

2025 MASTER PLAN



BACKGROUND

- Promotes respect for residents and the building of strong neighborhoods
- Provides over 600 units of housing throughout the city of Portsmouth
- Currently serves more than 1700 individuals and families
- Has been serving the community for over 60 years

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- 8.0 ELEVATIONS
- 9.0 EXISTING CONDITIONS



NOTE: GIDEON BECK HOUSE IS NOT SHOWN FOR CLARITY

MISSION

"To be the leader in making quality affordable housing available for low and moderate income members of the community while maintaining a commitment to excellence."



VIBRANT

Provide a high quality of life with an abundance of opportunities for living, working, and playing

- 1.1.1 Support reinvestment in underutilized buildings and land.
- 1.1.2 Enhance the quality and connectivity of pedestrian facilities.
- 1.1.3 Promote the creation of open spaces, seating areas and other outdoor amenities.



AUTHENTIC

Treasure the city's unique character, natural resources and historic assets

- 2.2.4 Consider archaeological review during site plan review process and public projects.



DIVERSE

Welcome residents of all ages, backgrounds and economic levels and support a wide variety of businesses

- 3.2.1 Streamline the approval process for affordable housing in order to reduce development costs.
- 3.2.2 Promote the development of mixed-income multifamily housing in appropriate locations with incentive zoning provisions, such as reductions in parking requirements and increased maximum heights.
- 3.2.5 Encourage the creation of smaller housing units, such as micro-units.
- 3.2.7 Support mixed-use redevelopment of suitable Portsmouth Housing Authority properties.



CONNECTED

Provide strong links throughout the community, supports all forms of mobility, and encourages walking, biking and transit

- 4.3.4 Develop strategies for determining parking requirements for large projects, including parking study requirements, shared parking provisions and site coverage maximums.



MARGESON APARTMENTS



FEASTER APARTMENTS



CONNORS COTTAGE



LAFAYETTE SCHOOL

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

PORTSMOUTH HOUSING
AUTHORITY
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

1.0



PLEASE NOTE:

Parking requirements will be reviewed at the Planning Board meeting on June 21, 2018

The upper deck of parking previously accessed from Court Street has been removed to facilitate the creation of a 50' X 180' open green space.

The access to the single parking deck below facing the Parrott Ave side will remain.

g2 + 1 LLC

Landscape Architecture Site Planning Graphics



COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

PRELIMINARY LANDSCAPE PLAN

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



**PORTSMOUTH
HOUSING**

2.0



COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

VIEW LOOKING EAST ON COURT STREET
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

3.0



COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

VIEW LOOKING WEST ON COURT STREET

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

3.1



COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

VIEW LOOKING NORTH EAST AT
COURTYARD
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

3.2



COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

VIEW LOOKING NORTH WEST AT
PEDESTRIAN ACCESS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

3.3



COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

VIEW LOOKING EAST ON COURT STREET

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

3.4



COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

VIEW LOOKING WEST ON COURT STREET

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

3.5



COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

VIEW LOOKING NORTH WEST

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

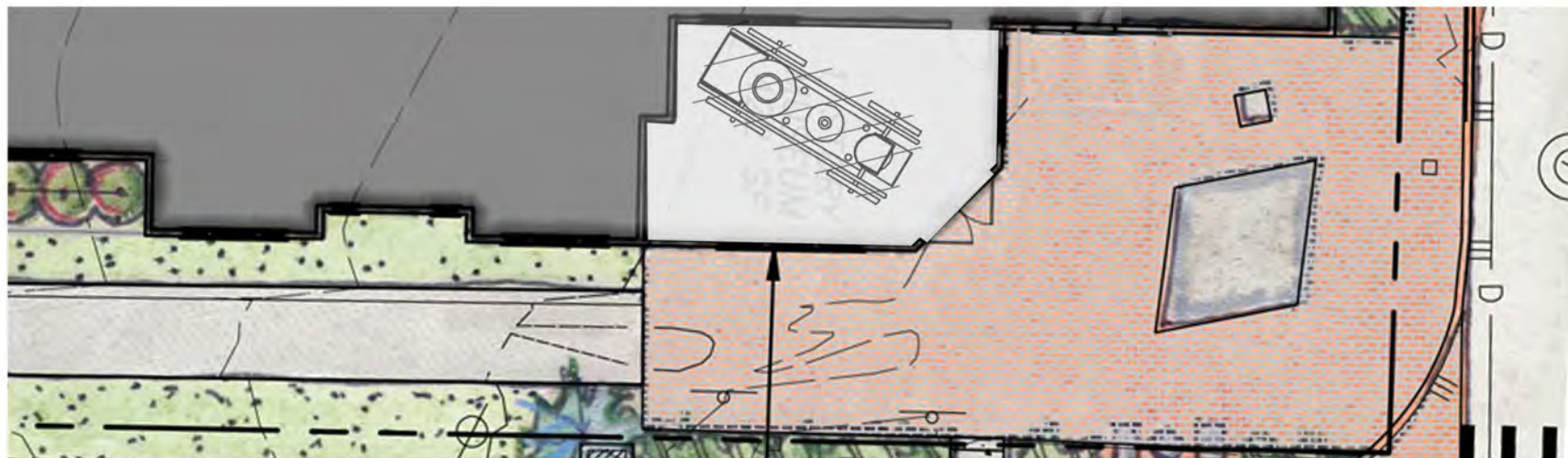
3.6



PROPOSED STEAM ENGINE ENCLOSURE



KEARSARGE STEAM ENGINE 3



PLAN VIEW

KEARSARGE STEAM ENGINE 3

"Kearsarge," an antique steam fire engine that served the city of Portsmouth for more than 50 years beginning in 1870. The engine, which weighed about 6,000 pounds when operational, required two horses to pull it and 40 firemen to operate it. The Kearsarge gained its place in New England history when on Nov. 10, 1872, it was sent by railroad, along with Portsmouth Mayor Thomas E.O. Marvin and 40 firemen, to Boston for what would be later known as the "Great Boston Fire of 1872."



