

NEW RESIDENTIAL CONSTRUCTION

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

This revised application is submitted with modifications to the proposed plans that were disapproved at the August 5, 2026 Commission meeting as contemplated by Section 10.636.61 and without prejudice to our right to seek rehearing and appeal of the said August 5, 2025 decision pursuant to Sections 10.636.40 and 10.636.50.

The August 5th Application was submitted for effectively a one year extension, as a new application of the previously approved design due to exceeding the deadline by two weeks. Upon consideration of the denial and in response to comments made by the commission, substantive changes have been made to the design. This is submitted here as a new application with the following revisions:

- 1. Pray Street front facade simplified. The box bays are eliminated, the facade is flattened. The large recessed entrance porch is changed to a flat wall with inset door, to reduce footprint of front steps. The raised paneling and trim details around the windows and entryway have been eliminated.
- 2. Pray Street dormer reduced in width, the windows are now smaller and closer together. The scale of the dormer and arrangement of windows now aligns with that of 53 Pray Street, diagonally across the street.
- 3. The rear recessed roofdeck has been eliminated. The windows and door are now smaller windows with a small flat section of roof for an inset shed style dormer which minimizes its scale.
- 4. Additional section details and dimensioning of elevations and details have been included to address questions about height.

DRAWING LIST

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- P0.1 LOCUS MAP
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- H.13 SITE SECTIONS
- P1.1 FIRST FLOOR PLAN
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- P4.1 VIEW FROM PRAY STREET EAST
- P4.2 VIEW FROM PRAY STREET EAST - CONTEXT
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- P4.4 VIEW FROM PARTRIDGE STREET
- P5.0 WINDOW & DOOR SCHEDULE
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- H5.3 MATERIALS



20 PRAY STREET RESIDENCE

PUBLIC HEARING
SEPTEMBER 2026





1 SITE PLAN CONTEXT FOOTPRINTS 300'r

1" = 100'-0"



LOCUS MAP

20 PRAY STREET RESIDENCE



8/14/2026

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

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

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

house	porch/stoop/ deck	garage	ADU	TOTAL Buildings footprint	paving	TOTAL Building + Pavement sf
990	0	0	255	990		
1,355	337	307	429	1,999	889	5,316
2,345	337	307	684	2,989	889	
						39.73%
						22.66%

Footprint
garage + adu
736

GROSS FLOOR AREA (zoning)					
sf, measured to 6" beyond the inside faces of exterior walls		ADU sf	GARAGE sf	HOUSE sf	ADU GFA as % of House GFA
Second Floor		241	0	928	
First Floor		406	299	1,270	
Total		647	299	2,198	29.4%

GROSS LIVABLE AREA (IBC)				
sf, measured to inside faces of exterior walls	ADU sf	GARAGE sf	HOUSE sf	ADU GFA as % of House GLA
Second Floor	213	0	858	
First Floor	373	268	1,192	
Total	586	268	2,050	28.6%

Zoning & Code Review
6/13/2025

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.	



FROM PRAY LOOKING EAST



FROM PRAY LOOKING SOUTHWEST



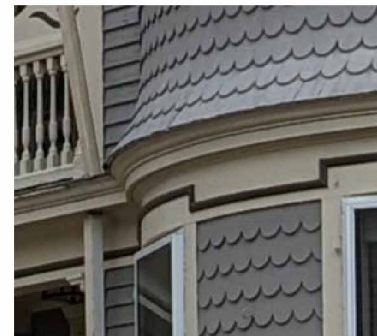
FROM PARTRIDGE LOOKING NORTH



FROM PRAY LOOKING SOUTH



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



437 MARCY STREET



17 PRAY STREET



53 PRAY STREET



454 MARCY STREET



54 PRAY STREET (LOBSTER POUND)



CONTEXT PHOTOS



39 & 43 PRAY STREET

P0.3





SOUTH PARTRIDGE STREET FROM LOBSTER POUND



325 MARCY ST



NORTH PRAY STREET FROM FRONT OF 20 PRAY STREET HOUSE (DIRECTLY ACROSS STREET)



490 MARCY STREET





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

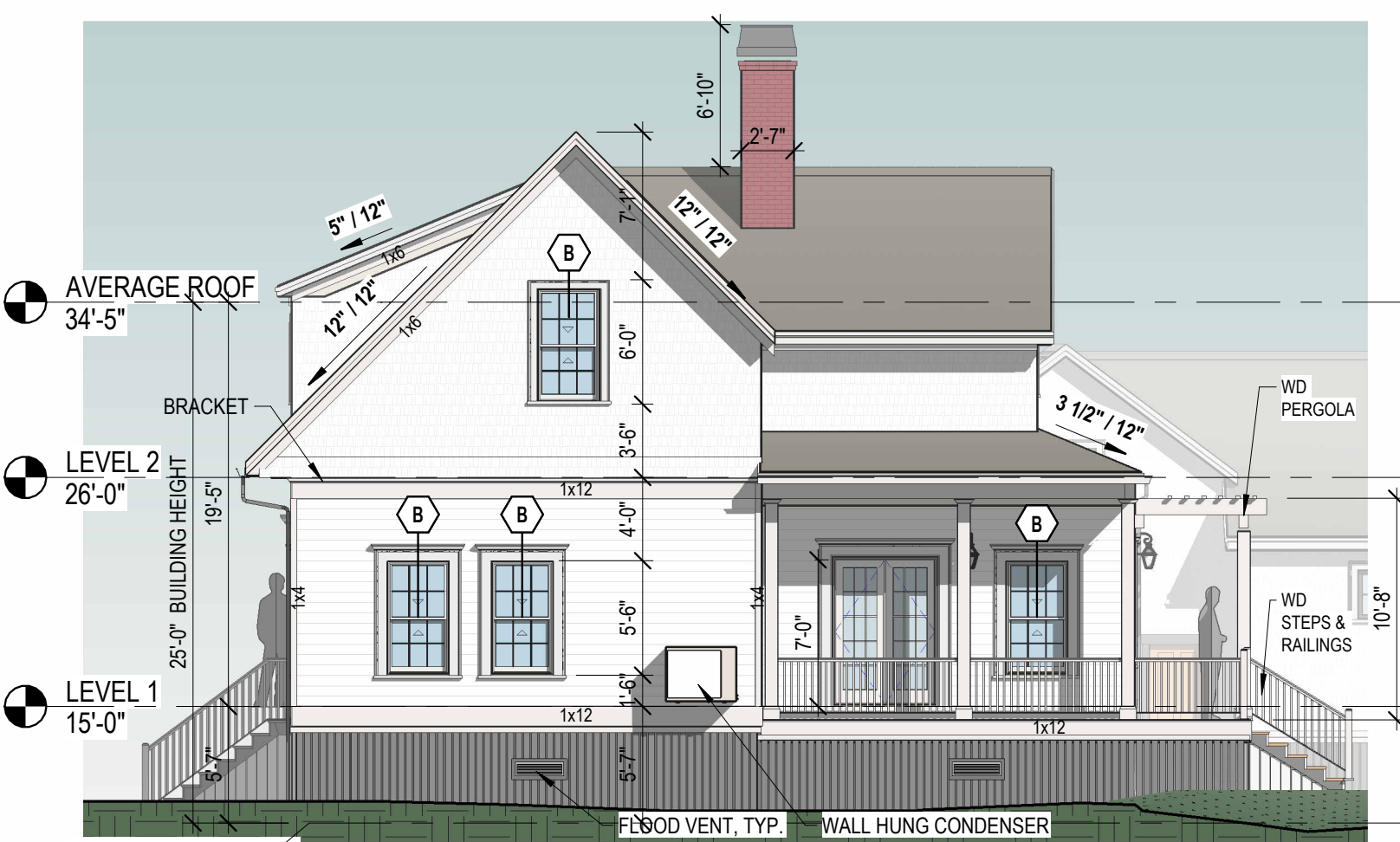
3 **EAST ELEVATION - WATER SIDE**
1/32" = 1'-0"

