

Date:

Request for a Work Session

Historic District Commission

Owner: LUCY KIMBERLEY A REVOC'
LIVING TRUST & JAMES &
KIMBERLEY LUCY, TRUSTEES

Applicant: BRENDAN McNAMARA
(If different)

Address: 17 WINDSOR GREEN RD.
(Street)
GREENLAND, NH, 03840
(City, State, Zip)

Address: 19 DOE DRIVE
(Street)
ELIOT, MAINE, 03903
(City, State, Zip)

Phone: (603) 767 8058

Phone: (207) 439 3521

Signature: J.L. w

Signature: BMcNamara

LOCATION OF STRUCTURE

Address: #127 / #137 HIGHST., PORTSMOUTH, NH

Map: #127 118 Lot: 21 Zoning District: CD4-L1
#137 118

Brief Description of Work: AT #137, RESTORE, REMODEL & ADDITION AT REAR.
CONSTRUCT NEW SINGLE FAMILY DWELLING AT REAR. AT #127, RESTORE,
REMODEL & ADDITION AT REAR. THE PROPERTIES ARE TO BE JOINED.

Name of Presenter for HDC Work Session: BRENDAN McNAMARA
RESIDENTIAL DESIGNER

	Meeting (01)	Meeting (02)	Meeting (03)	Meeting (04)	Meeting (05)
Date					
Fee Paid					
Payment Type					

Revised: 11 Apr 17

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***15-#127, Proposed Elevations, ¼"=1'0", reduced to fit 11x17.**

***16-#127, Proposed Floor Plans, 1/8"=1'0".**

**PROPOSED REMODEL, ADDITION AND CHANGES TO #127 & #137 HIGH ST.,
PORTSMOUTH, NH. 12.11.2017.**

NARRATIVE

Tax card information suggests that #127 was built (or placed) in this location in 1820. The structure is clearly of Historic importance as evidenced by its front wall plaque. A building of its size appears on the 1813 map, but with a different orientation.

Tax card information on #137 suggests it dates from 1860.

Both buildings appear on the 1892 map in their current placement. Further research will be undertaken, principally in regard to a more original window and exterior configuration for #127. The exterior of #137 appears to be very original, although the windows and doors have been replaced.

#127 is a Single Family Residence, while #137 has been divided into (3) Units.

Both properties are owned by James and Kimberley Lucy. The Lucy's now live in Greenland but #137 was their primary residence. They appeared before you in 2016 (using a different designer) with a proposal that involved combining the (2) properties, restoring #127, with a minor addition, changing the rear of #137, and adding a (2) family "Townhouse" at the rear of the joined properties. This proposal was not approved by the BOA.

In consultation with the Planning Department we have now assembled a different, more "limited" approach. This involves the following;

-the properties are combined, as previously proposed. The combined properties existing use is (4) Residential Dwelling Units. The Proposed configuration is (3) Dwelling Units and (1) Commercial/Office Unit. The area of the New Dwelling Unit at the rear of #137 (832sf) is less than that of the converted Office Area (1,138sf).

-#127 (Unit #3), is to be restored generally and returned to a more "original" window configuration. As part of this we propose a slight enlargement of the existing rear addition along with the creation of a 2nd Floor deck.

-the main house structure of #137 would be fully restored, but the existing rear shed roof portion would be demolished to 2st Floor level, while preserving the rear Kitchen fireplace and chimney. A 28' x22', 1 ½ story addition (+/- 3'6" knee walls) would be built at the rear of this structure and incorporated to the main house as shown on the plans included. The general appearance of this is to be that of an attached "Coach House" off the rear "Kitchen" to the main house. It is our intention that this structure is clearly, visually, subservient to the main house structure. It will contain a (2) car Garage with Living space in the "roof" above. The First Floor of the original building will be converted into an Office (Unit #1), to more align with the zoning requirements. The Garage and Second Floor space would be dedicated to (1) Residential Unit (Unit #2).

-a new Single Family Dwelling (Unit #4), is proposed to be built across the rear of #137. This 20'x38' structure with 6'x12', Sunroom bump out, is to assume the appearance of a Stable and Service Building. Essentially an "out building" to the Main House of #137. This would be a 2-story, hip roofed, structure, keeping it as low as possible, while still providing amenable space for the occupants.

This approach endeavors to create a descending order of buildings from front to rear, primary, secondary and tertiary. Main house, Kitchen/Coach House, Stable/Service Building. The Driveway and Turnaround would assume the appearance of a "Coach Yard". All other available open space would be utilized as lawn and garden areas. The elements of these would reflect the nature of a Colonial Garden. That is in homage to the Moffat-Ladd House, but subservient to it. Pruned hedge rows and climbing vines would be used to create as much privacy as possible between the units, and to the adjoining properties.

Other than to meet non-combustible requirements of the Building Department, the (3) buildings would be restored and built having all wood exteriors, including Western Red Cedar rooves. Traditional, all-wood, Green Mountain Windows and Doors would be used.



