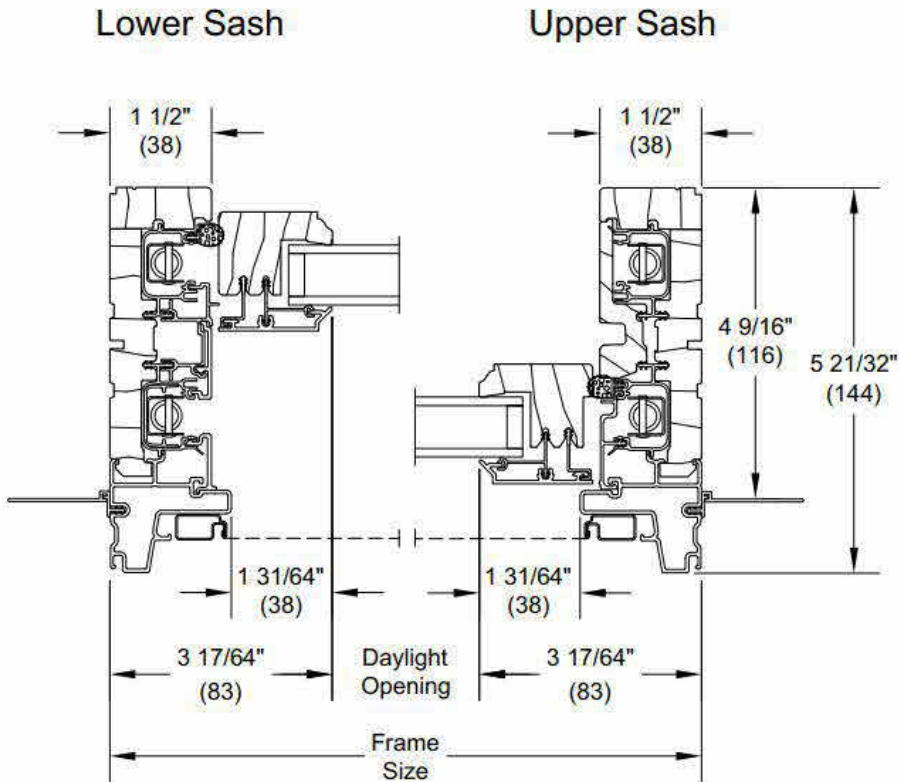
Section Details: Operating

Scale: 3" = 1' 0"