H.13

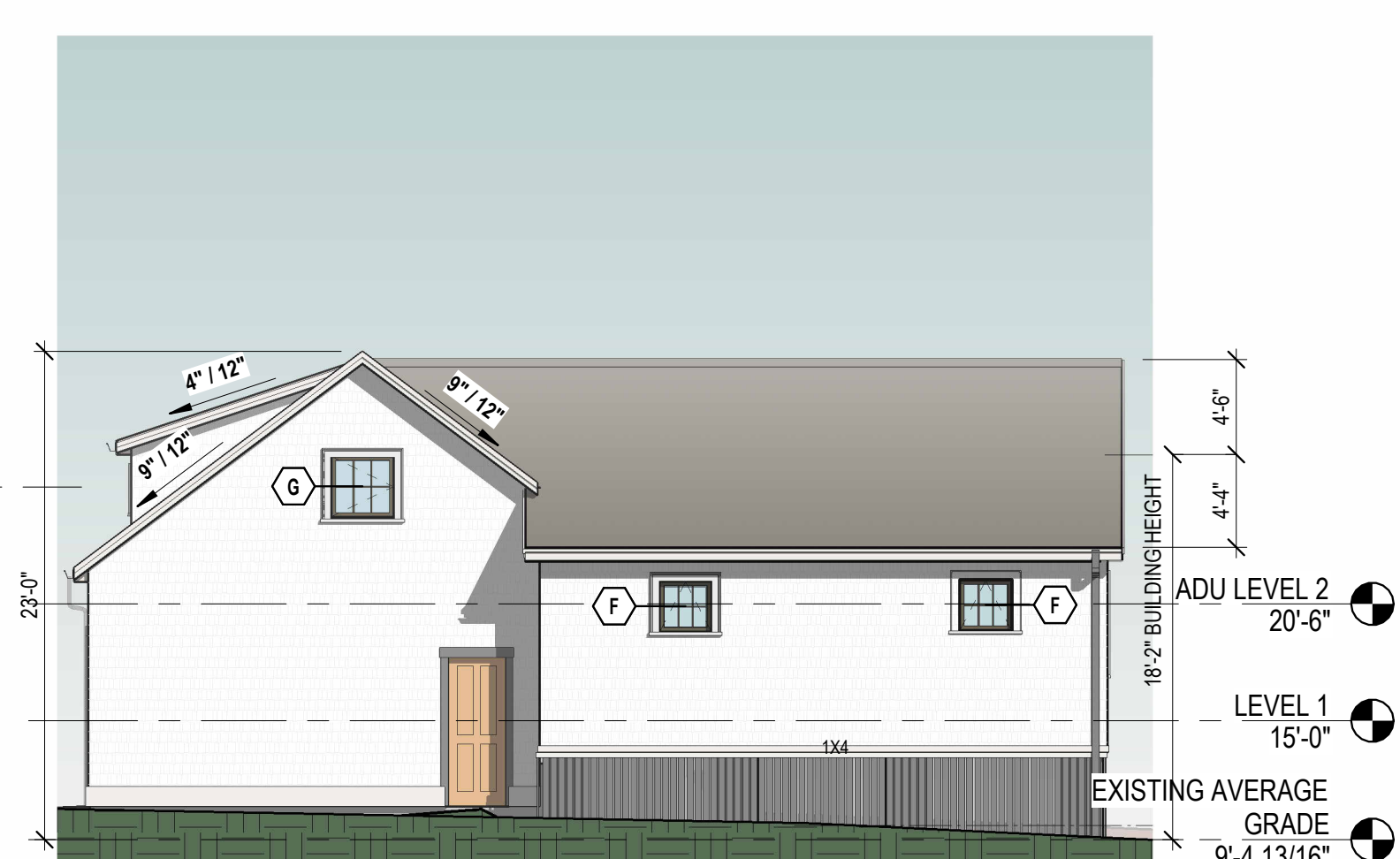
SITE SECTIONS PRAY ST
445 MARCY ST

SCALE: 1/32" = 1'-0"
8/14/2026



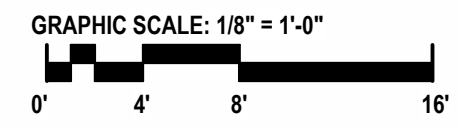


1 WEST ELEVATION (SIDE)