VIEW FROM
HIGH STREET



VIEW FROM
HIGH STREET



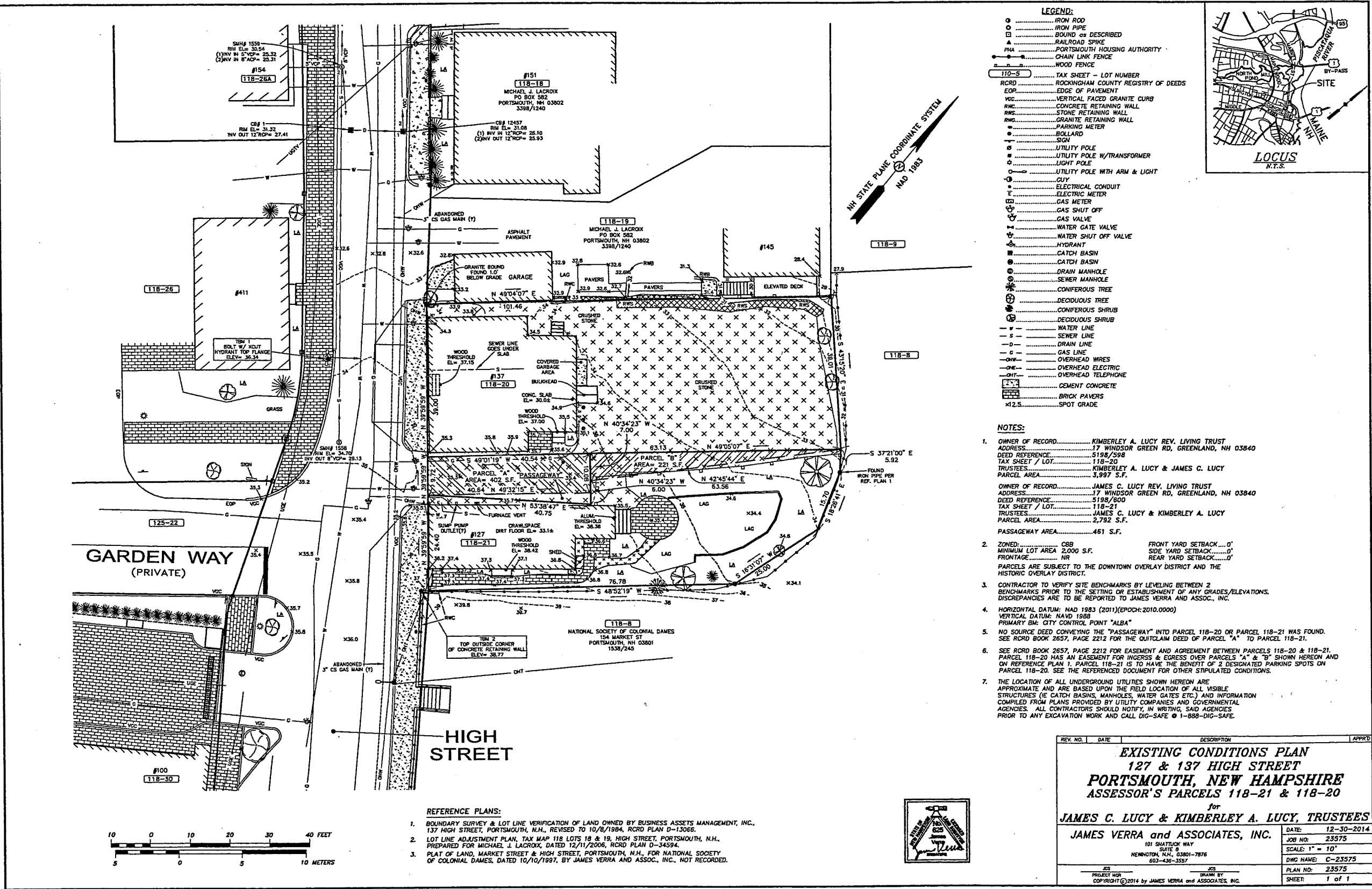
VIEW FROM
REAR

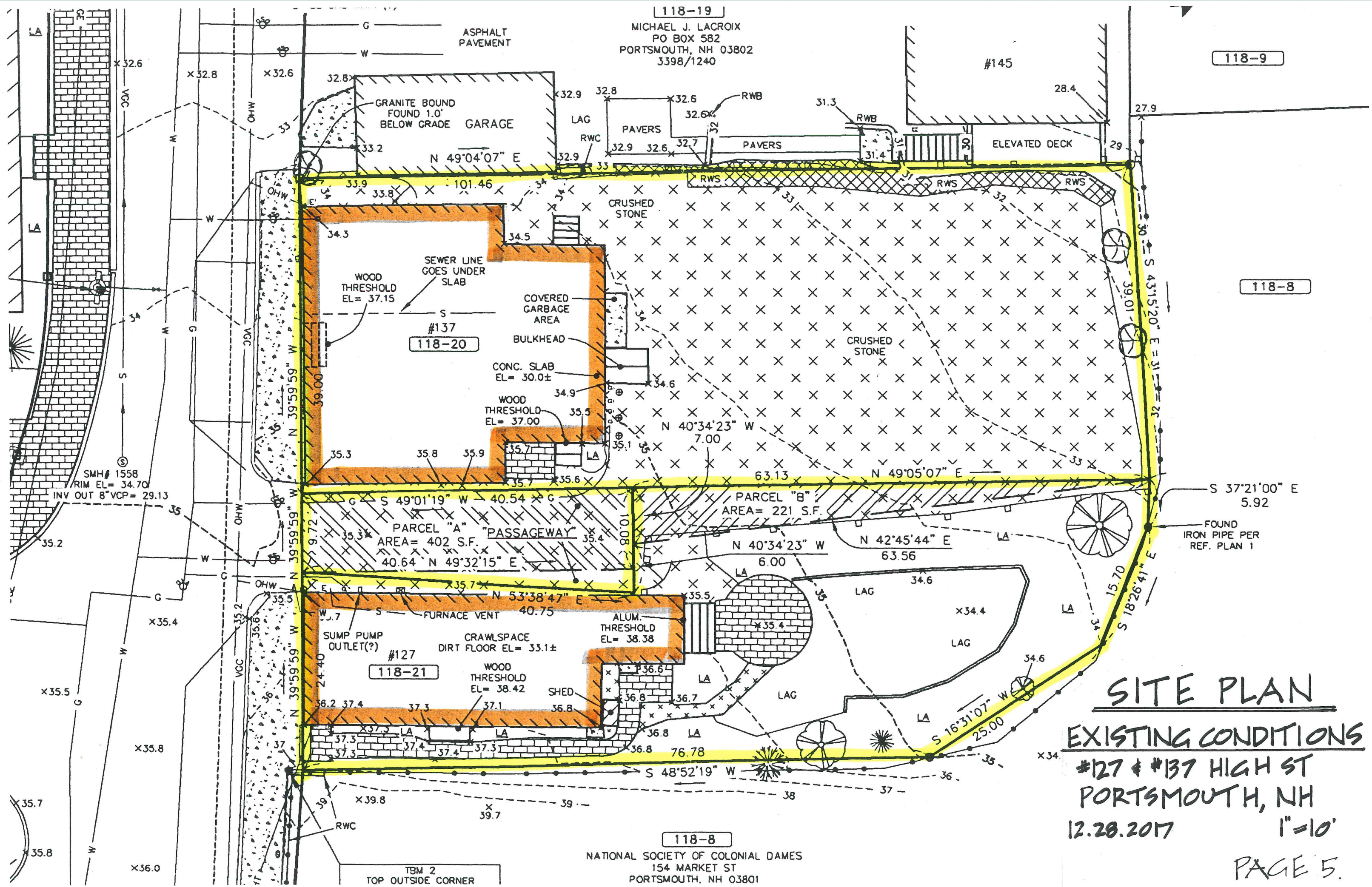


VIEW FROM
REAR

TITLE: PHOTOGRAPHS, EXISTING
CONDITIONS
DATE : 7.24.2018

REMODEL & ADDITION
at #127 & #137 HIGH STREET
PORTSMOUTH, NH.





HIGH STREET

#145, 118-19

SINGLE FAMILY RESIDENCE

#182 MARKET ST
118-9

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PRESIDENTIAL ARCHITECTURE

#137, MAIN HOUSE

- FULL RESTORATION
- UNIT #1, 1ST FLOOR, OFFICE
- UNIT #2 (2) CAR GARAGE & 2ND FLOOR RESIDENTIAL UNIT INCL. ATTIC.
- EXISTING BASEMENT FOR USE OF UNIT #1 & MECHANICALS FOR HEATED DRIVEWAY

WINDOW WELL
FOR BASEMENT IS
EGRESS -

#137, REAR ADDITION

- 22' x 28', 1 1/2 STORY SERVING UNIT #2
- (2) PARKING SPACES WITHIN GARAGE

8.5' x 19'
PARKING SPACE
FOR UNIT #4

SHED DORMER.

SHEB DORMER.

UNIT "I", ENTRY
PORCH

DRIVEWAY & TURNAROUND
(HEATED FOR SNOW REMOVAL/
EXCLUSION)

NEW DWELLING UNIT

- UNIT #4 (2) STORY W'
BASEMENT. 20' x 38' W'
6' x 12' SUNROOM / 2ND FL. DECK
- DORMERS TO 2ND FLOOR
CATHEDRAL CEILING.

WINDOW
WELLS FOR
BASEMENT
EGRESS

REAR OF:
#154 MARKET ST.
118-B
(MOFFAT LADD HOUSE)

6' x 12' 2ND FL. DEC
WITH LIVING SPACE
AT 1ST FLOOR

GRAHTE
LANDING
STEP.

#127, UNIT #3

- RESTORATION & WINDOW CHANGES
- ENLARGE DEAD ADDITION (WITH NEW) TO MAKE 2ND FL. DECK WITH LIVING SPACE AT 1ST FLOOR.

LINE OF
EXISTING

NEW 10'x12'
2ND FL. DECK W/
LIVING SPACE
AT 1ST FLOOR
(OVER EXISTING)

GRANITE
LANDING
& STEP.