NORTH ELEVATION



EAST ELEVATION

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

NORTH AND EAST ELEVATION
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

4.0



SOUTH ELEVATION



WEST ELEVATION

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

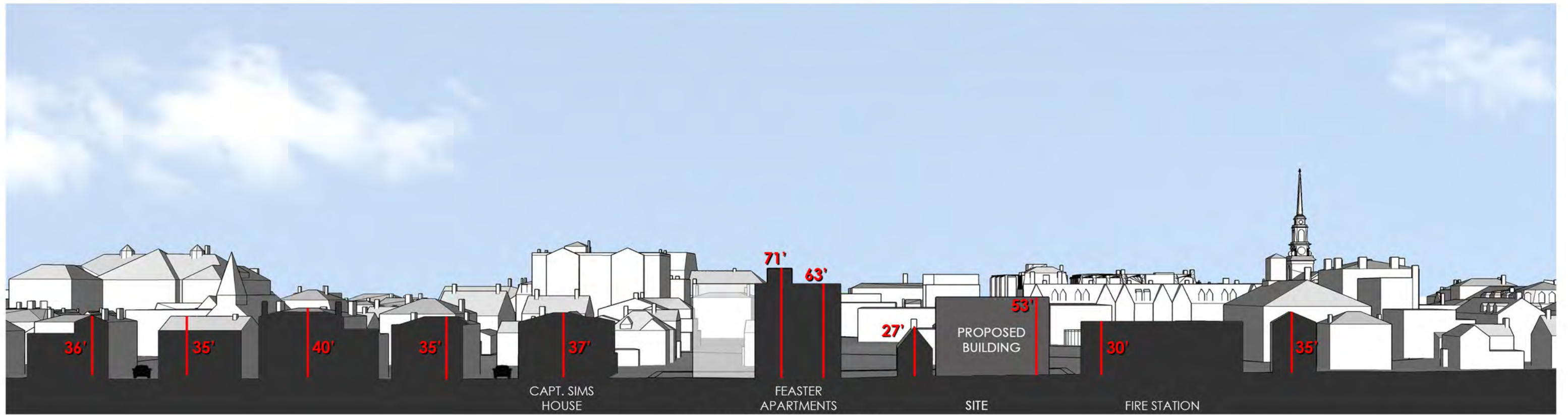
SOUTH AND WEST ELEVATION

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018

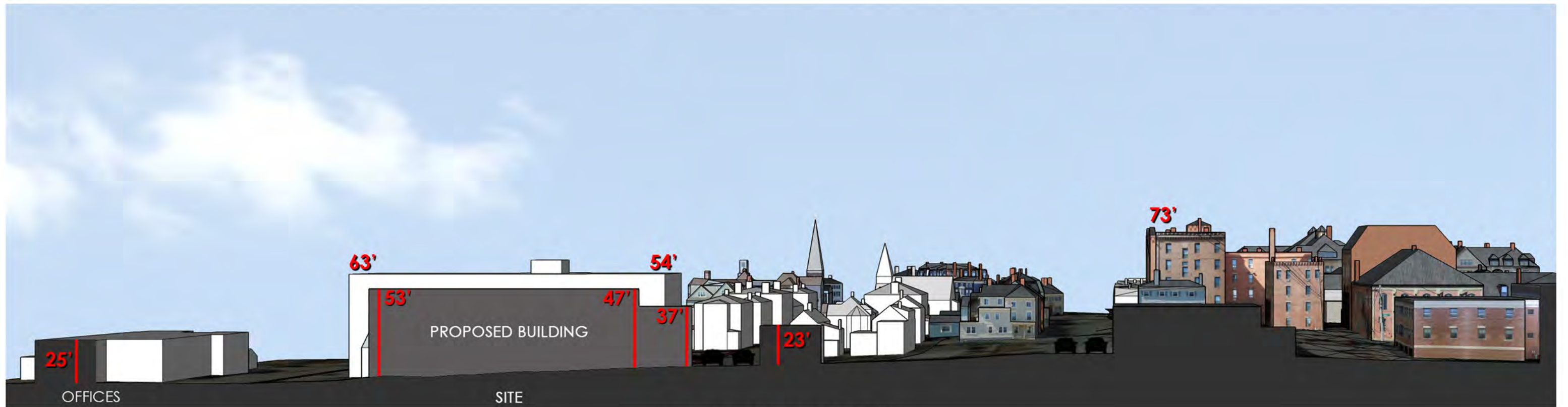