1/8" = 1'-0"



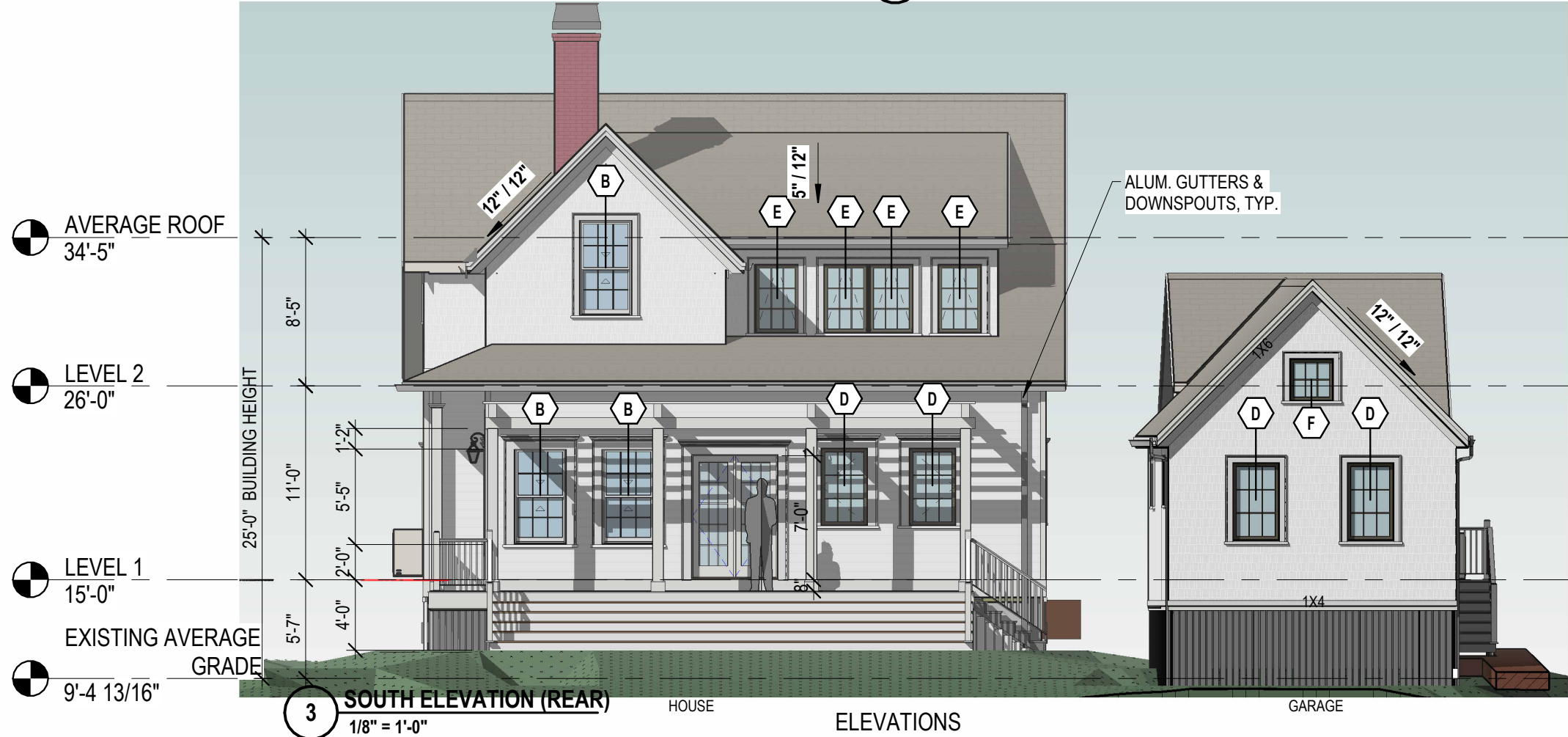
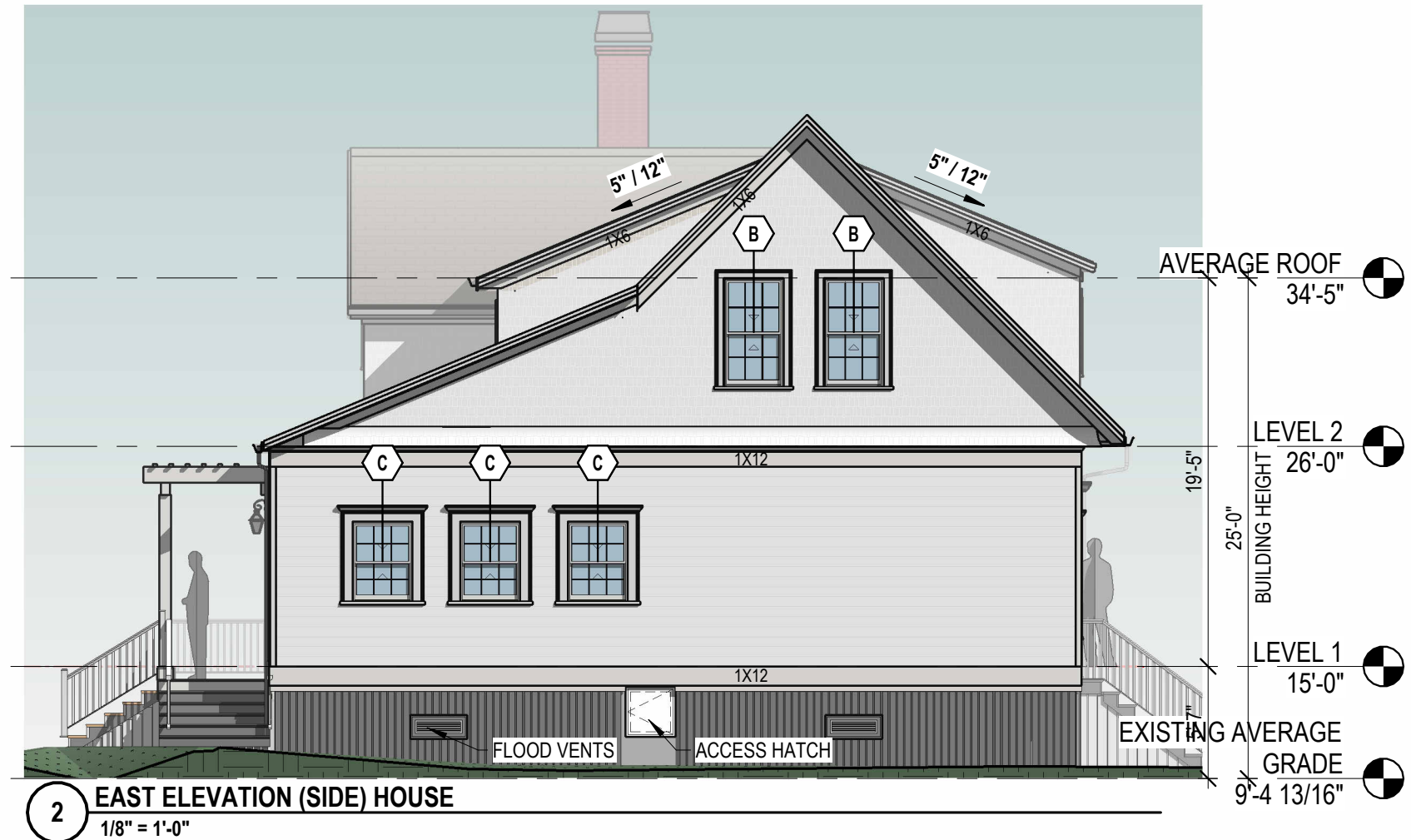
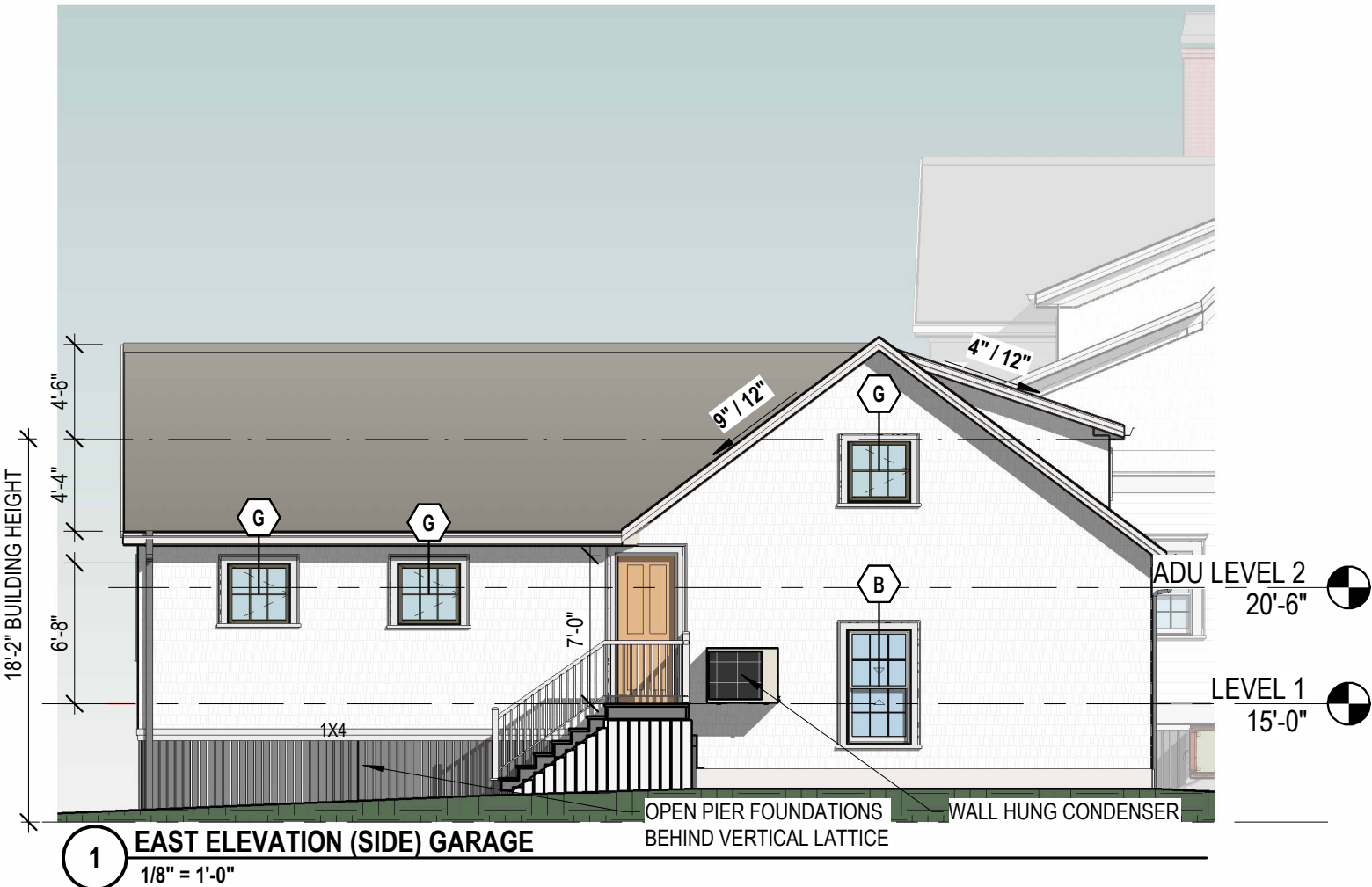
2 WEST ELEVATION (SIDE) GARAGE
1/8" = 1'-0"