8.5' x 19'
PARKING SPAC
FOR UNIT #3
(#127)

8.5' x 10'
PARKING SPACE
FOR UNIT #1
(#137)

76.78

REAR OF; #154-MARKET ST., 118-8

PROPOSED LOT SIZE;
 #127 + PARCEL 'B' + #137 +
 PARCEL 'A' + 'PASSAGEWAY'
 (2,571 + 221 + 3,997 + 461)
 = 7,249 sf

PROPOSED BUILDING
COVERAGE:

UNITS #1 & #2 (1,797 sf) +
 UNIT #3 (696 sf) +
 UNIT #4 (832 sf) = 3,325 sf
 THEREFORE, 45.9%

TITLE: PROPOSED SITE PLAN (LOTS COMBINED)

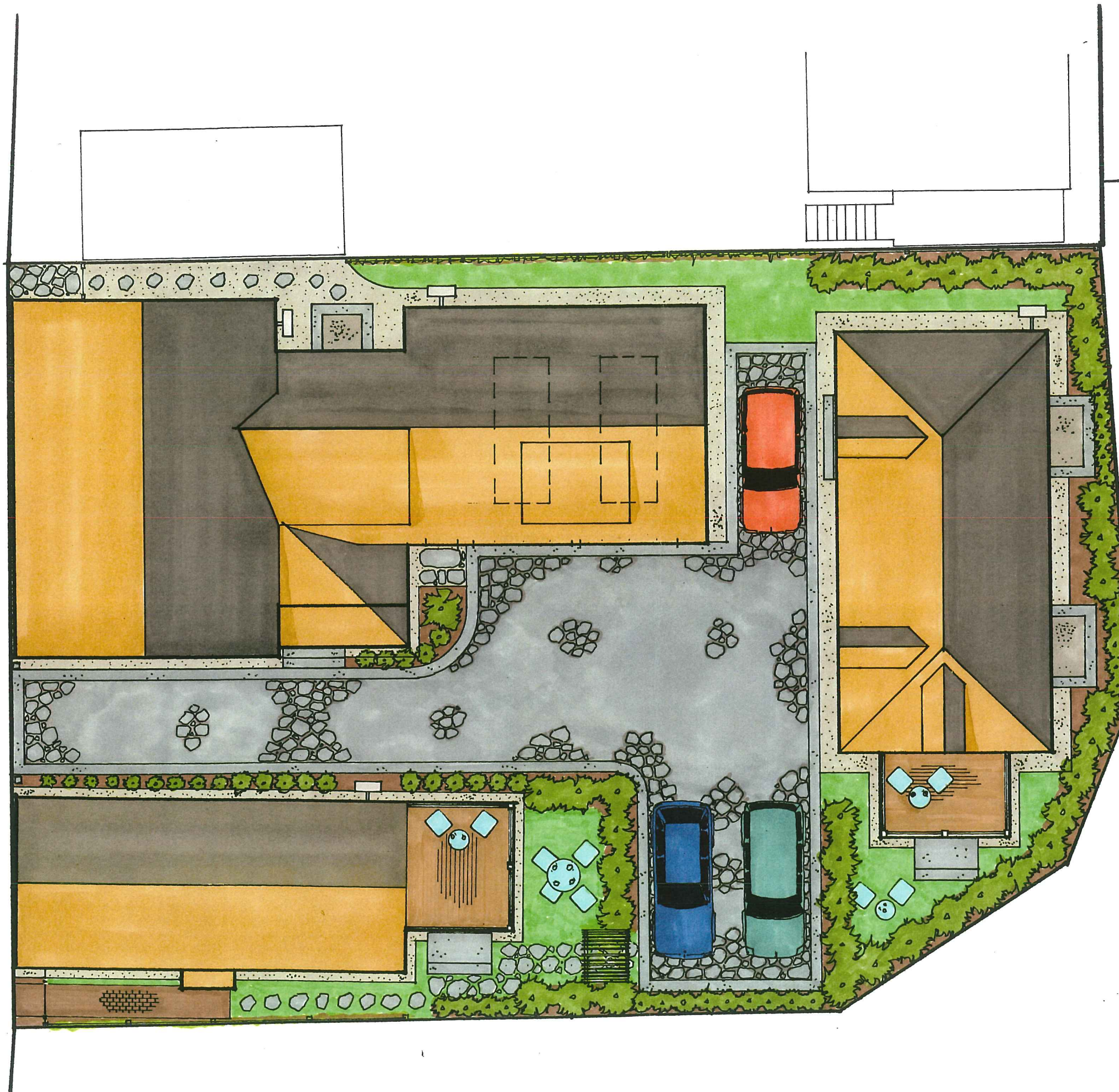
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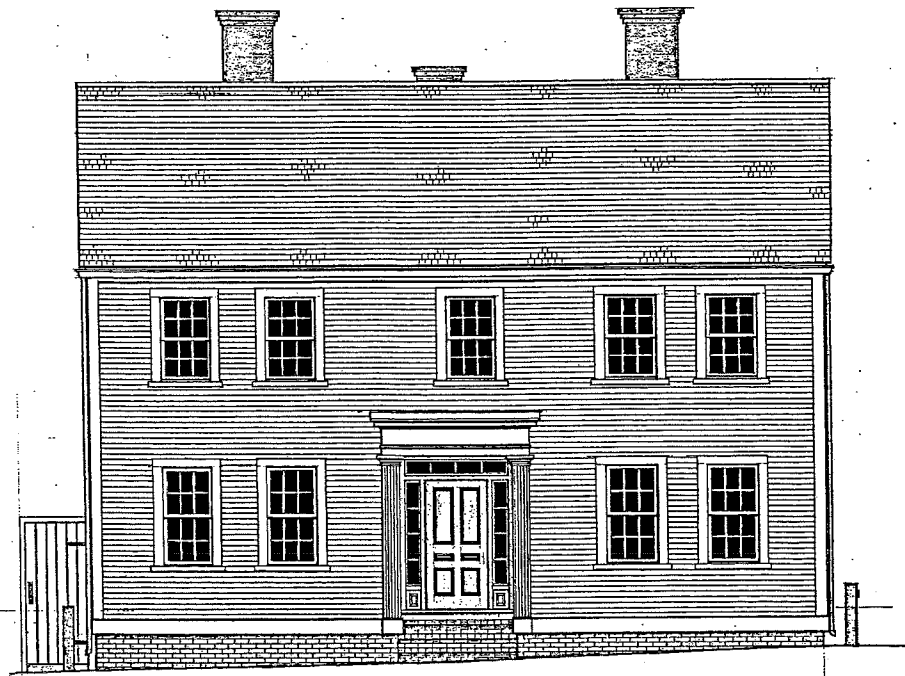
#127 & #137 HIGH ST.,
PORTSMOUTH, NH

PAGE 6.