PORTSMOUTH
HOUSING

4.1



EAST WEST SECTION LOOKING NORTH



NORTH SOUTH SECTION LOOKING EAST

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

SITE SECTIONS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018

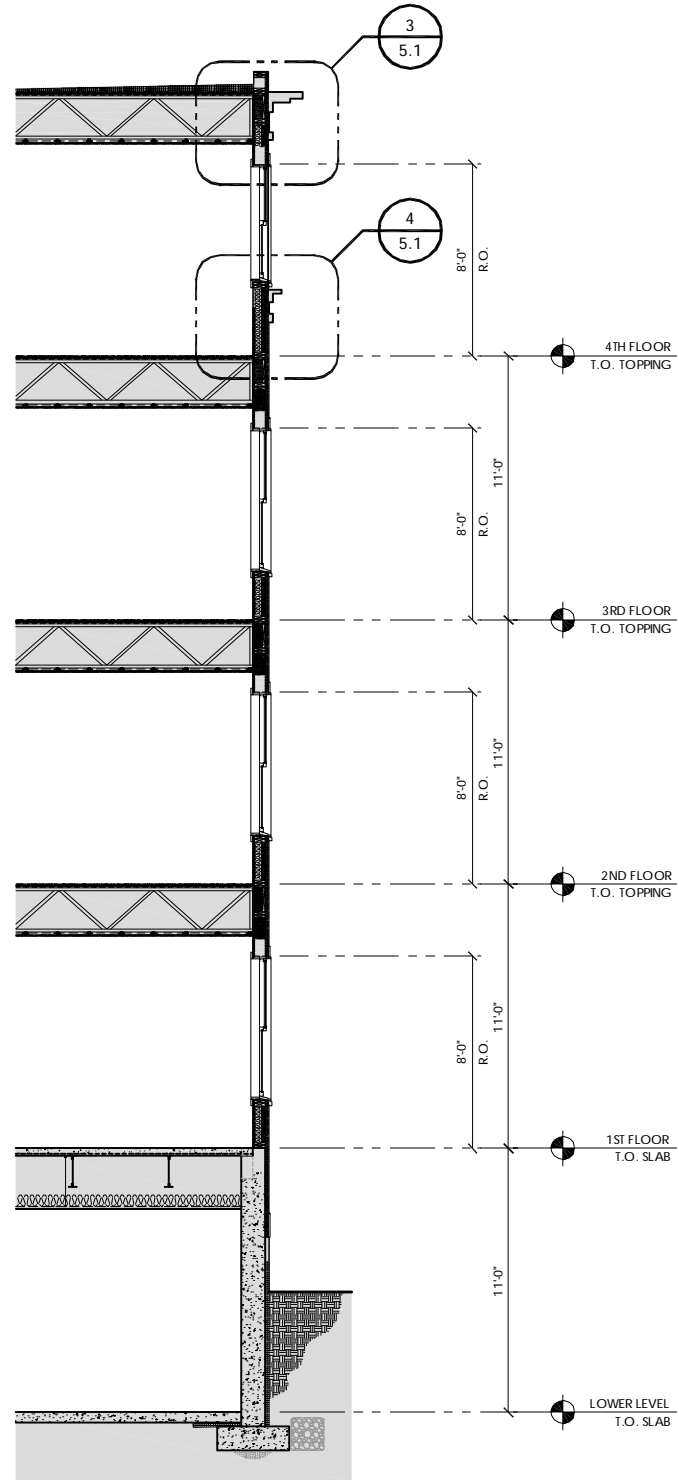


PORTSMOUTH
HOUSING

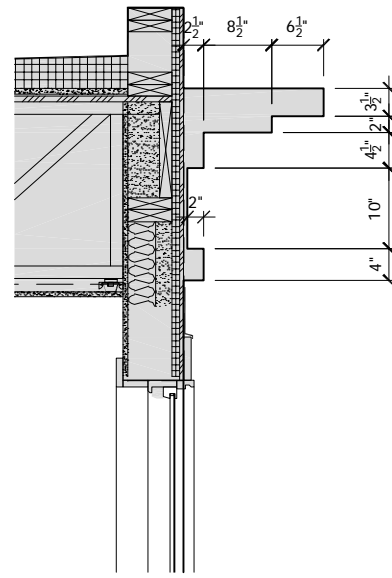
5.0



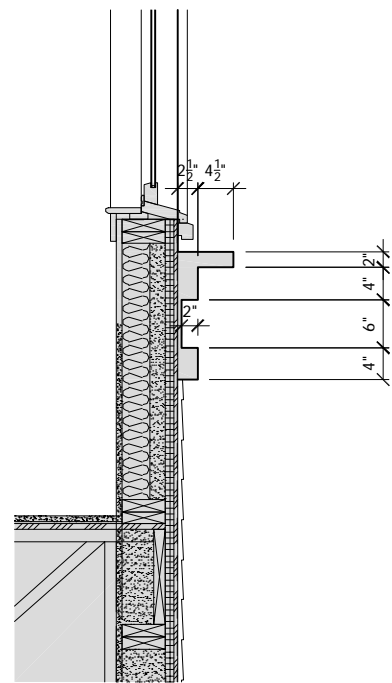
1 **DETAIL ELEVATION**
1/8" = 1'-0"