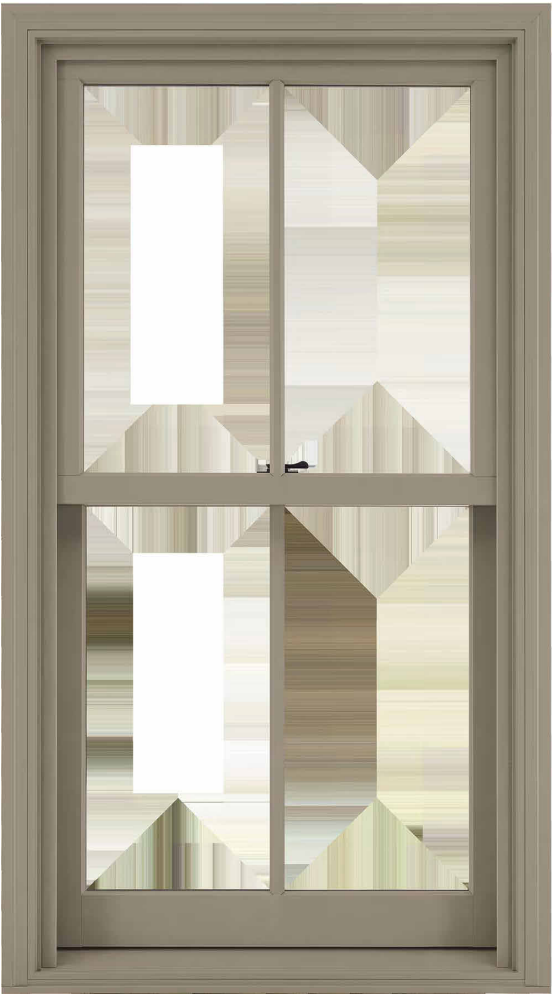
Double Hung

Ultimate Signature
Aluminum clad wood
half screens

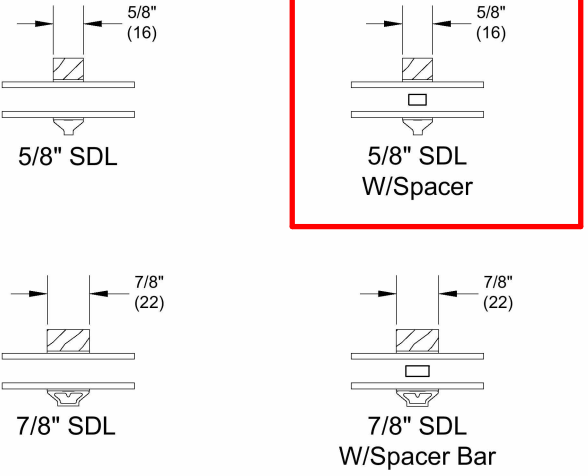


Color selection grid for window finishes:

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



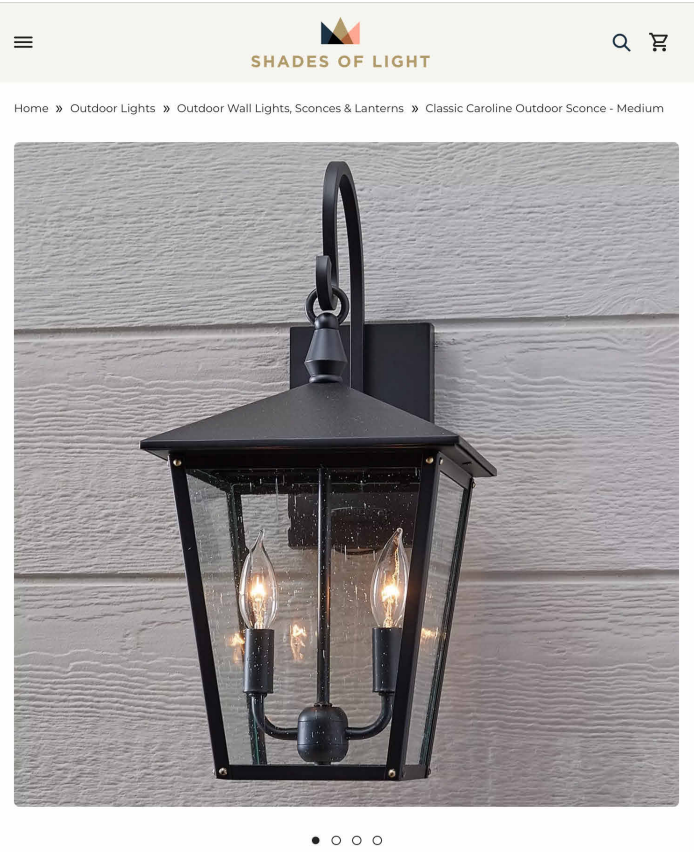
Simulated Divided Lite with
Spacer Bar (SDLS)



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

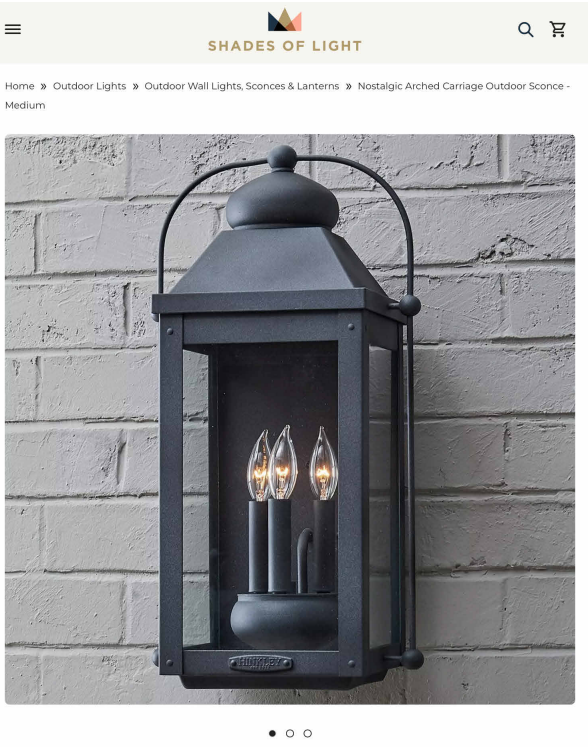


AT SIDE AND BACK PORCHES
GAS OPTION -
FRENCH QUARTER LANTERN FLUSH MOUNT
8" X 15"
COPPER FINISH
NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