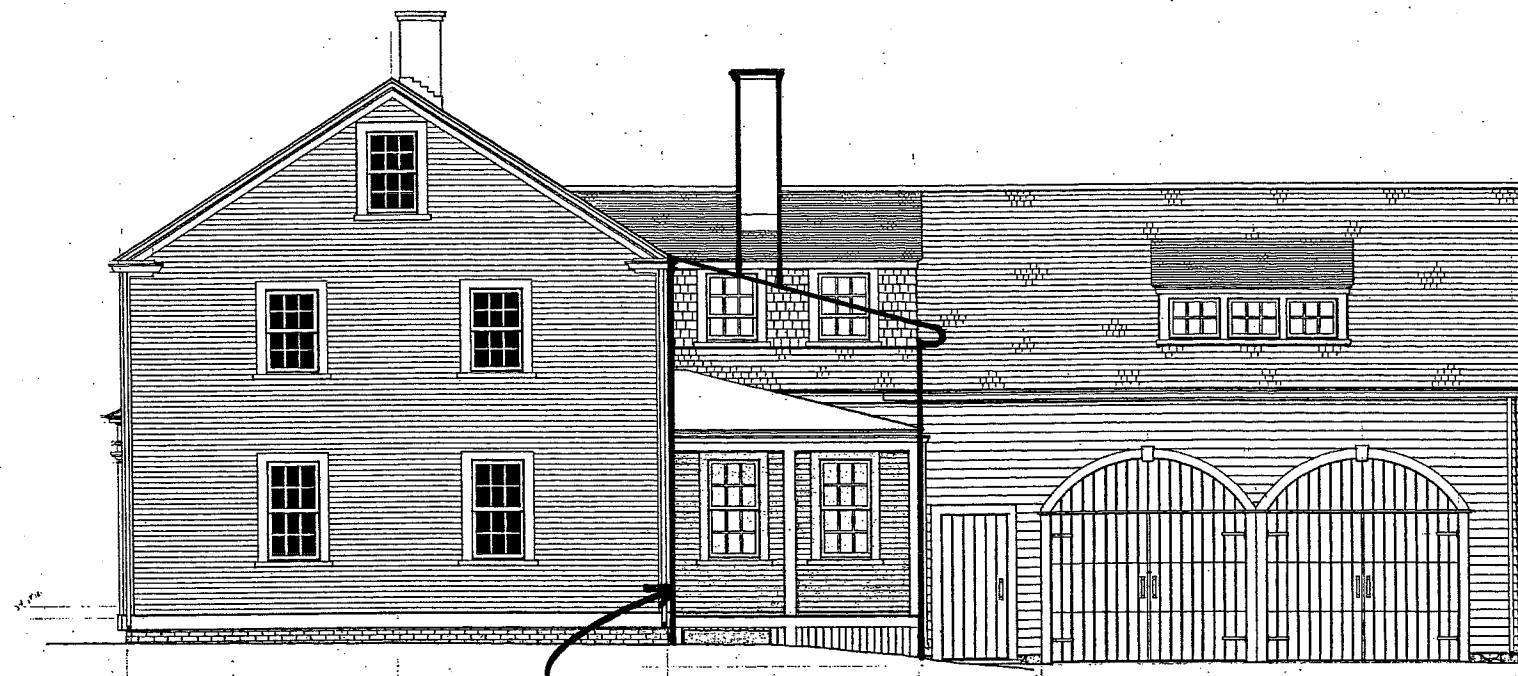


PROPOSED LANDSCAPING
PLAN

#127 & #137 (LOTS COMBINED)
HIGH ST., PORTSMOUTH, NH
1"=10' 12.28.2017

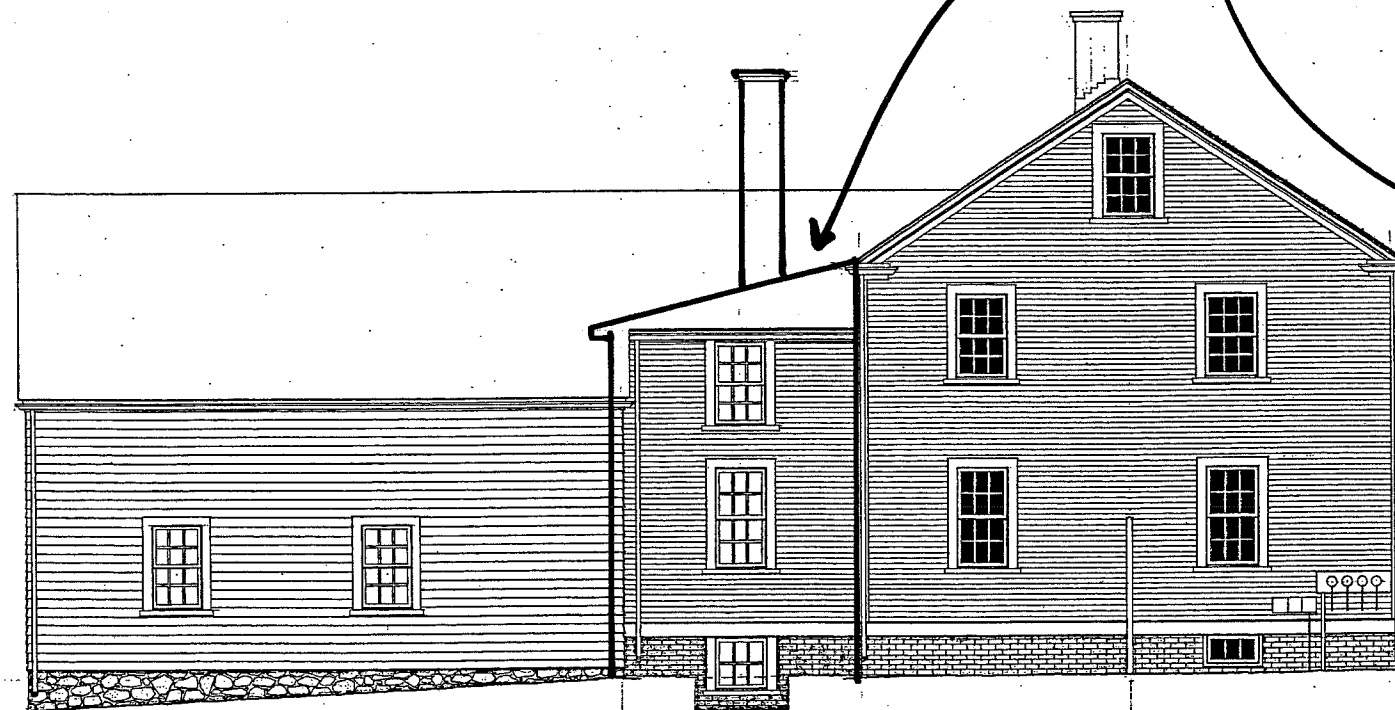


PROPOSED FRONT (SOUTH) ELEVATION

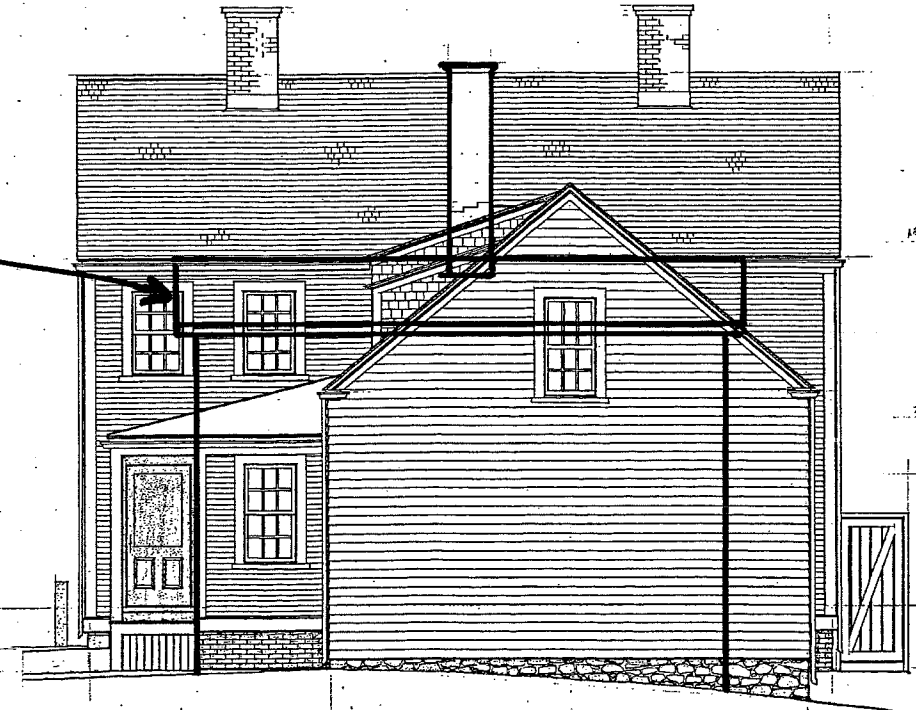


PROPOSED RIGHT SIDE (EAST) ELEVATION

EXISTING REAR ADDITION



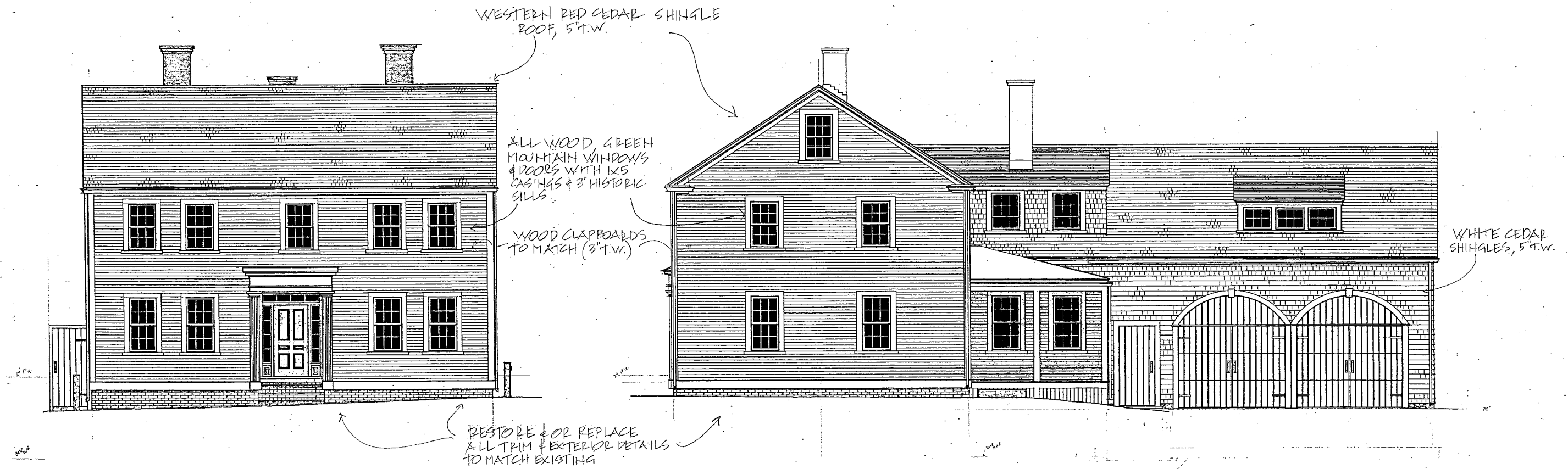