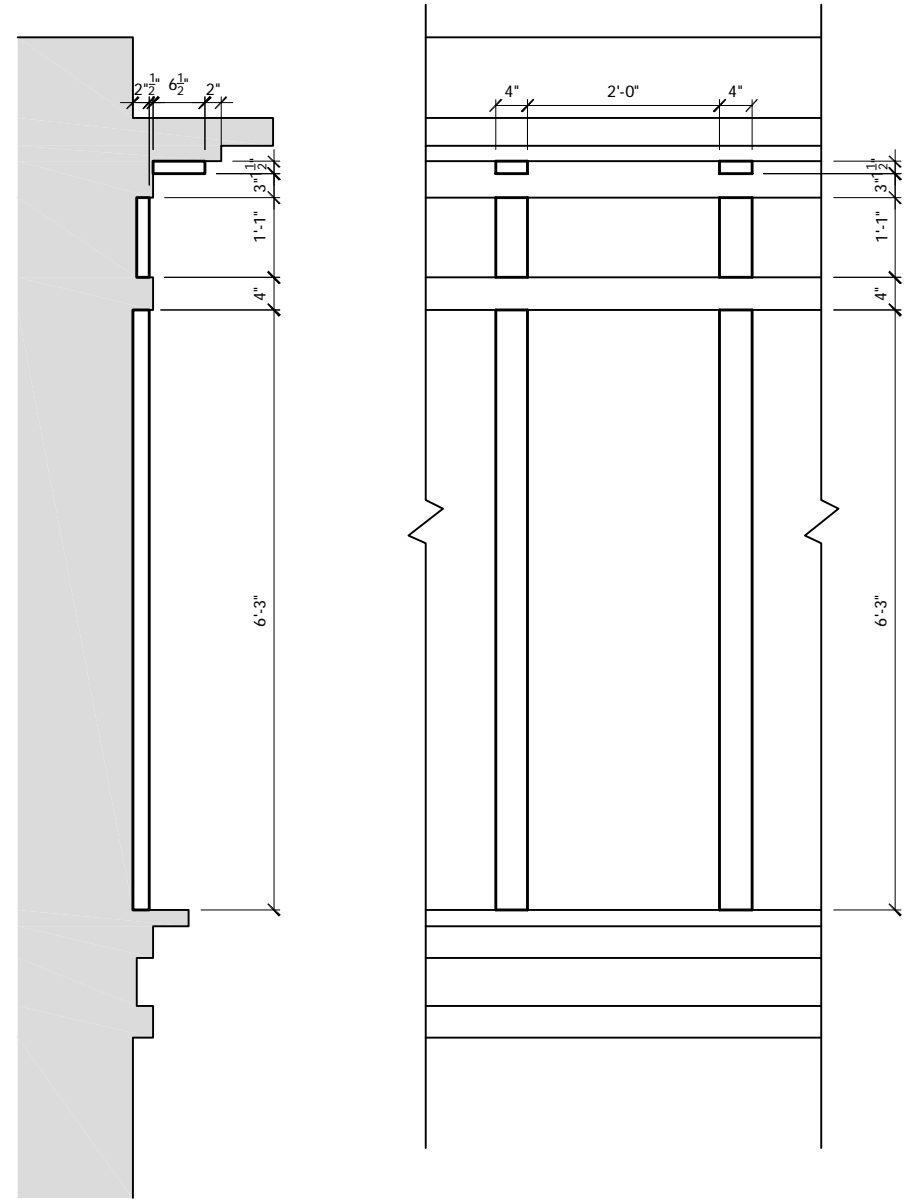
2 **WALL SECTION**
1/8" = 1'-0"



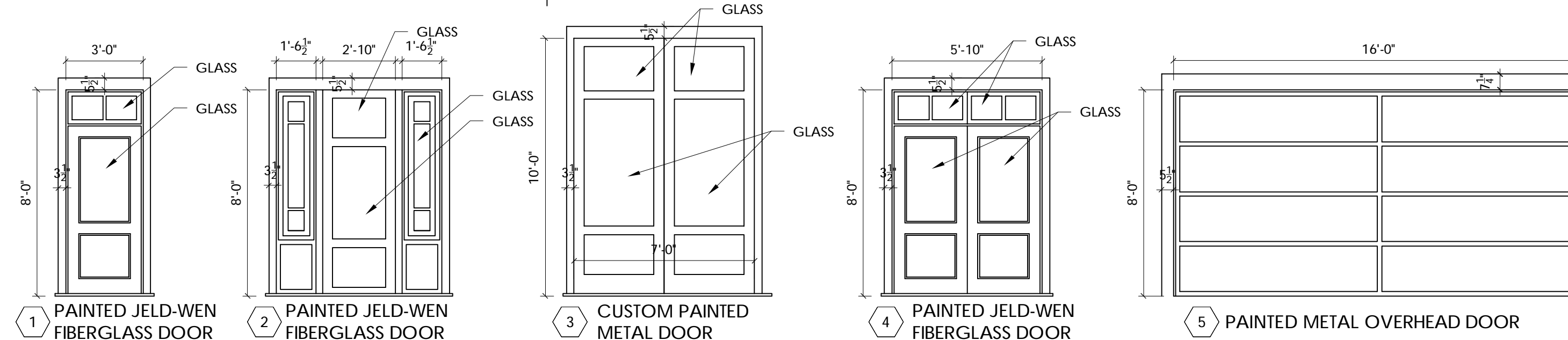
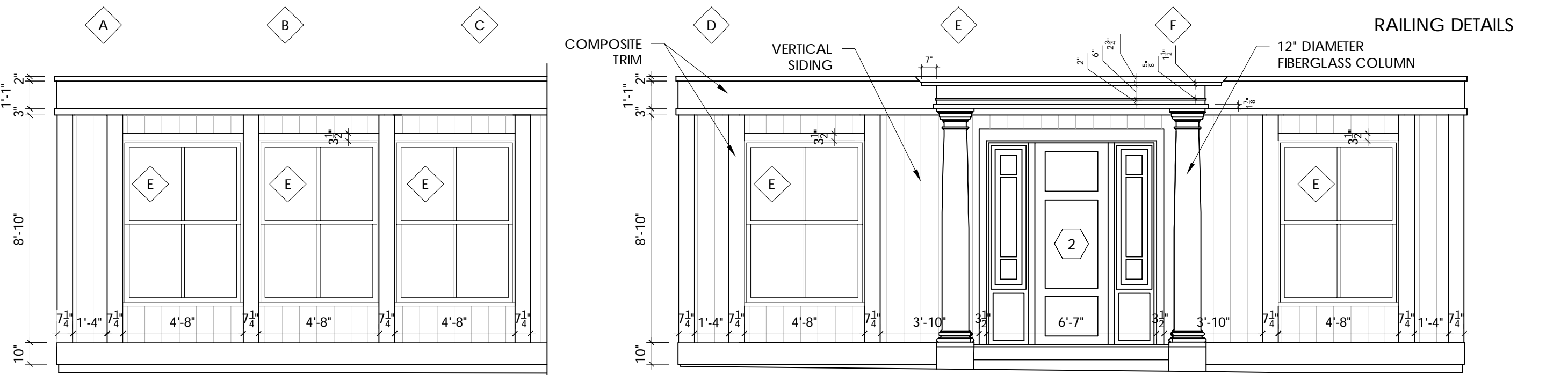
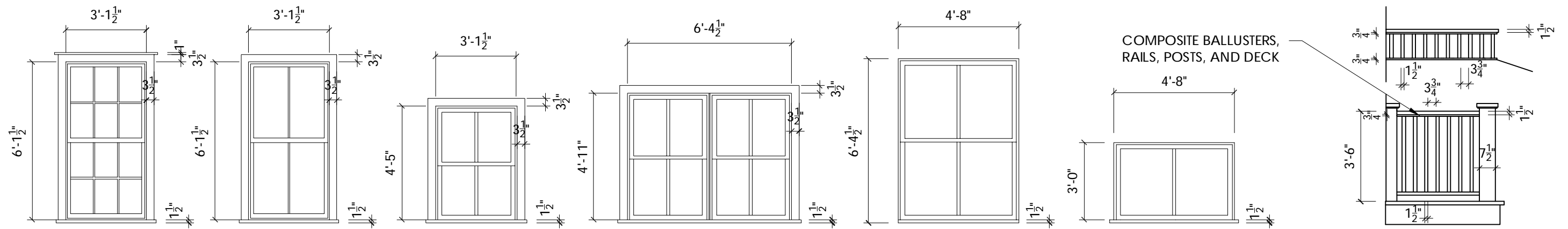
3 **EXTERIOR DETAIL**
1/2" = 1'-0"