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

SUMMARY OF WORK:

REHABILITATION AND RELOCATION ON SITE

- Move existing "candy shop" structure approximately 25 feet to the south on same lot. Extend driveway to back of relocated candy shop.
- Rehabilitate existing structure (existing conditions are in various states of disrepair, with some non-compliant building code conditions):
 1. Replace siding and trim, install weather barrier and flashing on repaired sheathing as required for weather tight building envelope.
 - A. Replace wood shingles in kind.
 - B. Replace novelty dutch lap siding with wood clapboard siding.
 - C. Replace (abate hazardous material) asbestos shingle siding with wood shingle siding.
 - D. Replace wood trim in kind. Infill missing pieces.
 2. Remove aluminium triple track storm windows at gable structure.
 3. Remove plywood panel over broken attic window.
 4. Replace single-pane "broco style" double hung windows at gable structure, and fixed storm windows at porch, with double-hung double-pane simulated divided light Marvin windows, aluminum clad wood (same sizes as existing).
 5. Respace slightly, the porch front windows and door to allow for structural reinforcement of corner studs and door jambs, to comply with structural code. Currently framed with single stud at these locations.
 6. Remove deteriorated wooden steps and hand rails, replace with granite steps.
 7. Provide new foundation compliant with structural code for foundations within flood zone: reinforced concrete, clad with brick, install crawlspace flood vents as required by code.
 8. Replace one rear double hung window with a wooden paneled carriage style lifting door.
 9. Replace gutters and downspouts in kind (aluminum, K profile)
 10. Replace roofing shingles in kind (asphalt shingle)
 11. Remove front aluminum storm door. Replace front inner wooden door with new wooden door (in kind).
 12. Replace side wooden door with new wooden door (in kind).



CANDY SHOP (GARAGE) AT 445 MARCY STREET

A.01

COVER, Candy Shop
445 MARCY ST

SCALE:
7/17/2026



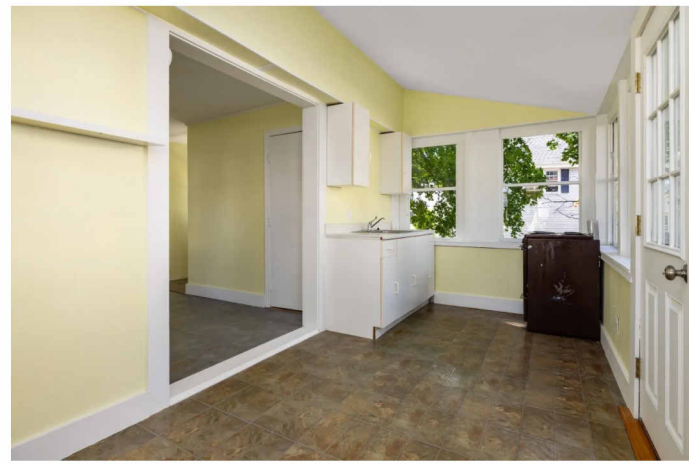


- Gable portion of structure, circa 1920
- 12' X 16'
 - Origins as an accessory building in New Castle NH.
 - Attic structure - lack of ridge beam, joist sizing, and rough hewn widely spaced roof decking indicates this was built for utilitarian use.
 - Wood siding is Dutch-lap (aka, Novelty, German, 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