PROPOSED LEFT SIDE (WEST) ELEVATION * REDUCED TO FIT 11 X 17



PROPOSED REAR (NORTH) ELEVATION

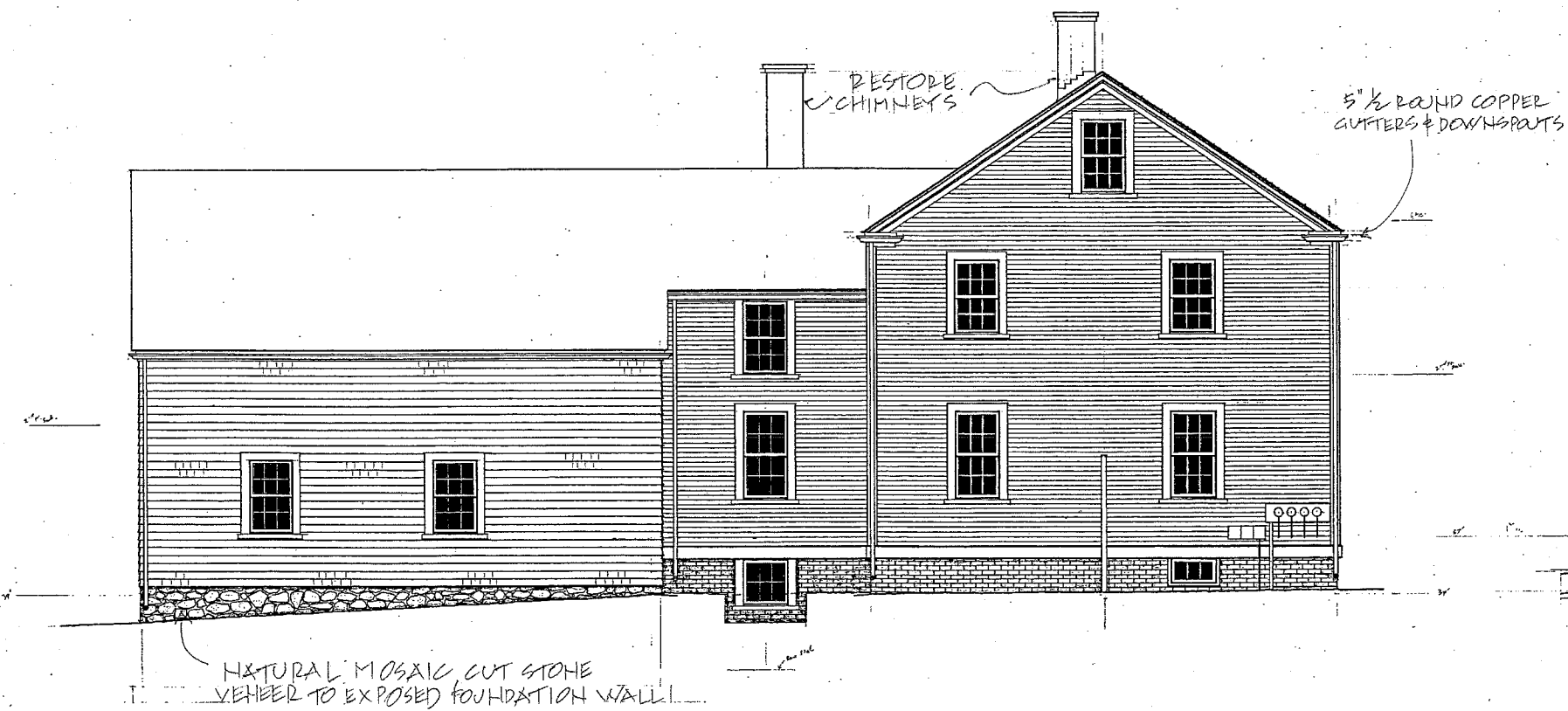
EXISTING CONDITIONS OVERLAYED TO PROPOSED

REMODEL & ADDITION TITLE: PROPOSED ELEVATIONS
 4 EXISTING STRUCTURE # SCALE: 1/4"=1'-0" * REDUCED TO FIT 11 X 17
 #137 HIGH ST. DATE: 1.26.2018
 PORTSMOUTH, NH REVISIONS