4 **EXTERIOR DETAIL**
1/2" = 1'-0"



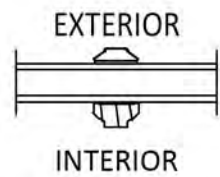
5 **BRACKET DETAIL**
1/2" = 1'-0"



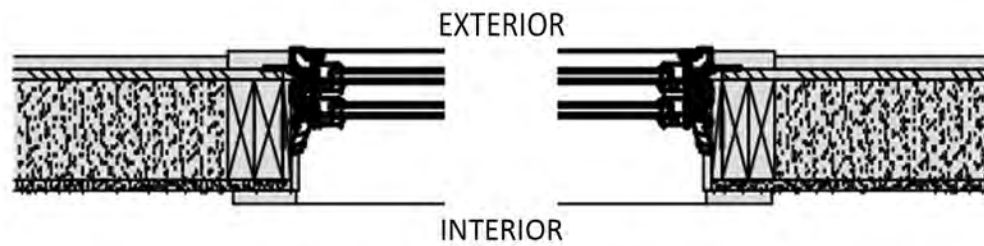


from **MARVIN**
Windows and Doors

Built to perform.®



SDL BAR DETAIL

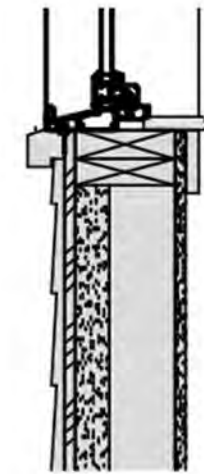


JAMB DETAIL

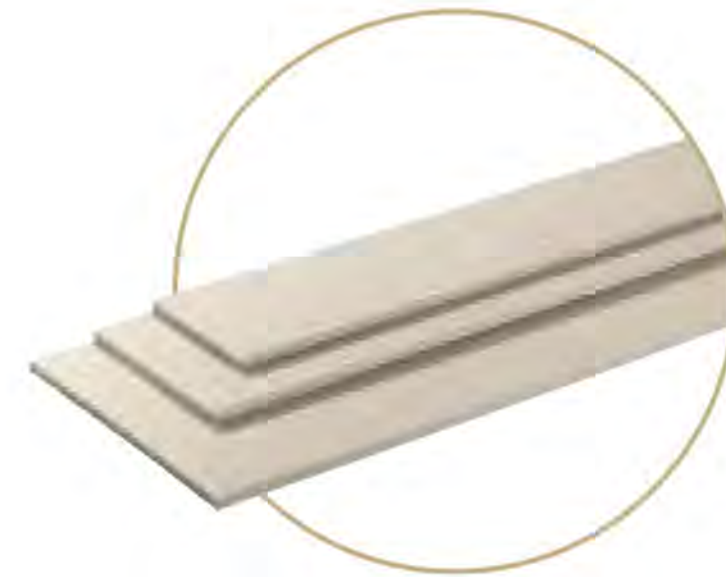
HEAD DETAIL



MEETING RAIL



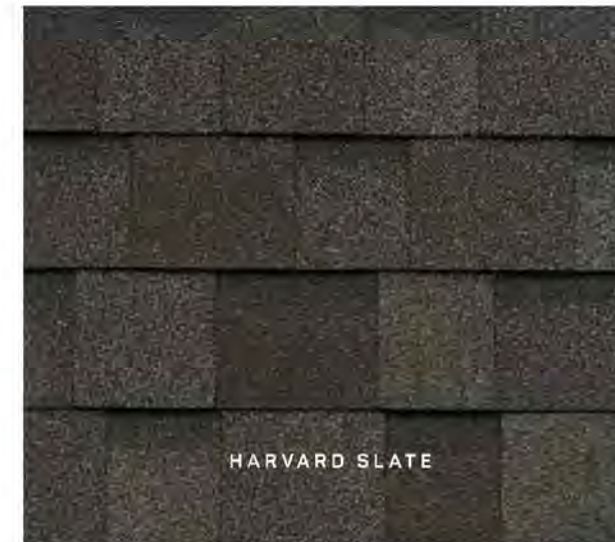
SILL DETAIL



LAP SIDING

Manufacturer:
Color:

LP SMARTSIDE - 76 SERIES LAP - 7" EXPOSURE
T.B.D.