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

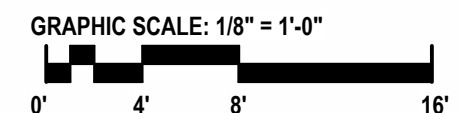


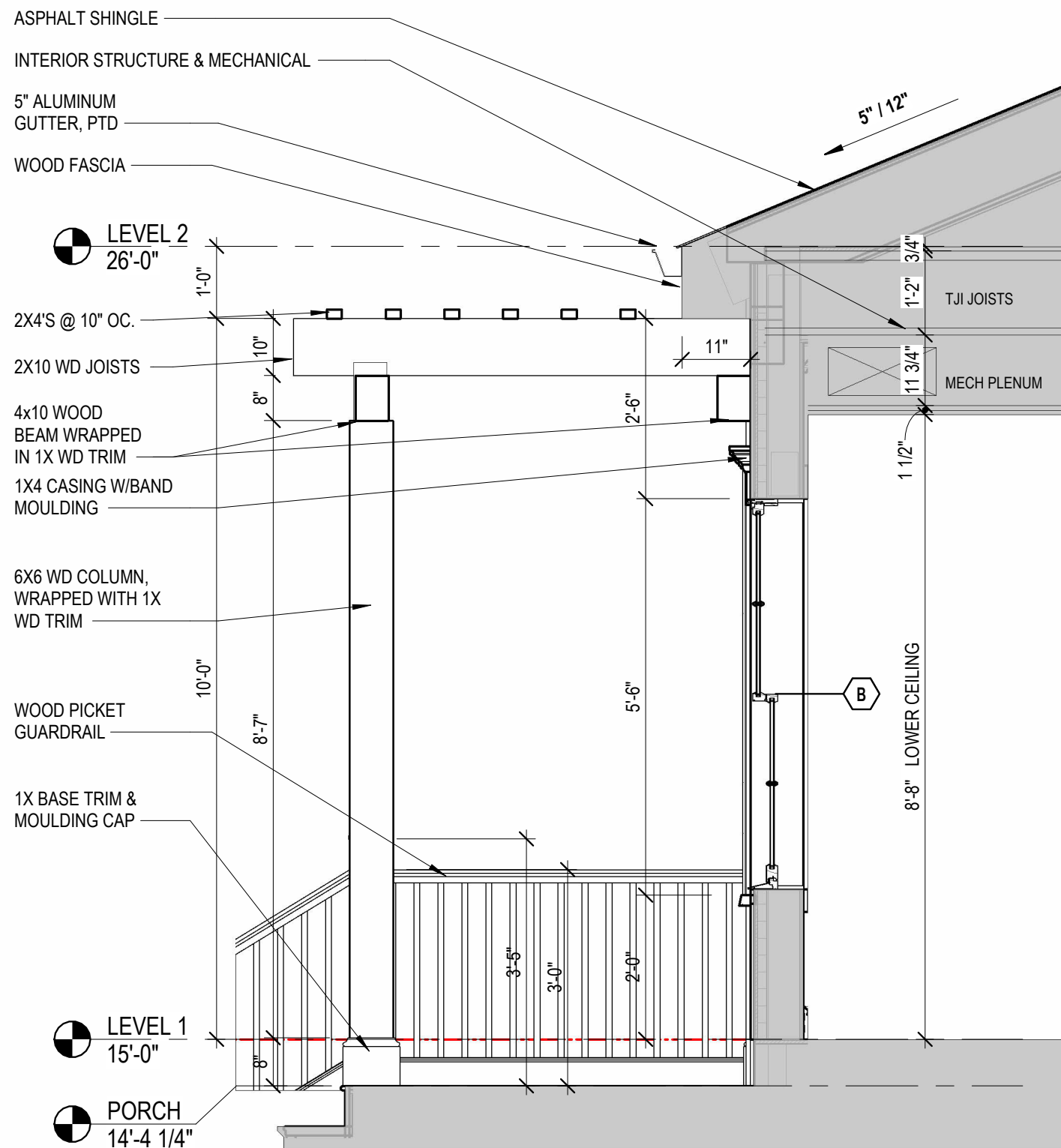
3 NORTH ELEVATION - PRAY ST (FRONT)
1/8" = 1'-0"