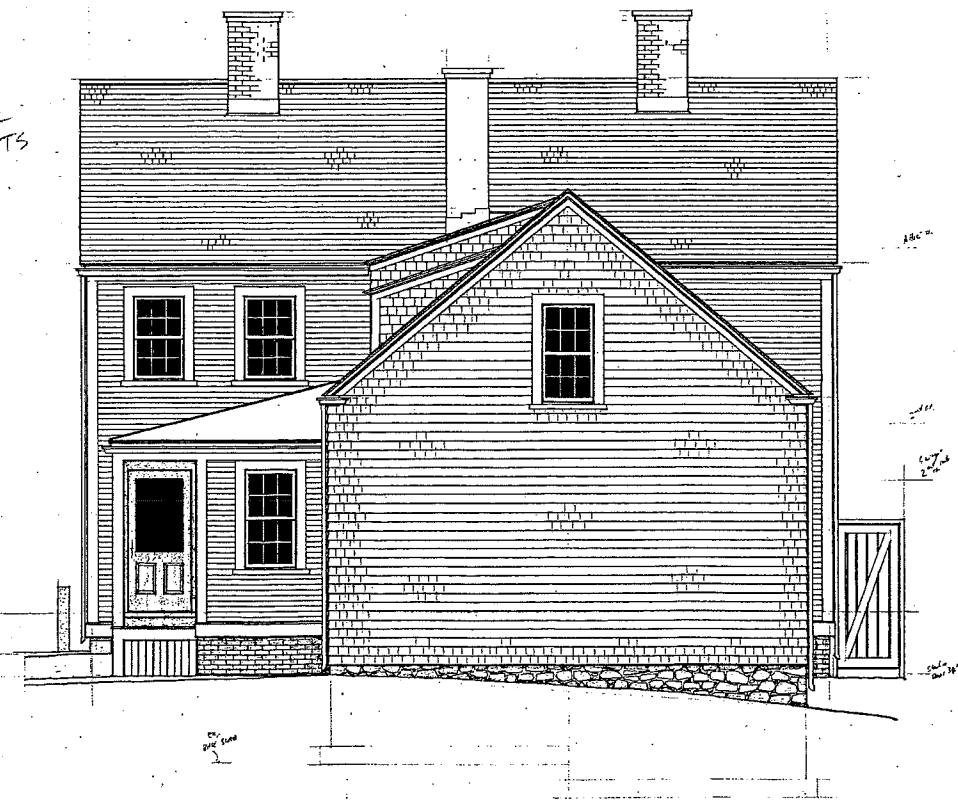


PROPOSED FRONT (SOUTH) ELEVATION

PROPOSED RIGHT SIDE (EAST) ELEVATION

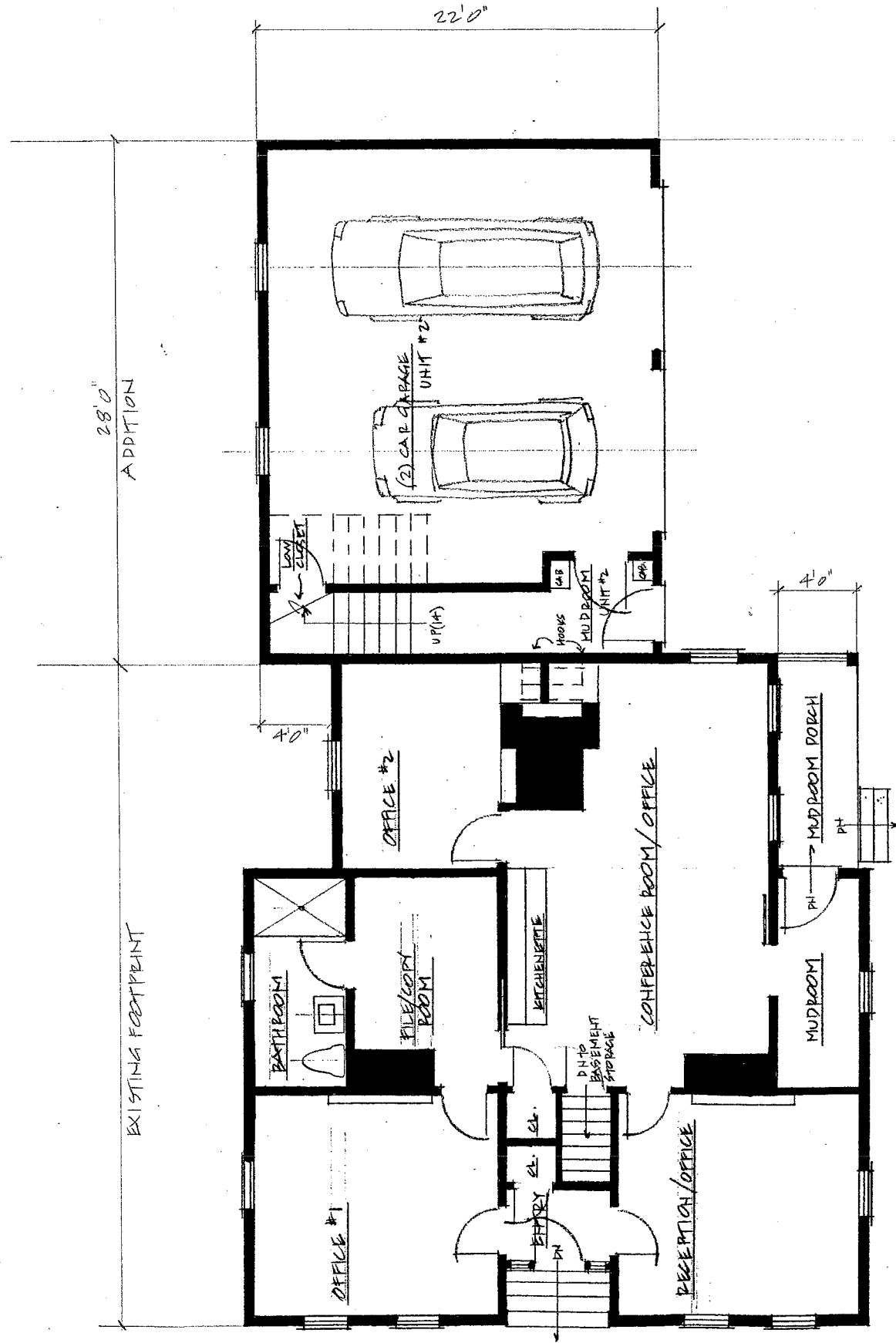


PROPOSED LEFT SIDE (WEST) ELEVATION

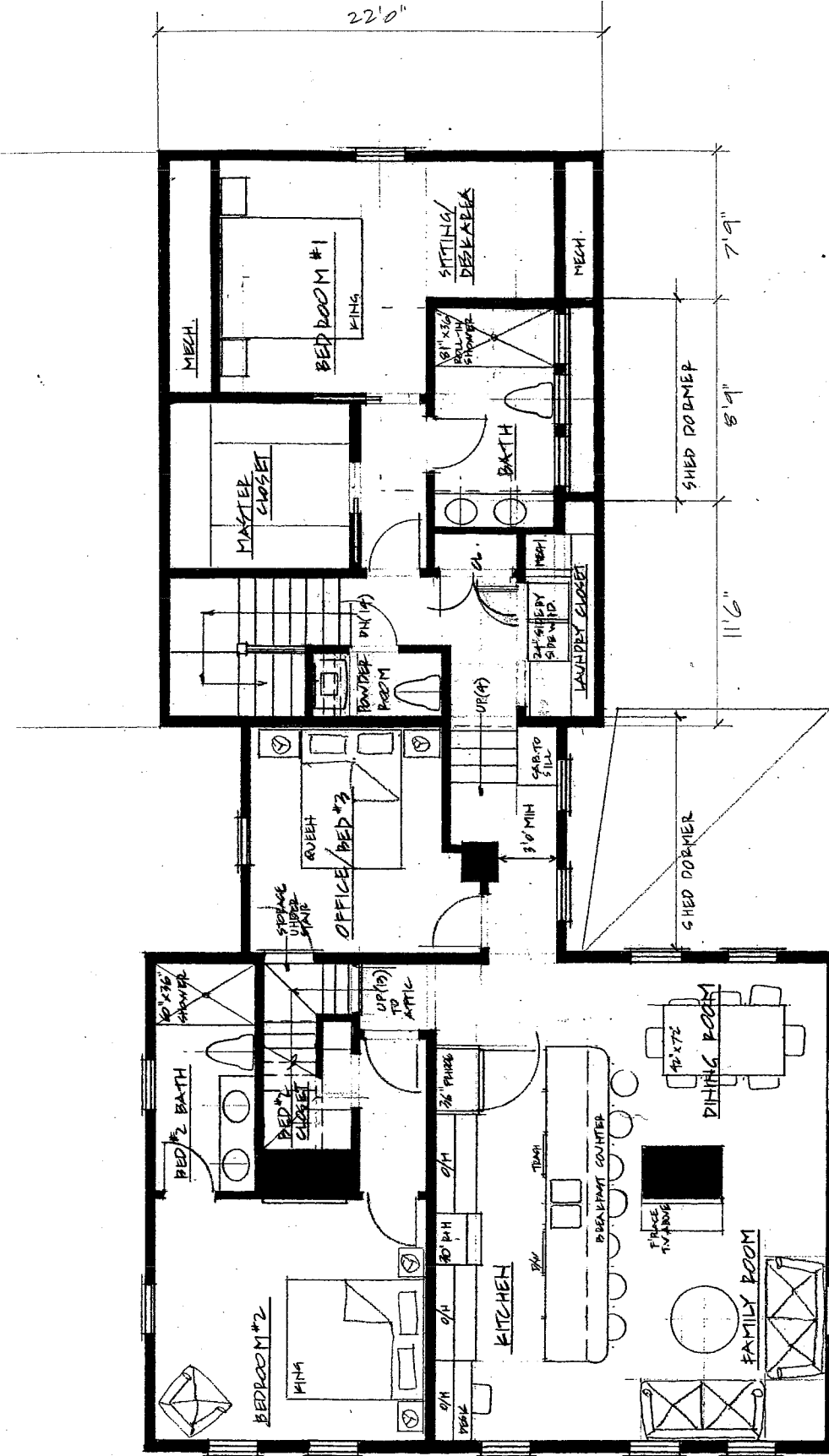


PROPOSED REAR (NORTH) ELEVATION

REMODEL & ADDITION TITLE: PROPOSED ELEVATIONS
 EXISTING STRUCTURE # SCALE: 1/4" = 1'0" & REDUCED TO FIT 11 X 17
 #137 HIGH ST. DATE: 1/26/2018
 PORTSMOUTH, NH REVISIONS



PROPOSED FIRST FLOOR PLAN
OFFICE UNIT #1 (1,138.4 HLS.)