A.02 **EXISTING CONDITION - CANDY SHOP**
445 MARCY STREET

SCALE:
5/16/2025





ASBESTOS SIDING



STORM WINDOW, TRIM & SIDING DETAIL



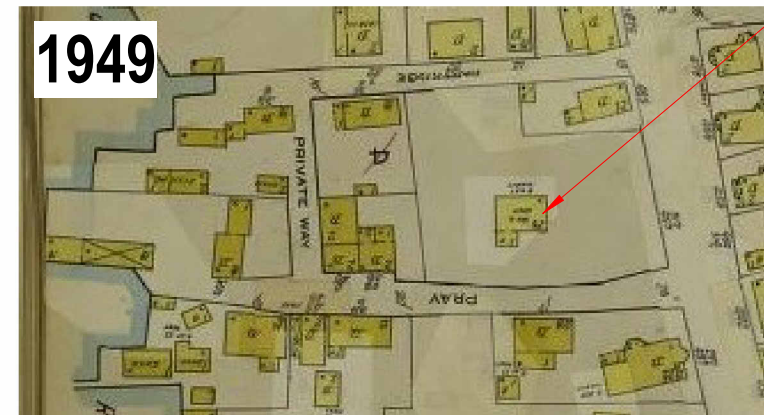
FASCIA TRIM DETAIL



ATTIC WINDOW



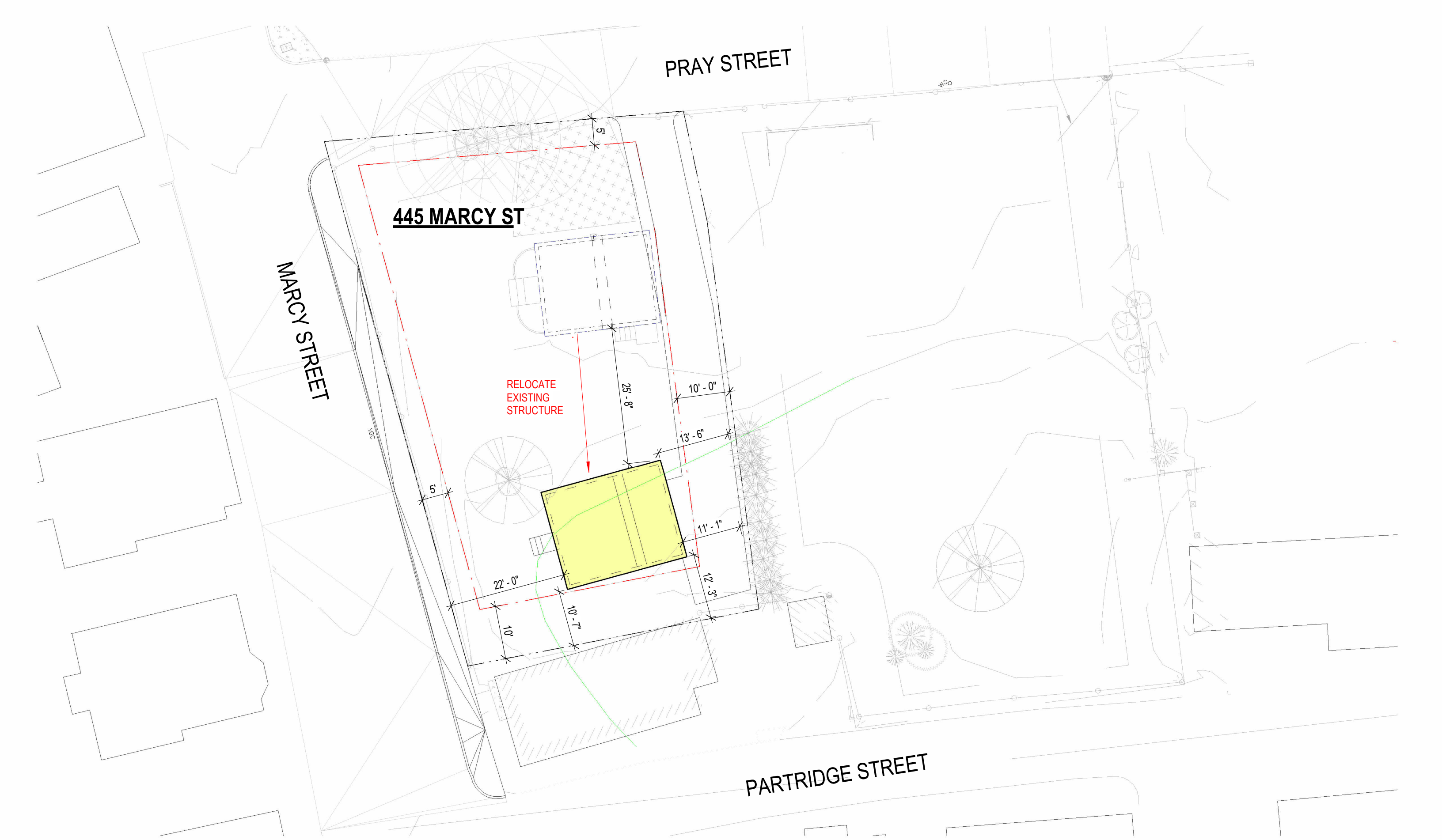
STORM WINDOW, TRIM & SIDING DETAIL

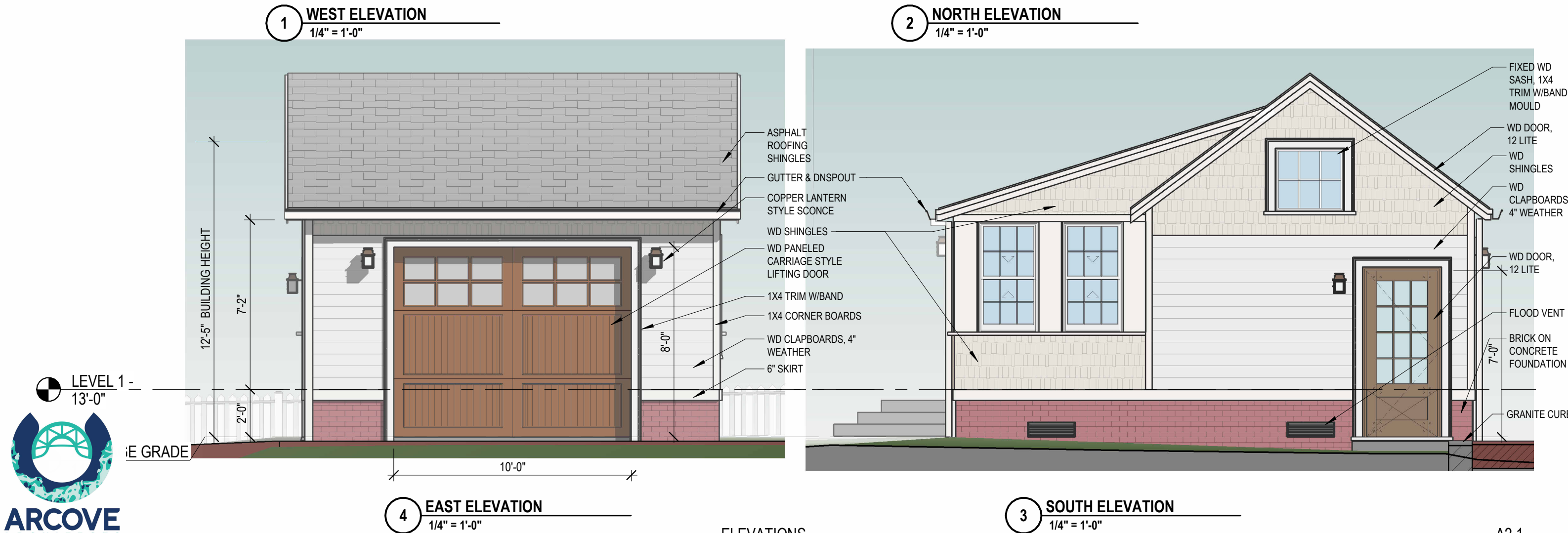
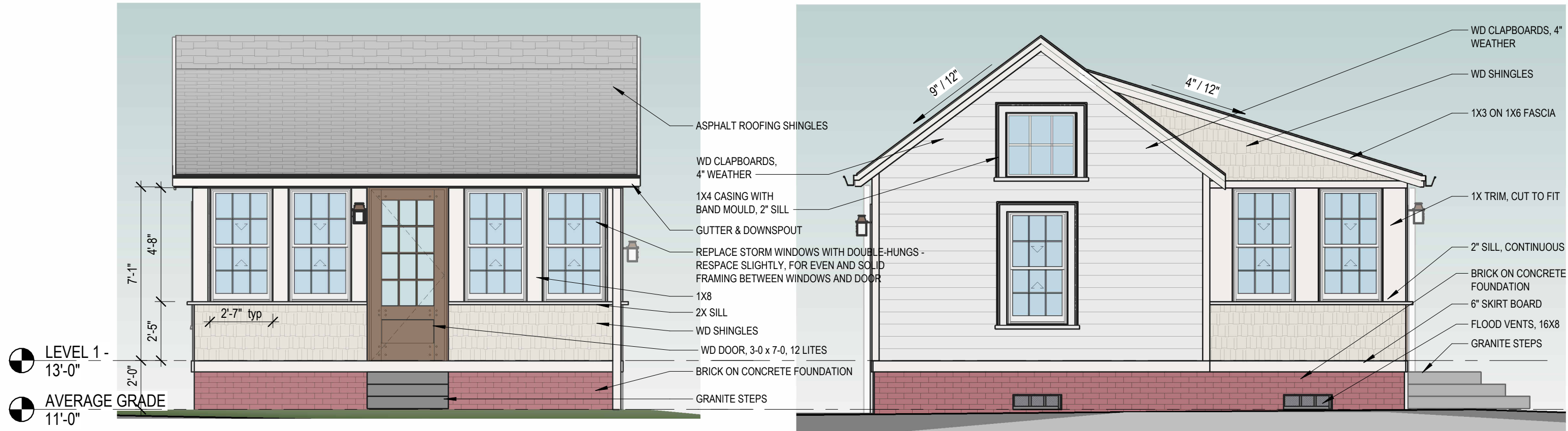