ELEVATIONS
20 PRAY STREET RESIDENCE

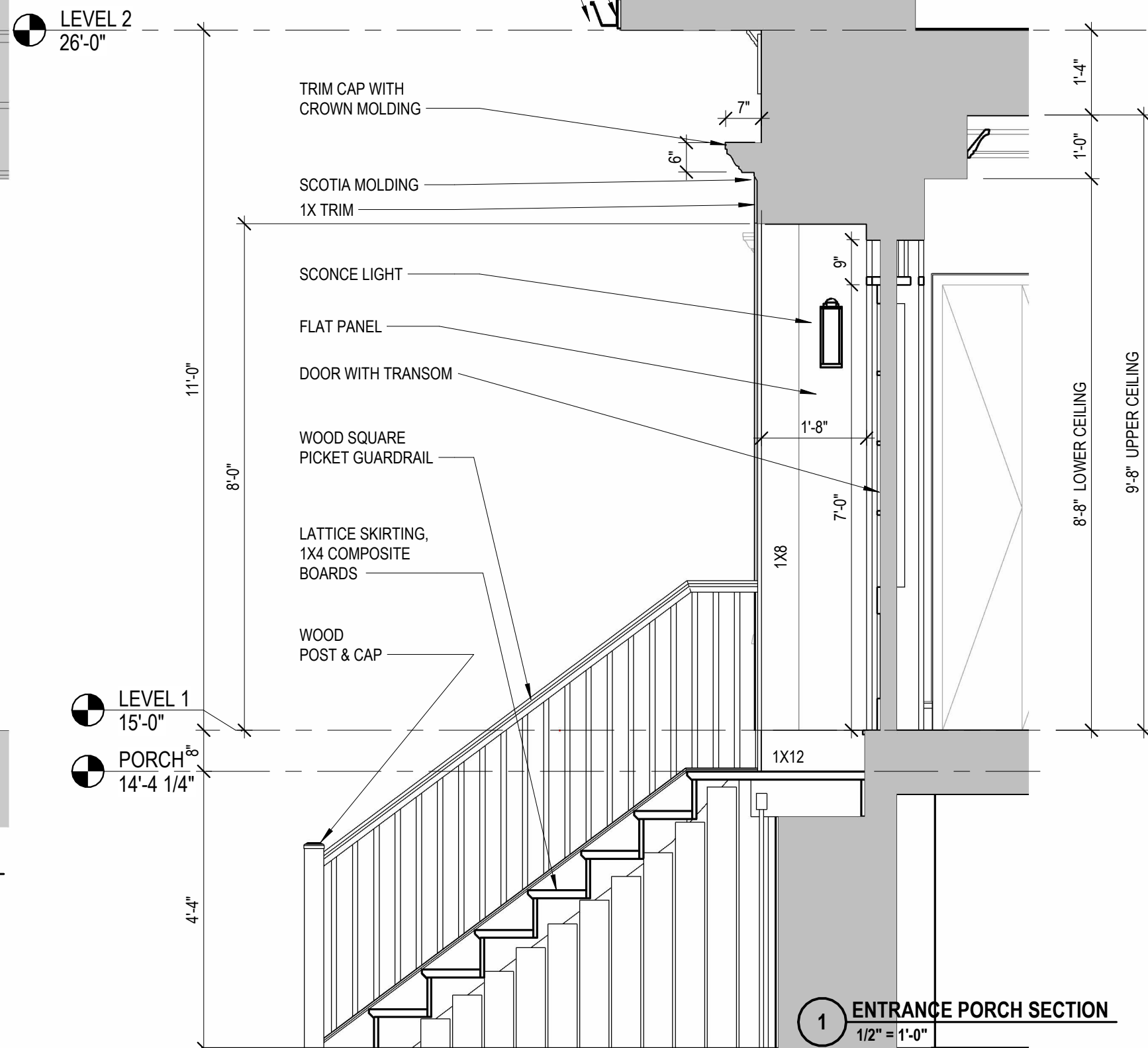


ELEVATION LEGEND	
	ROOF ASPHALT SHINGLE
	WOOD SHINGLE
	WOOD CLAPBOARD
	LATTICE SKIRTING - 1X4 COMPOSITE, PAINTED





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



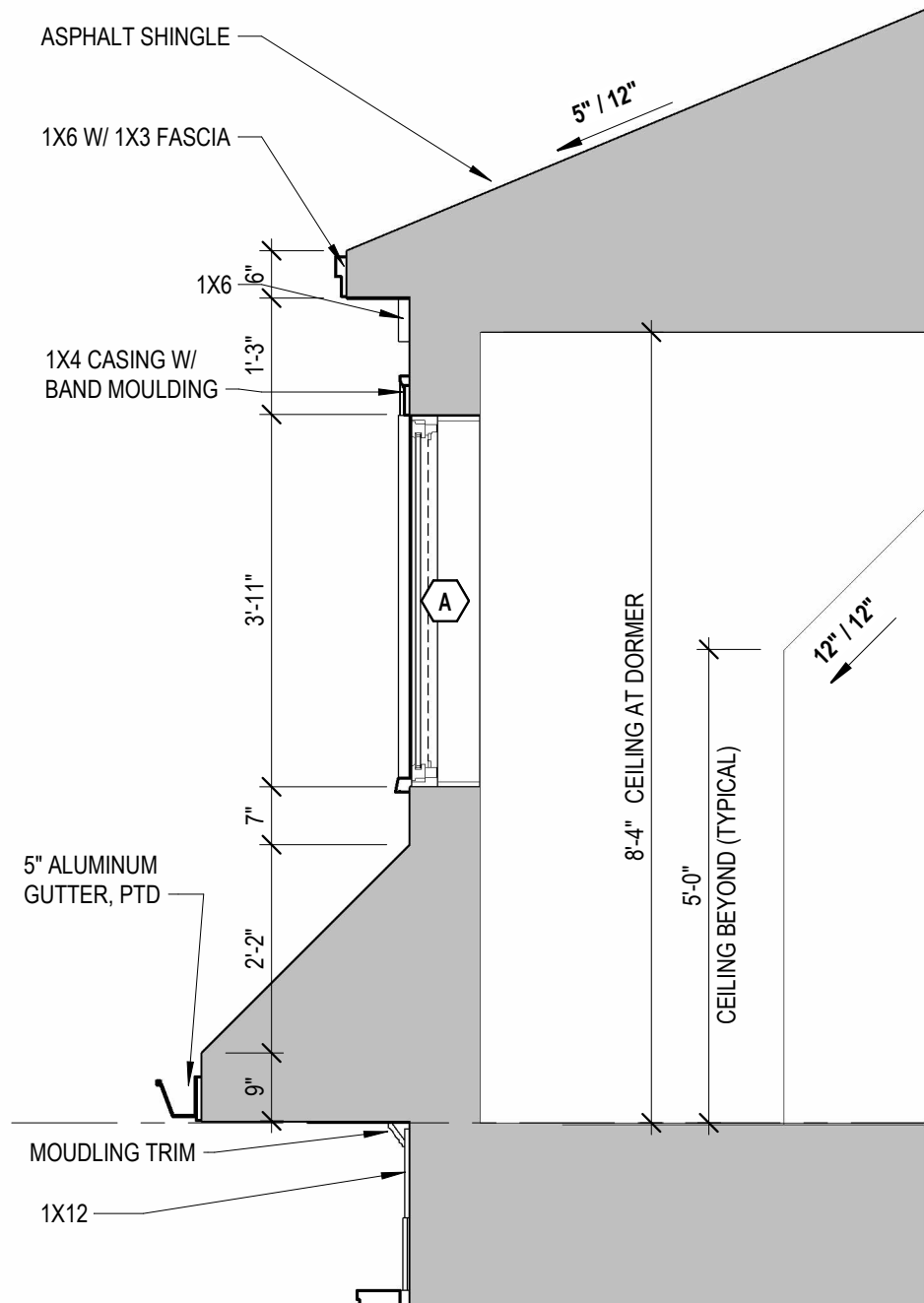
1 ENTRANCE PORCH SECTION
1/2" = 1'-0"