PROPOSED SECOND FLOOR PLAN
RESIDENTIAL UNIT #2 (1,746.4 HLS.)

Brendan McNamara

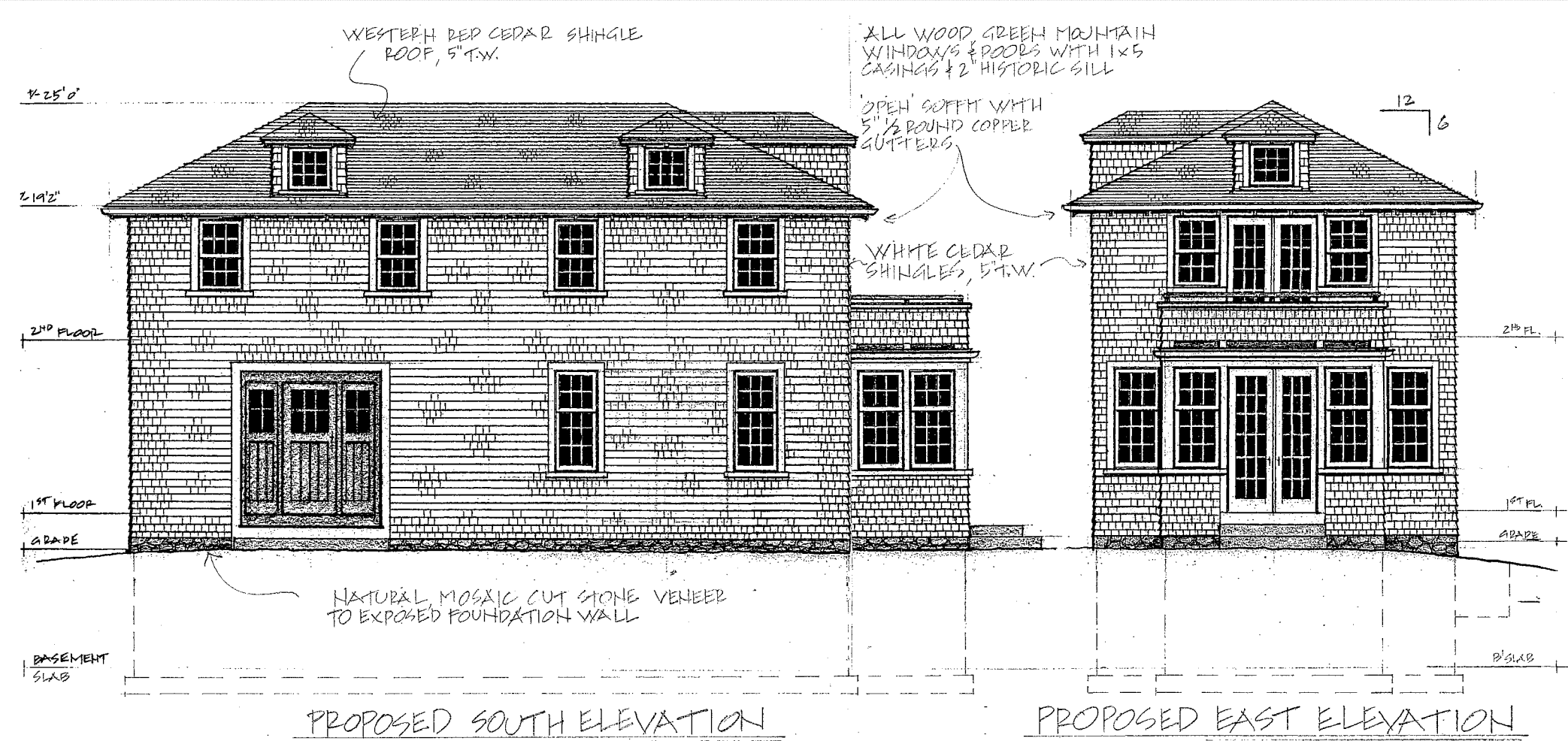
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RESIDENTIAL ARCHITECTURE

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REMODEL & ADDITION
#137 HIGH STREET,
PORTSMOUTH, NH.
TITLE: PROPOSED FLOOR PLANS
SCALE: 1/8"=1'0"
DATE: 7.24.2018
REVISIONS:



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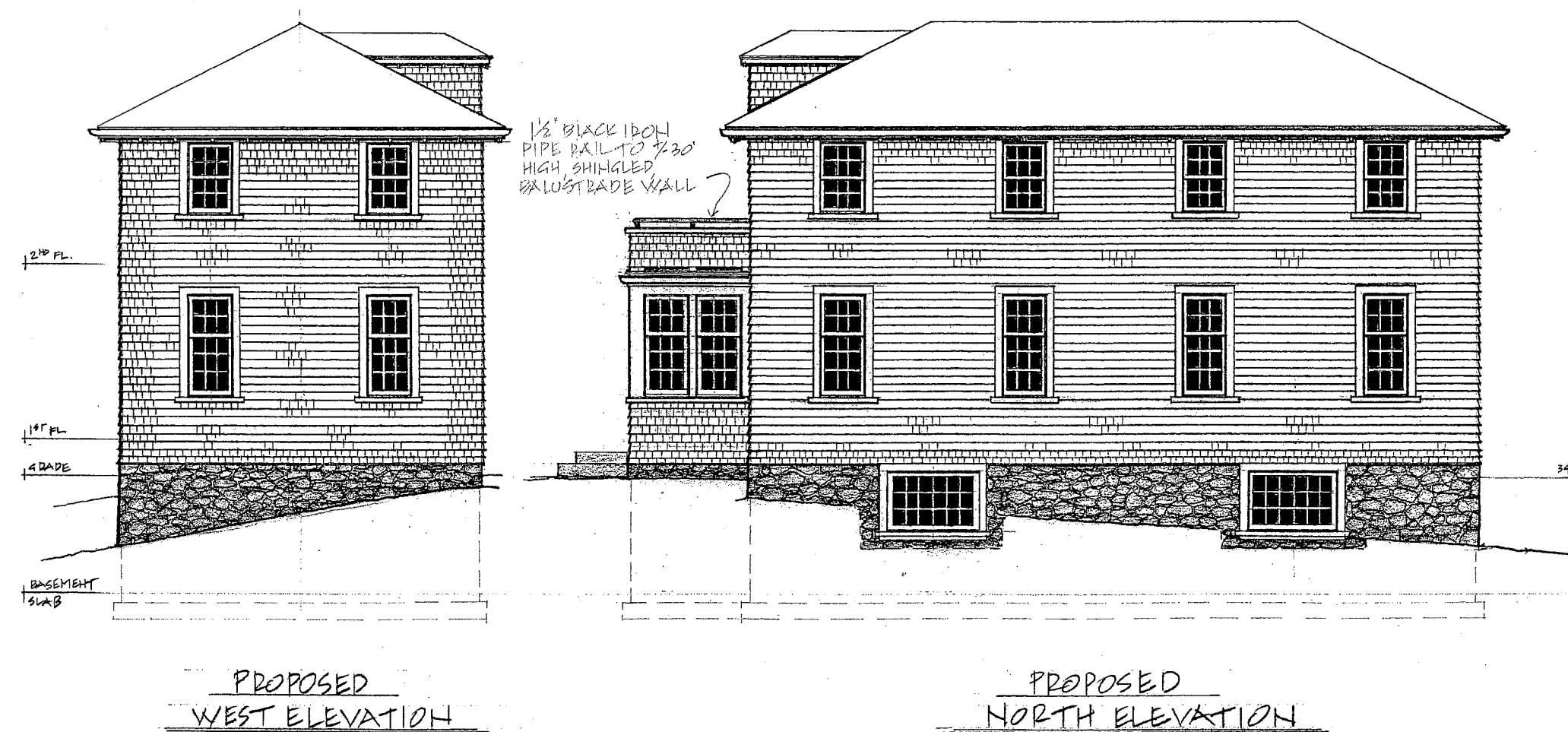
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RESIDENTIAL ARCHITECTURE