ARCHITECTURAL SHINGLES - IKO

Manufacturer:
Color:

IKO - CAMBRIDGE
HARVARD SLATE

WINDOWS

Manufacturer:
Color:

INTEGRITY - ULTREX DOUBLE HUNG
BLACK

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

MATERIALS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

6.0



COLUMN

Manufacturer: BROSCO SPLIT-FIT COLUMN - ROUND SMOOTH
Color: PAINT TO MATCH ADJACENT STOREFRONT TRIM



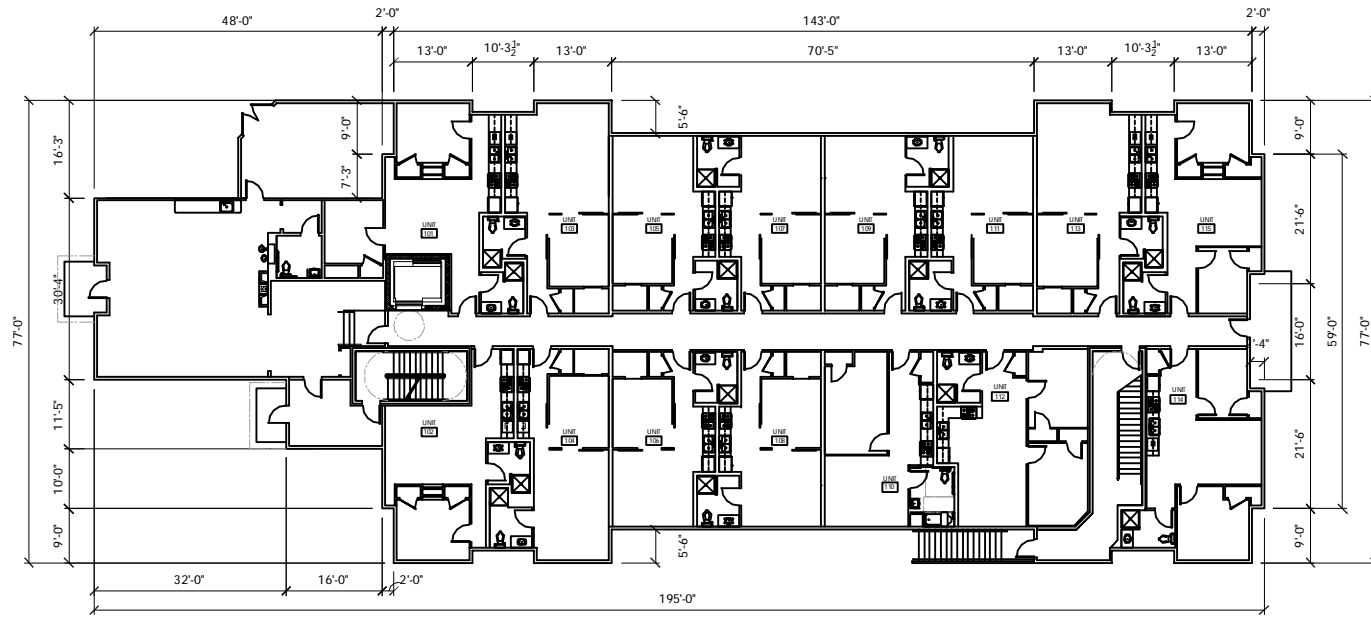
COMPOSITE DECKING

Manufacturer: TREX SELECT 1" X 5 1/2"
Color: WINCHESTER GREY

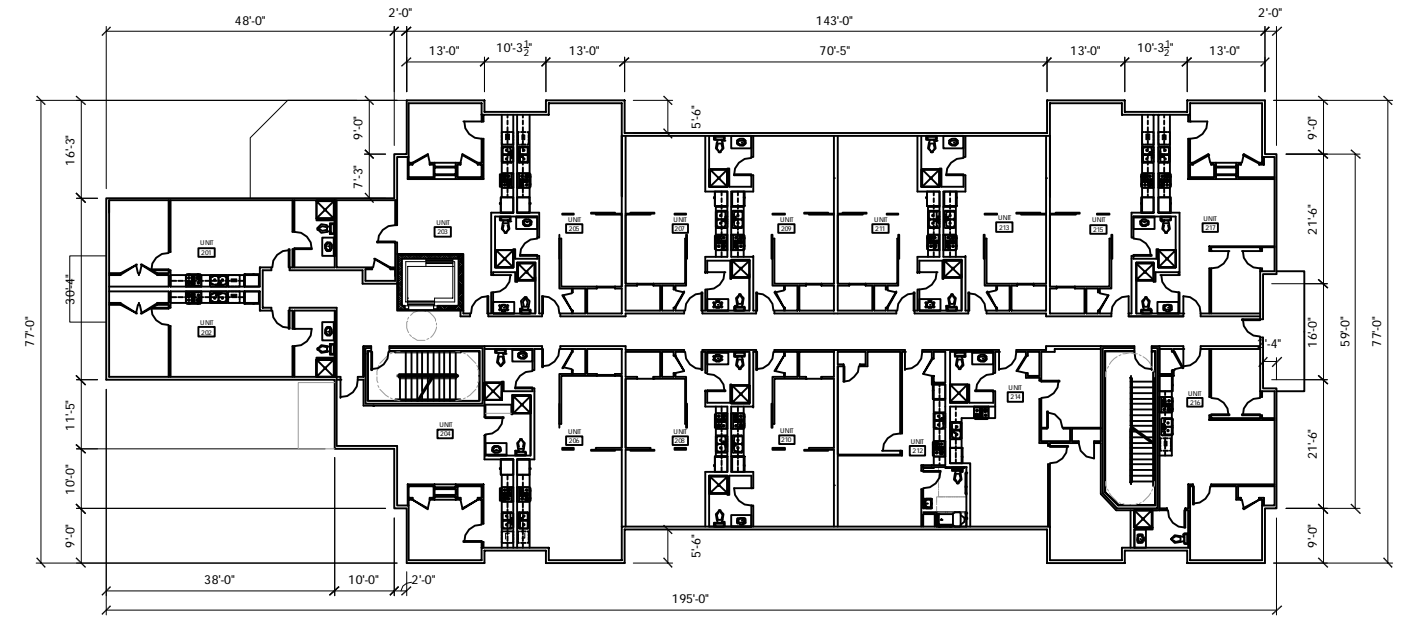


LED LIGHT FIXTURE

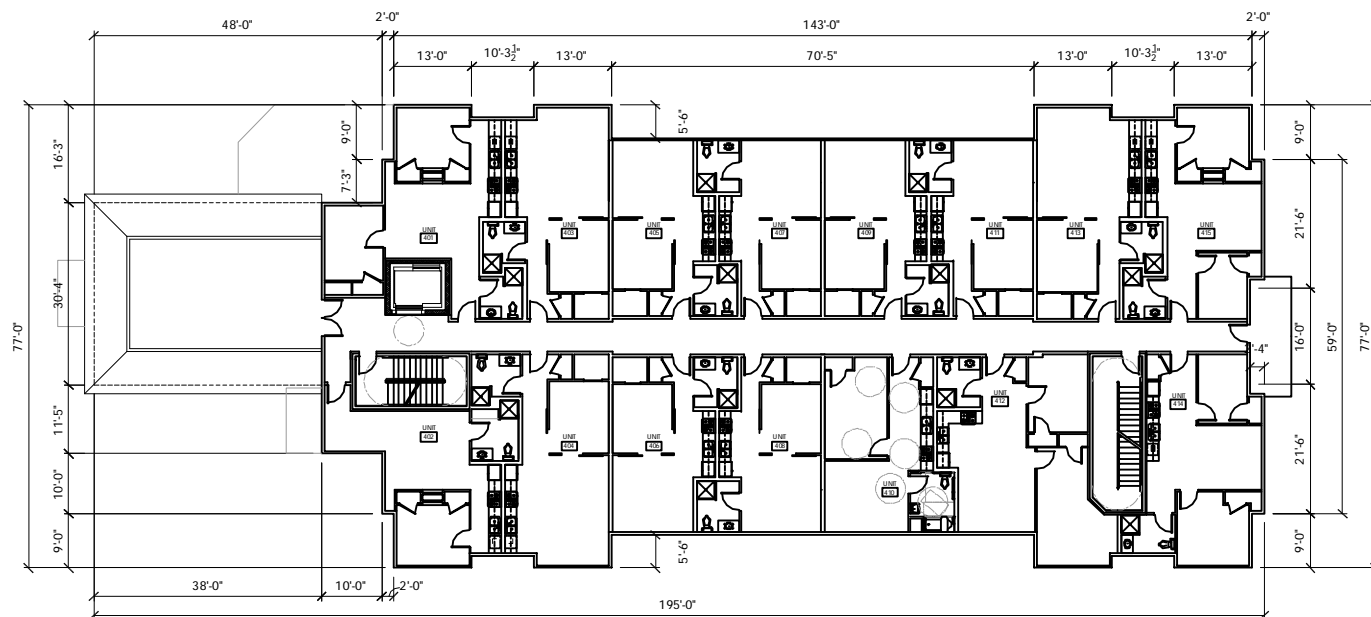
Manufacturer: AURORA LIGHT - LVM350-C11-GTL CYRANOS
Color: BRONZE LIVING PATINE; EXTRA DARK



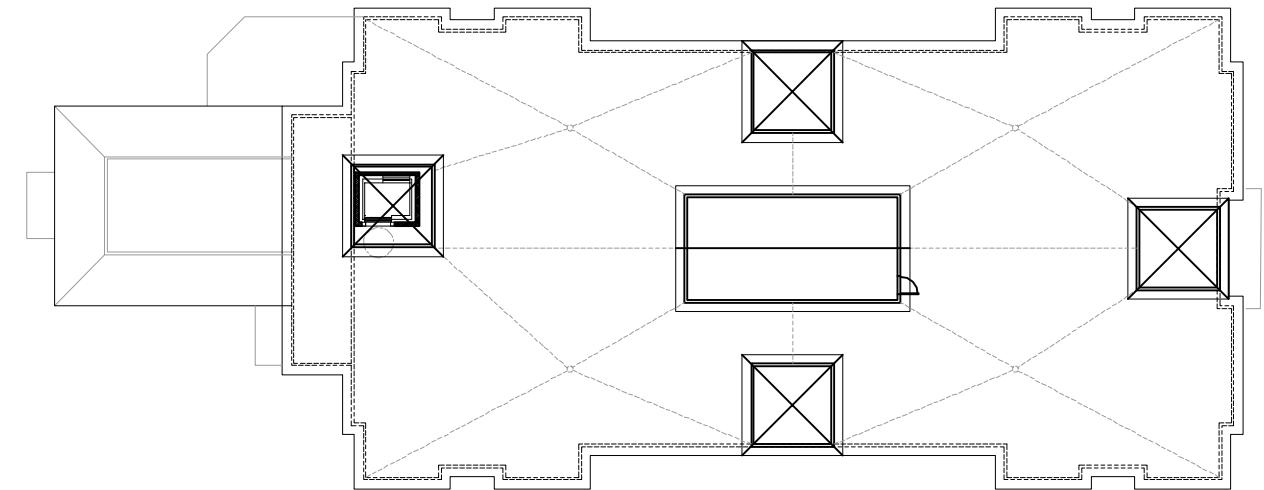
1 FIRST FLOOR PLAN
1/32" = 1'-0"