Humphrey Fernald (1741 - 1766) built house
 Captain Thomas Dalling (1766 - 1777)
 Mary & John Hart (1777-1785)
 George & Nancy Janorin (1785-1856)
 Hall Varrell (1856-1898)
 May V Brown (1889 - 1954)
 Ashley Jones (1955 - 1994) demolished house
 James Sanders (1994-)



Hall Varrell (c.1830) built house
 Solomon Holmes (c.1840-1856)
 Dr. William Loughton (1856- c.1875)
 May Scott, Abbey Holmes (c.1875 -1889)
 Ellen May Brown (1889-1954)
 Ashley Jones (1955-1994)
 James Sanders (1994-)









REAR OF STRUCTURE,
BEYOND PLANTINGS



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 (CEDAR) PANELED CARRIAGE STYLE OVERHEAD DOOR
Manufacturer: RICHARD WILCOX (or equivalent)
Series: Landmark™ Rockwood
1" cedar boards on 2" insulated steel panels, SDL 2x6-lite glazing

HOME » CATALOG

MORIN OLD PORT BLEND RED RANGE

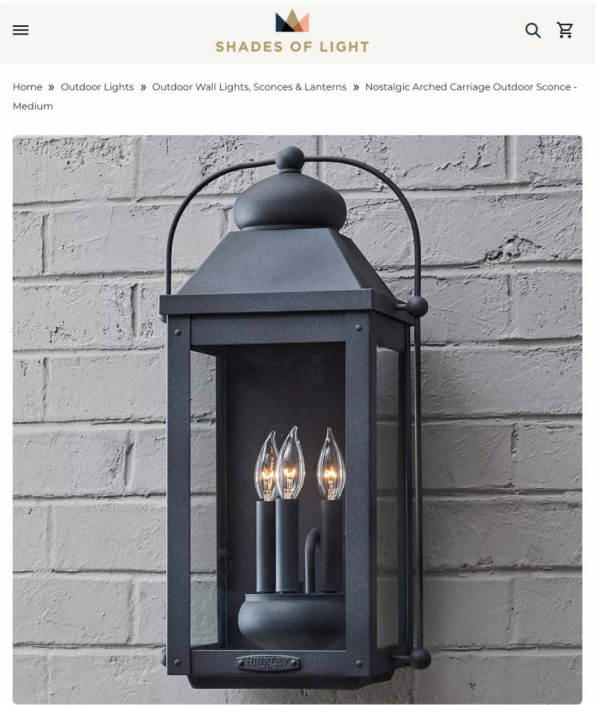
REQUEST A SAMPLE

Category: Face & Thin Brick



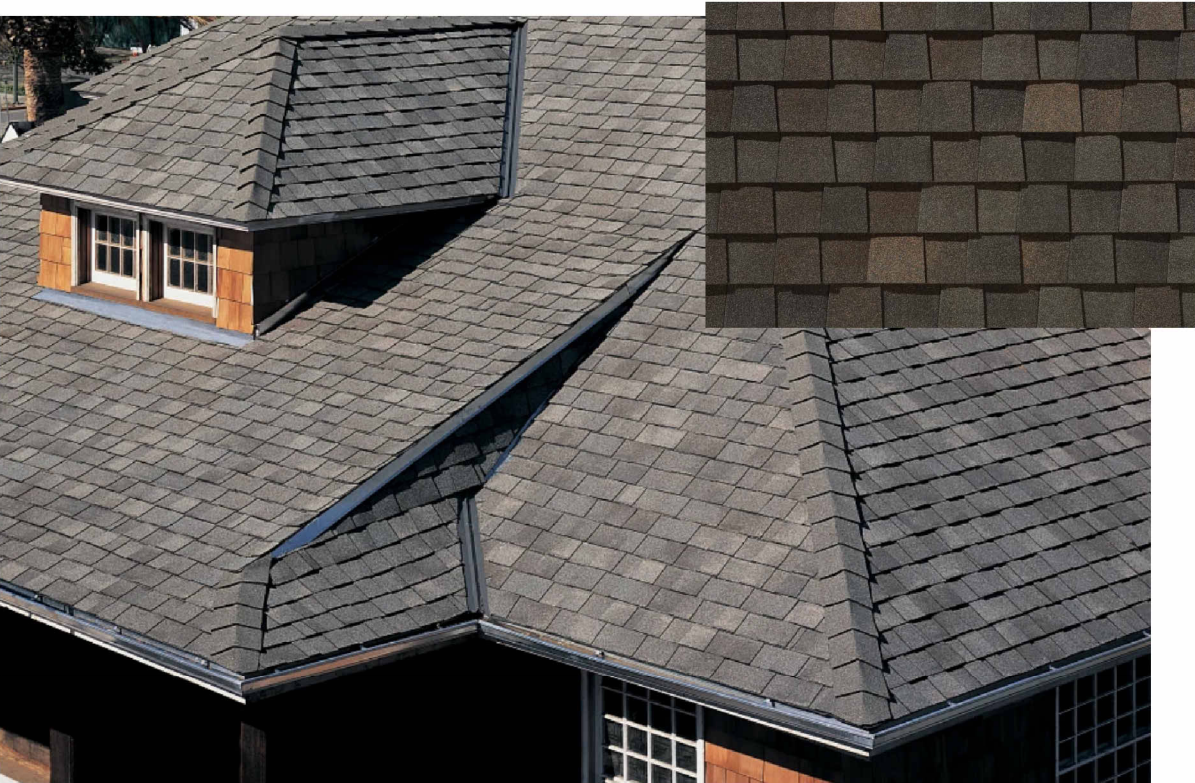
F-37512U
2'-6", 2'-8",
3'-0" x 6'-8"