DETAILS

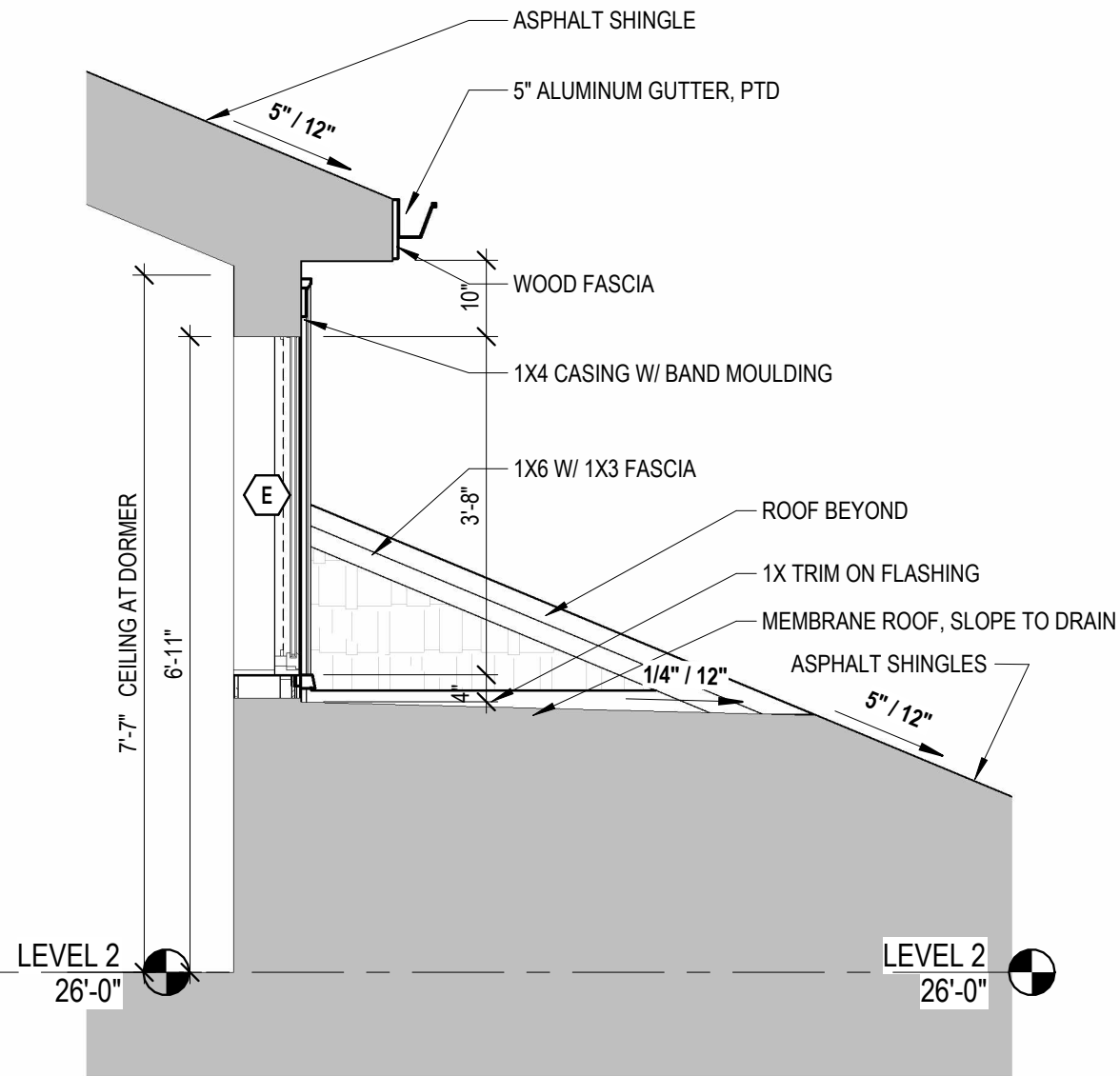
20 PRAY STREET RESIDENCE

P3.1

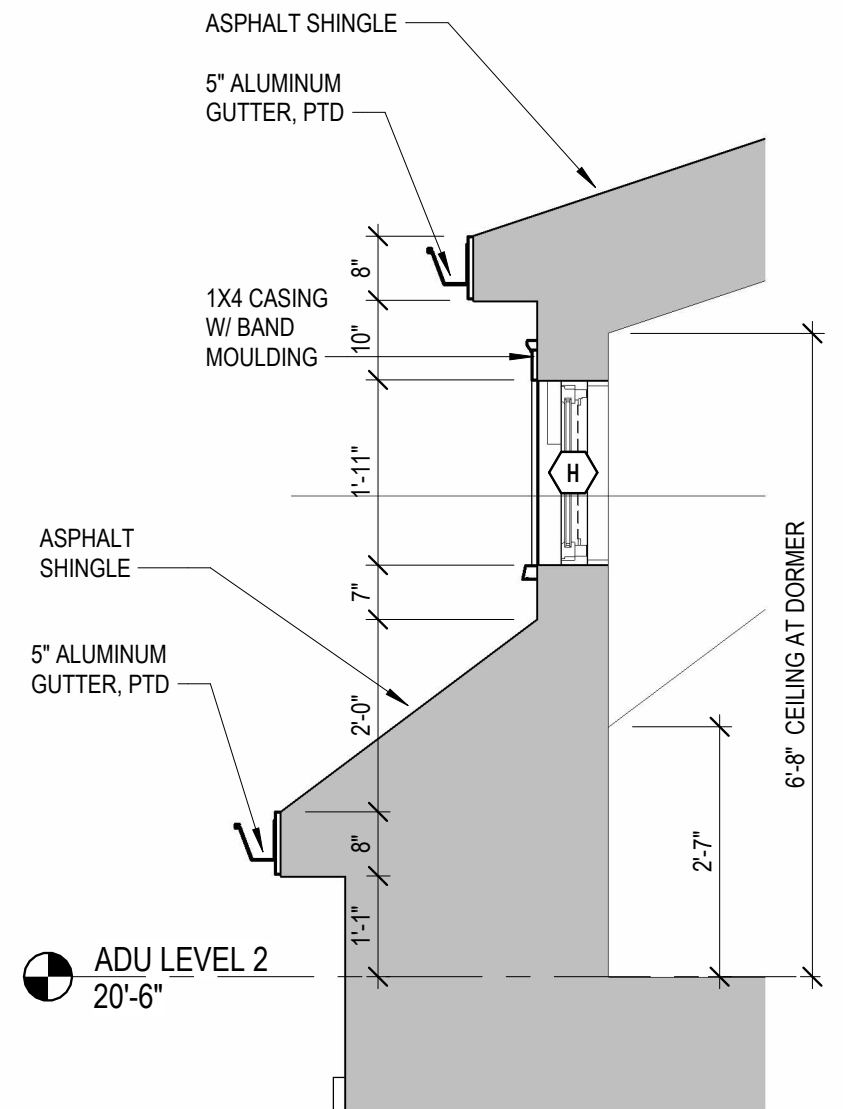
08/14/26
PROJECT NO:1042



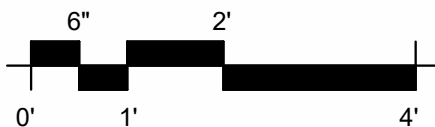
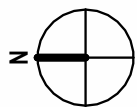
1 NORTH DORMER SECTION
1/2" = 1'-0"



2 SOUTH DORMER SECTION
1/2" = 1'-0"



3 GARAGE DORMER SECTION
1/2" = 1'-0"

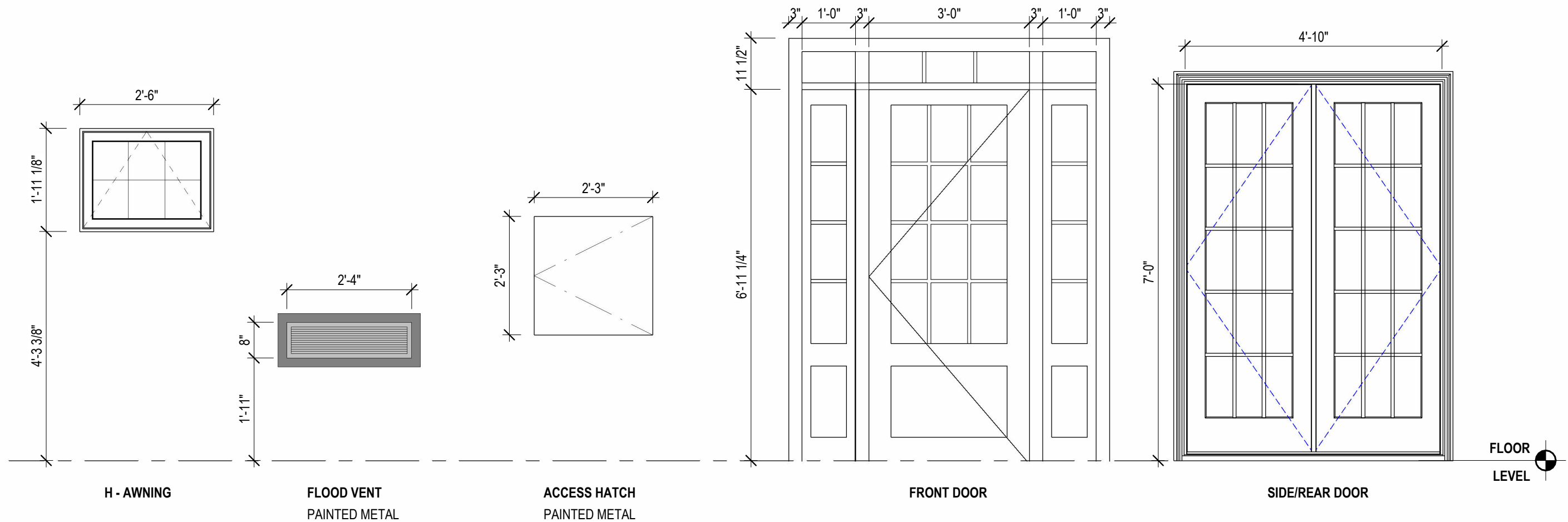
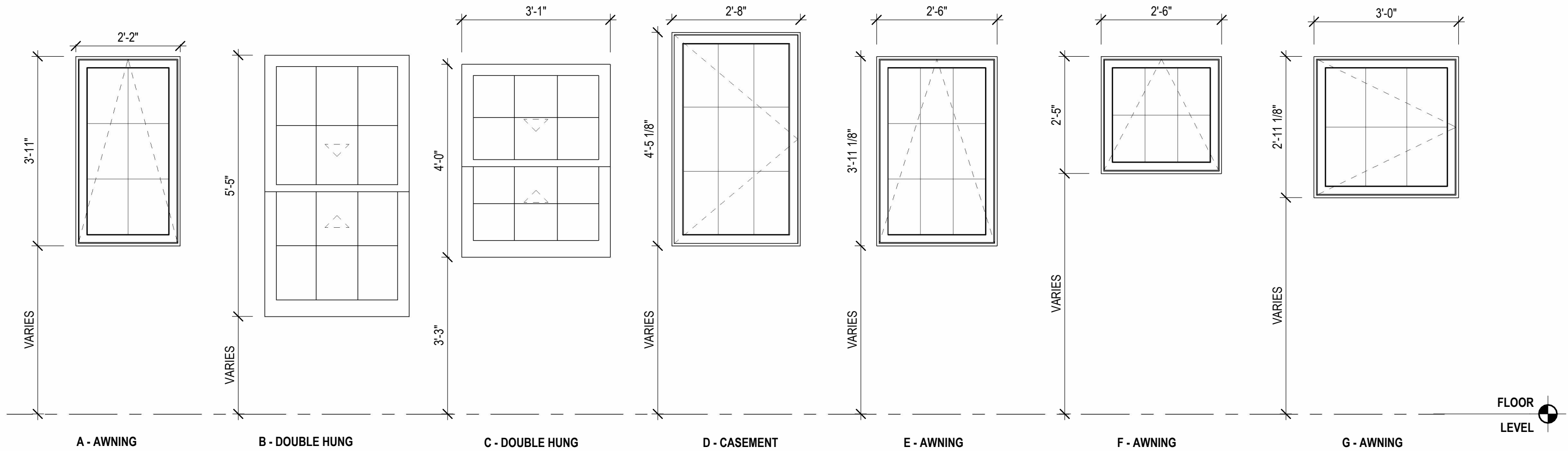