2 SECOND AND THIRD FLOOR PLAN
1/32" = 1'-0"



3 FOURTH FLOOR PLAN
1/32" = 1'-0"



4 ROOF PLAN
1/32" = 1'-0"



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0" ON 22 x 34 SHEET

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

NORTH ELEVATION
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



8.0



1 PARTIAL EAST ELEVATION

SCALE: 1/4" = 1'-0" ON 22 x 34 SHEET

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

EAST ELEVATION

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

8.1



SCALE: 1/4" = 1'-0" ON 22 x 34 SHEET

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

EAST ELEVATION

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

8.2



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0" ON 22 x 34 SHEET

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

SOUTH ELEVATION

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

8.3



1 PARTIAL WEST ELEVATION

SCALE: 1/4" = 1'-0" ON 22 x 34 SHEET

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

WEST ELEVATION
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



8.4



1 PARTIAL WEST ELEVATION

SCALE: 1/4" = 1'-0" ON 22 x 34 SHEET

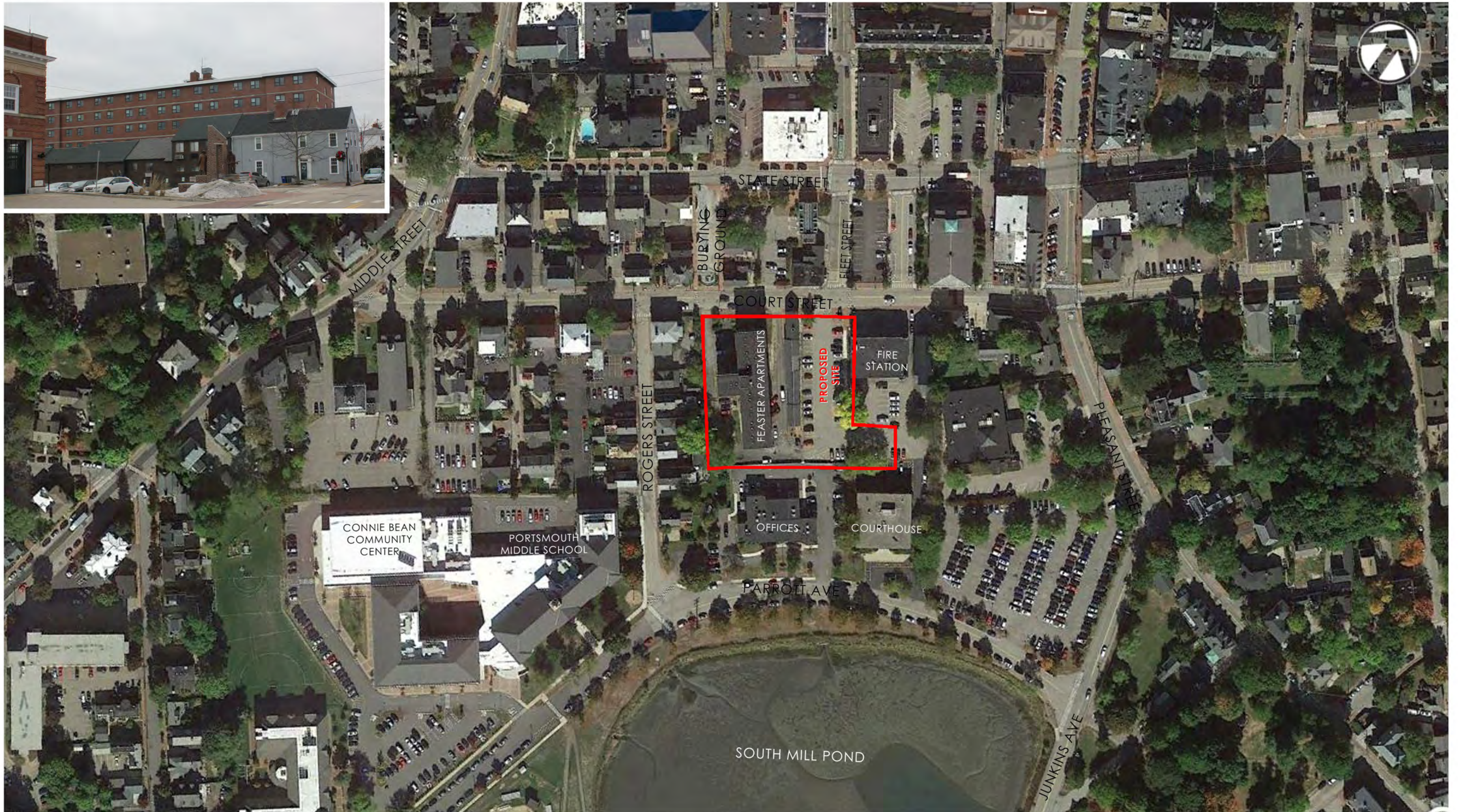
COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

WEST ELEVATION
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

8.5



COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW OF
SITE AND SURROUNDINGS
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

NOT TO SCALE

9.0



1 COURT STREET VIEW WEST FROM PLEASANT STREET



2 VIEW EAST DOWN COURT STREET



3 VIEW SOUTH FROM AFRICAN BURYING GROUND



4 VIEW SOUTH FROM THE NORTH

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

STREET VIEWS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

9.1



VIEW NORTH FROM SITE



VIEW WEST FROM SITE



VIEW SOUTH FROM SITE



VIEW EAST FROM SITE

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 11, 2018



PORTSMOUTH
HOUSING

9.2