ENTRY DOOR
SIMPSON
12 LITE WOOD



Nostalgic Arched Carriage Outdoor Sconce
- Medium

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



ROOFING SHINGLES
CERTAINTED, LANDMARK TL LAMINATED ASHPALT SHINGLES
SHENANDOAH

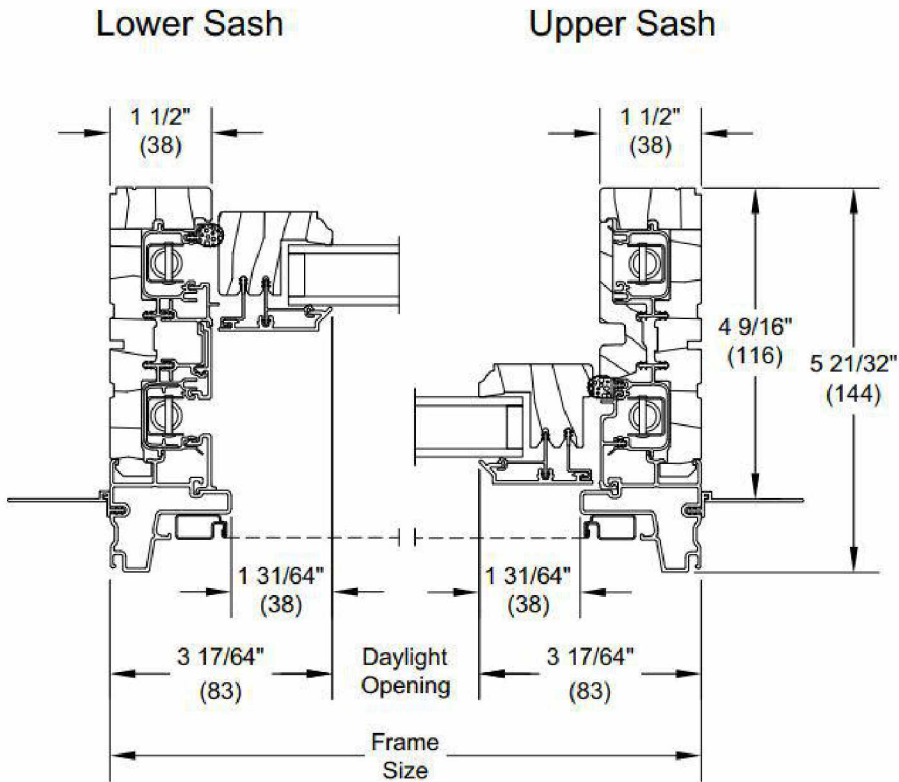
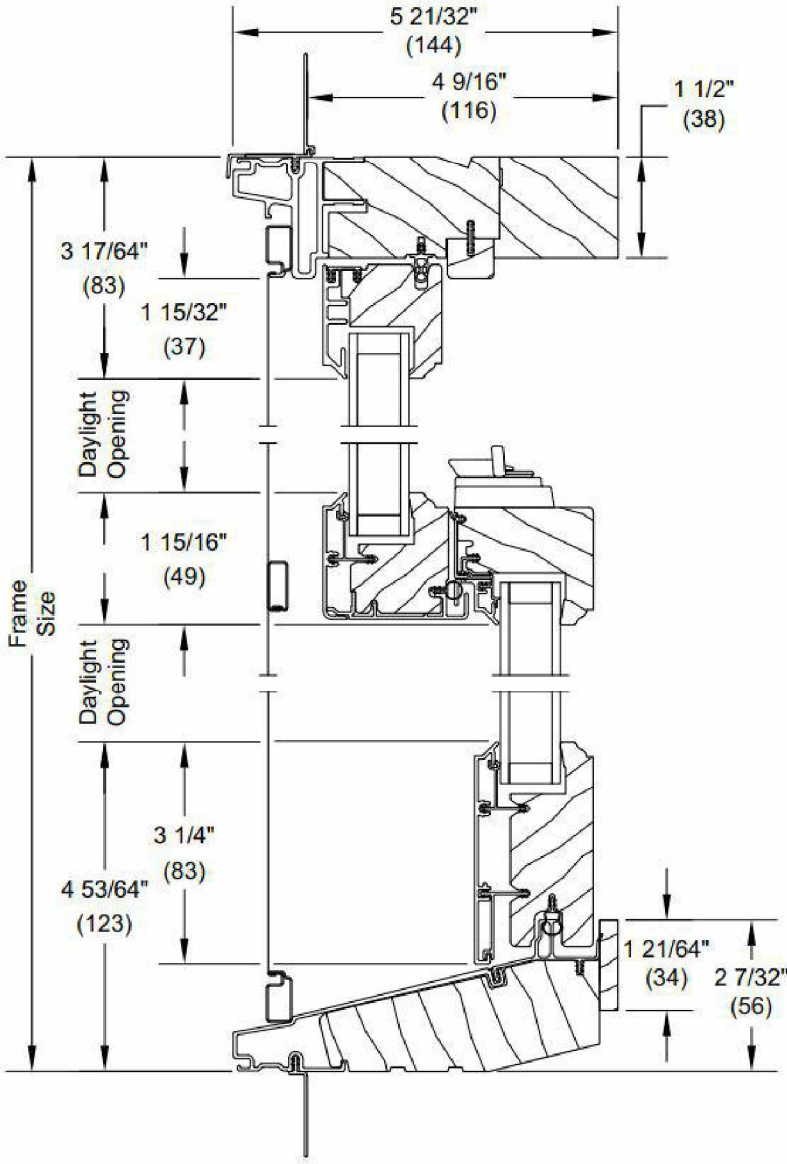


Section Details: Operating

Scale: 3" = 1' 0"

Double Hung

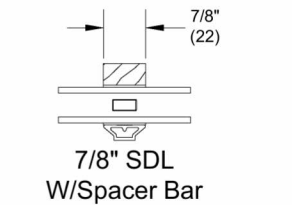
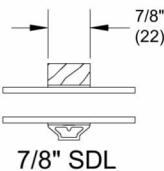
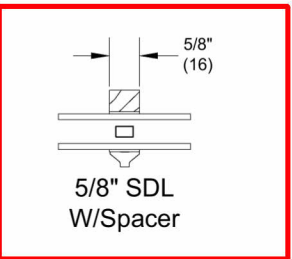
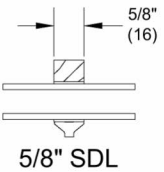
Ultimate Signature
Aluminum clad wood
half screens



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)