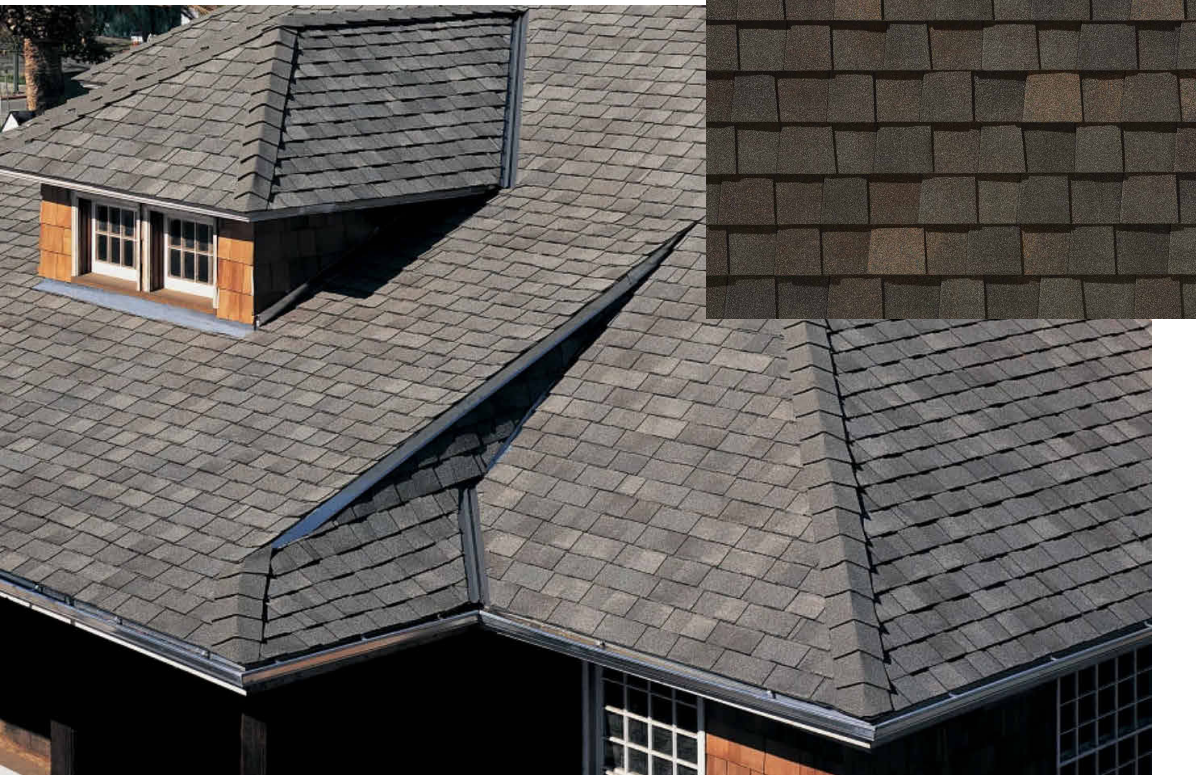




MORIN OLD PORT BLEND RED RANGE



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



ROOFING SHINGLES
CERTAINTED, LANDMARK TL LAMINATED ASPHALT SHINGLES
SHENANDOAH



WATERSTRUCK CLAY BRICK, THIN SLICED (AT CHIMNEYS)

Box - Lipped



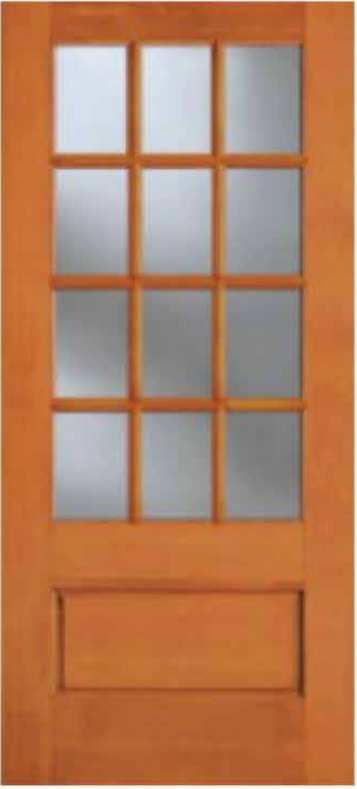
ALUMINUM GUTTERS, PAINTED

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

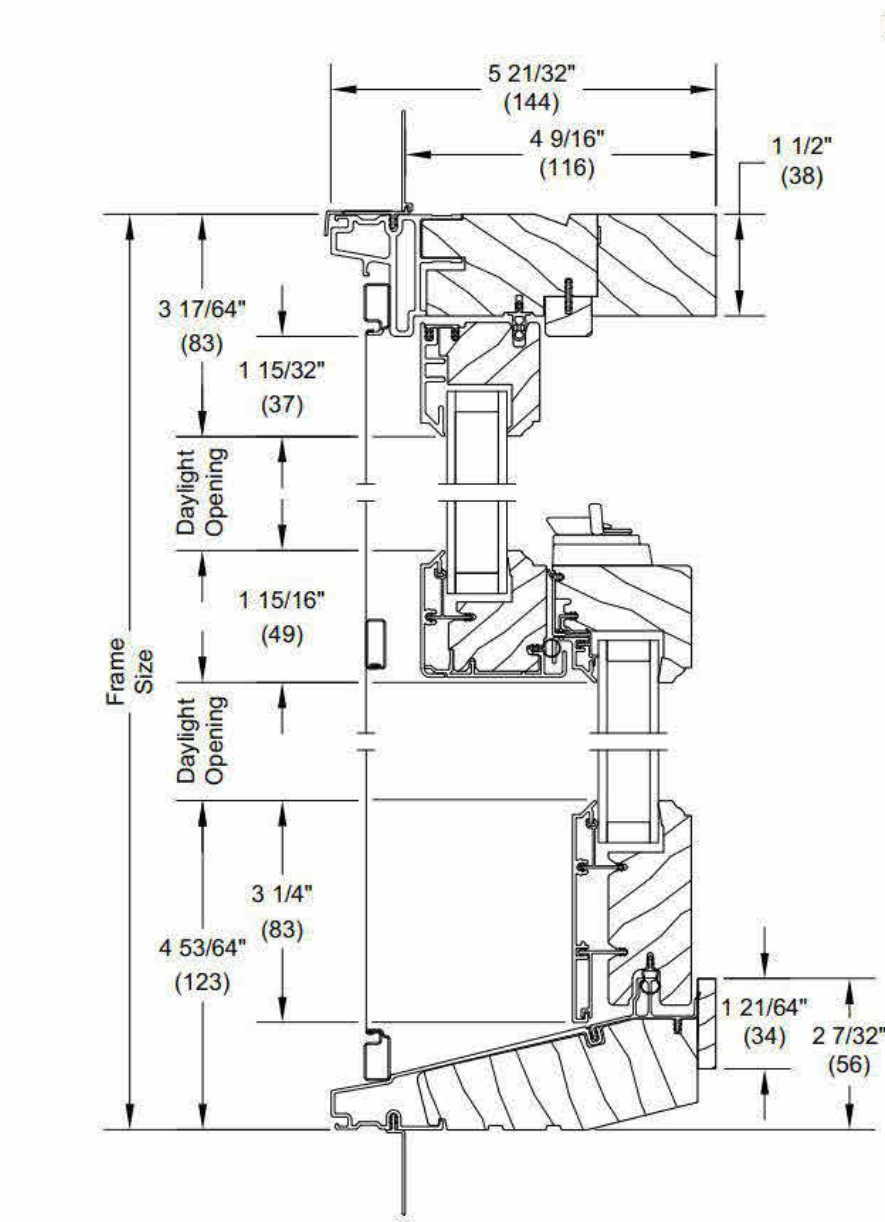
PORCH DOOR
SIMPSON
15 LITE WOOD



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

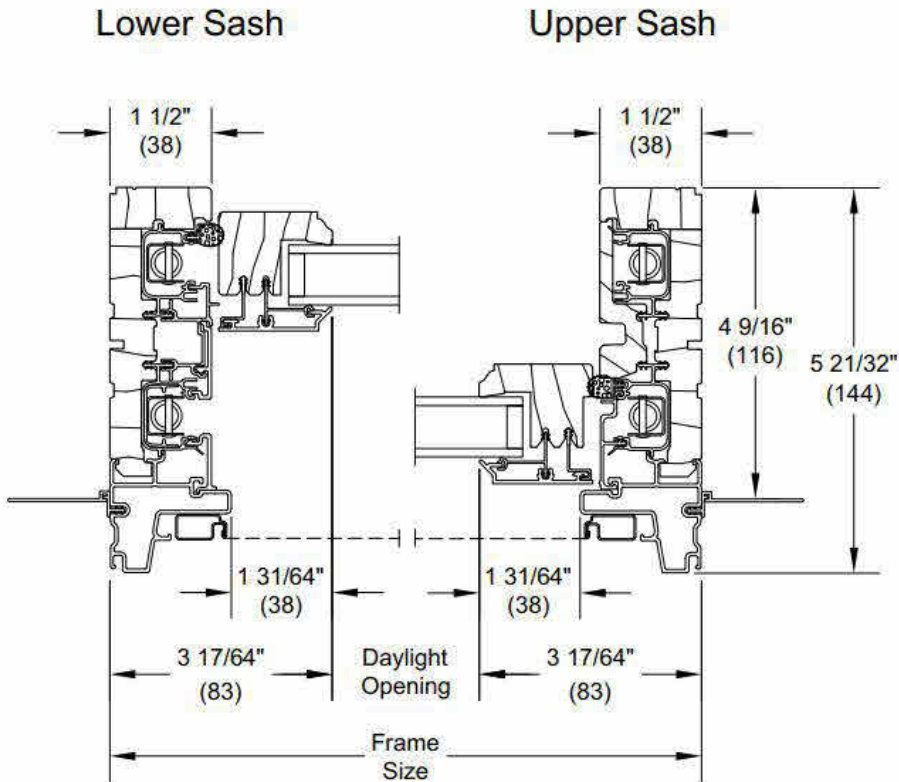
Section Details: Operating

Scale: 3" = 1' 0"



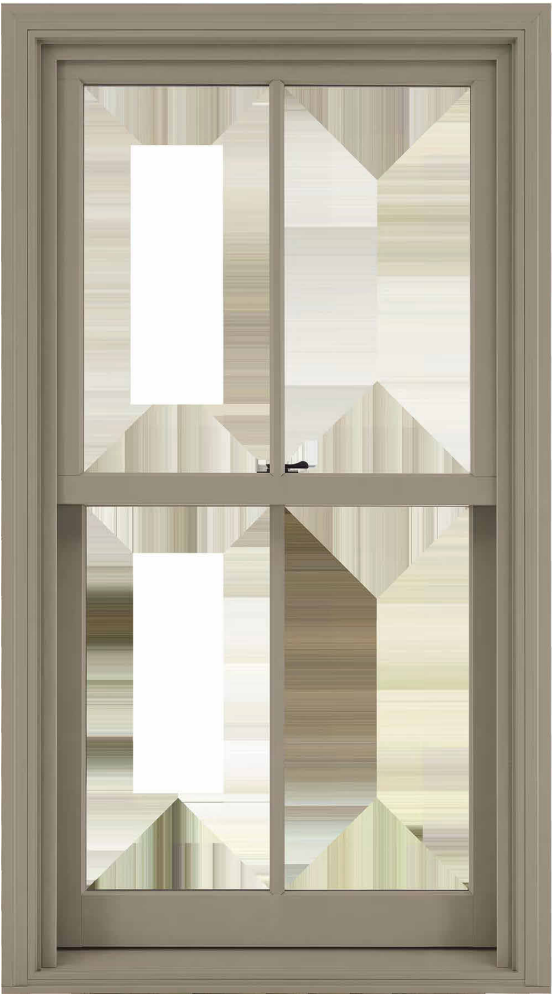
Double Hung

Ultimate Signature
Aluminum clad wood
half screens

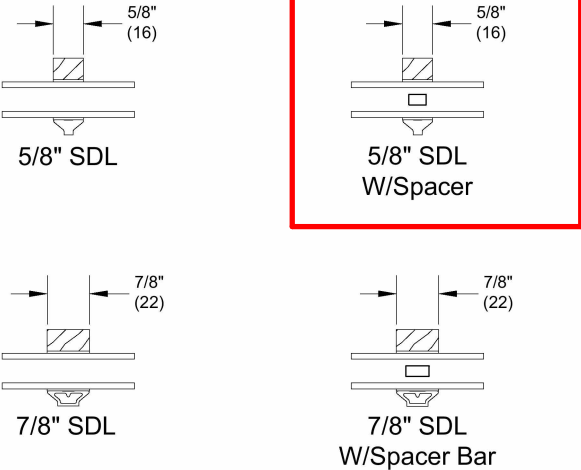


Color selection grid for the window frame:

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



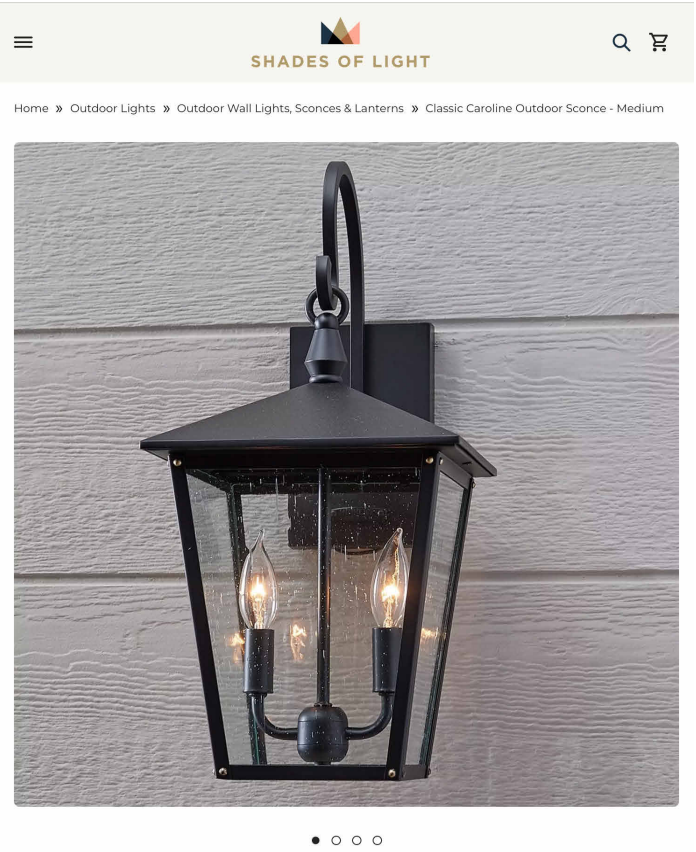
Simulated Divided Lite with
Spacer Bar (SDLS)



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

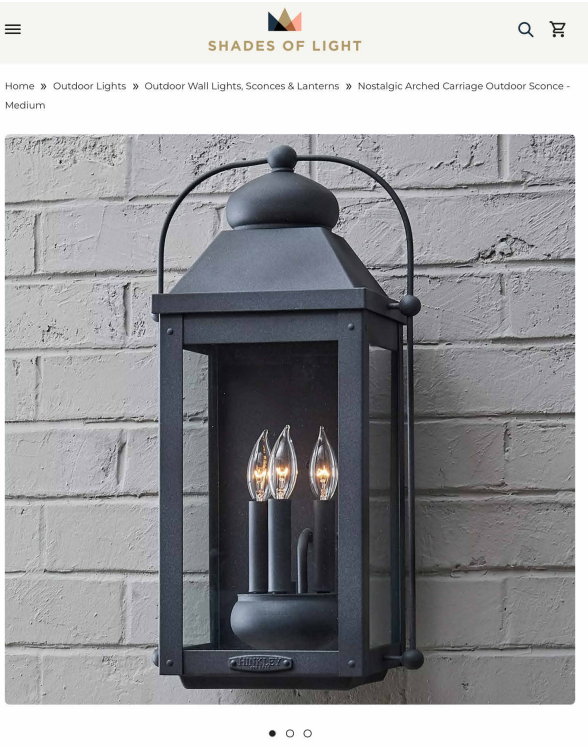


AT SIDE AND BACK PORCHES
GAS OPTION -
FRENCH QUARTER LANTERN FLUSH MOUNT
8" X 15"
COPPER FINISH
NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



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