TITLE: PROPOSED ELEVATIONS

SCALE: 1/8" = 1'0"

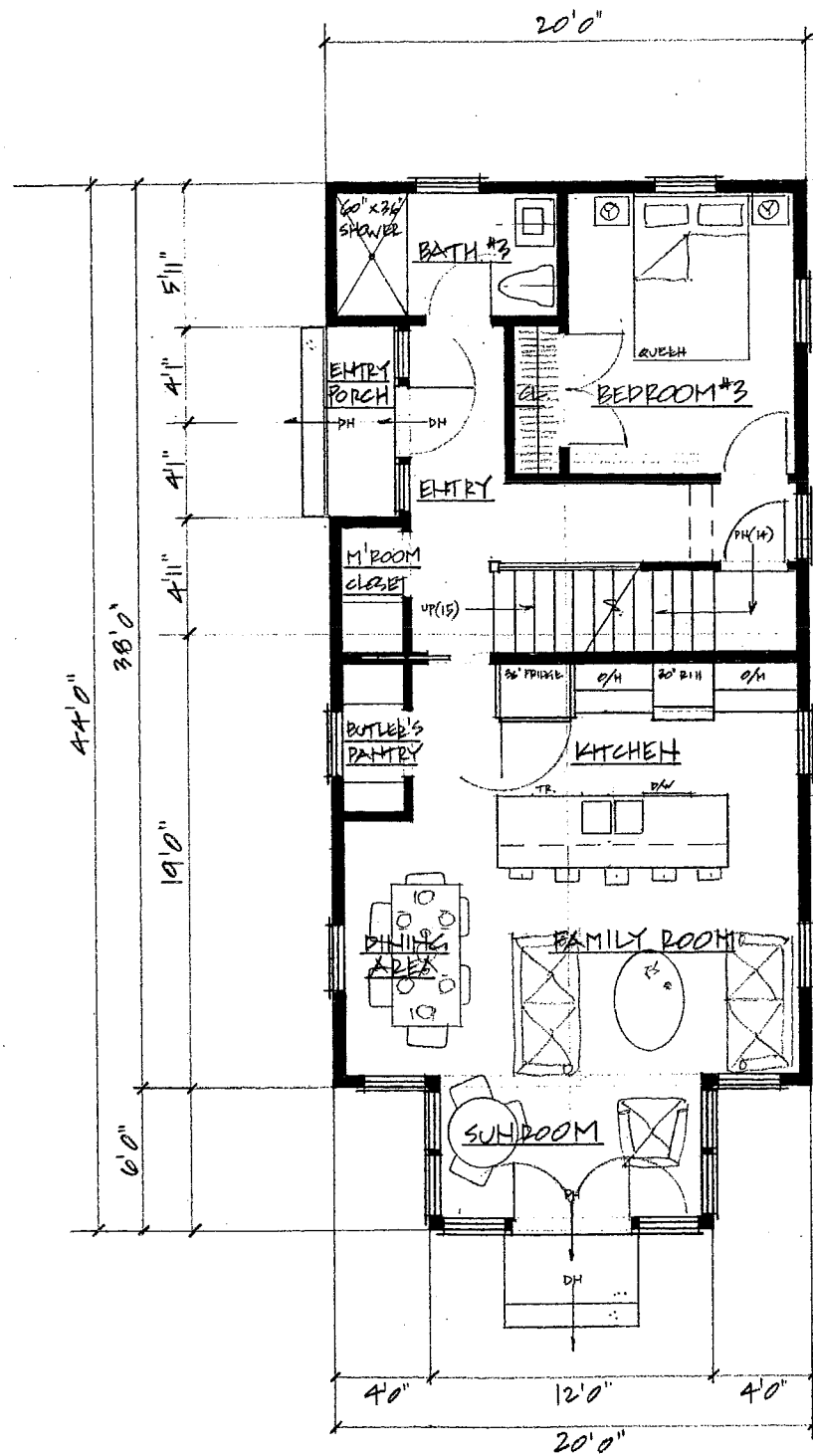
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REVISIONS:



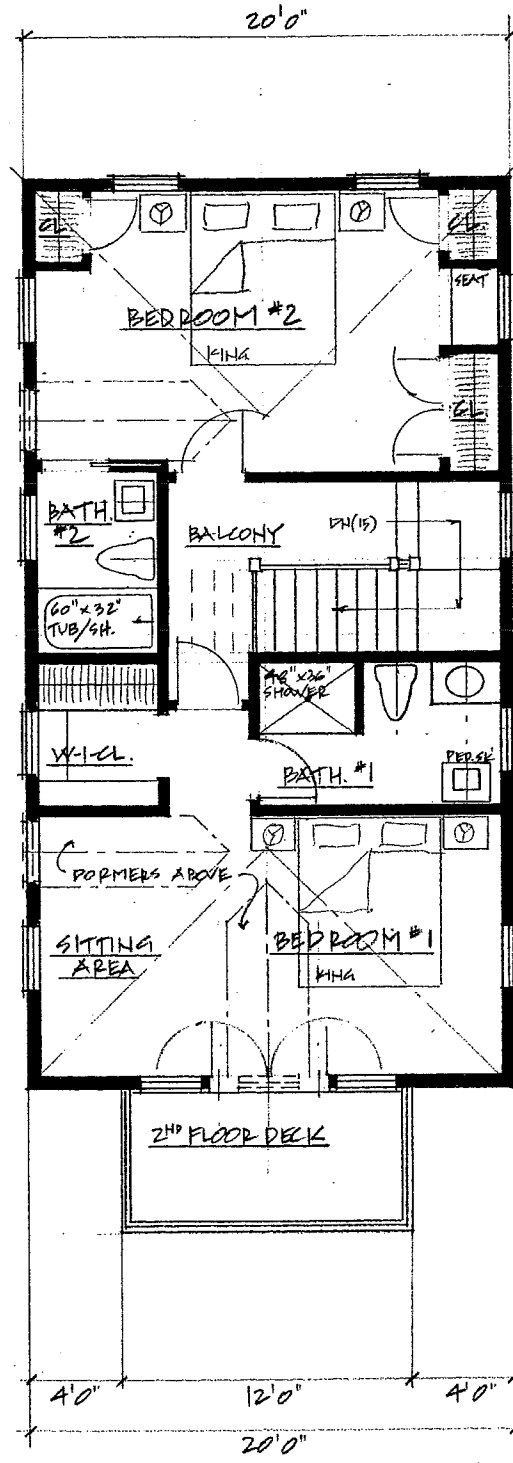
NEW DWELLING UNIT (#4)
AT #127/#137 HIGH STREET,
PORTSMOUTH, NH.

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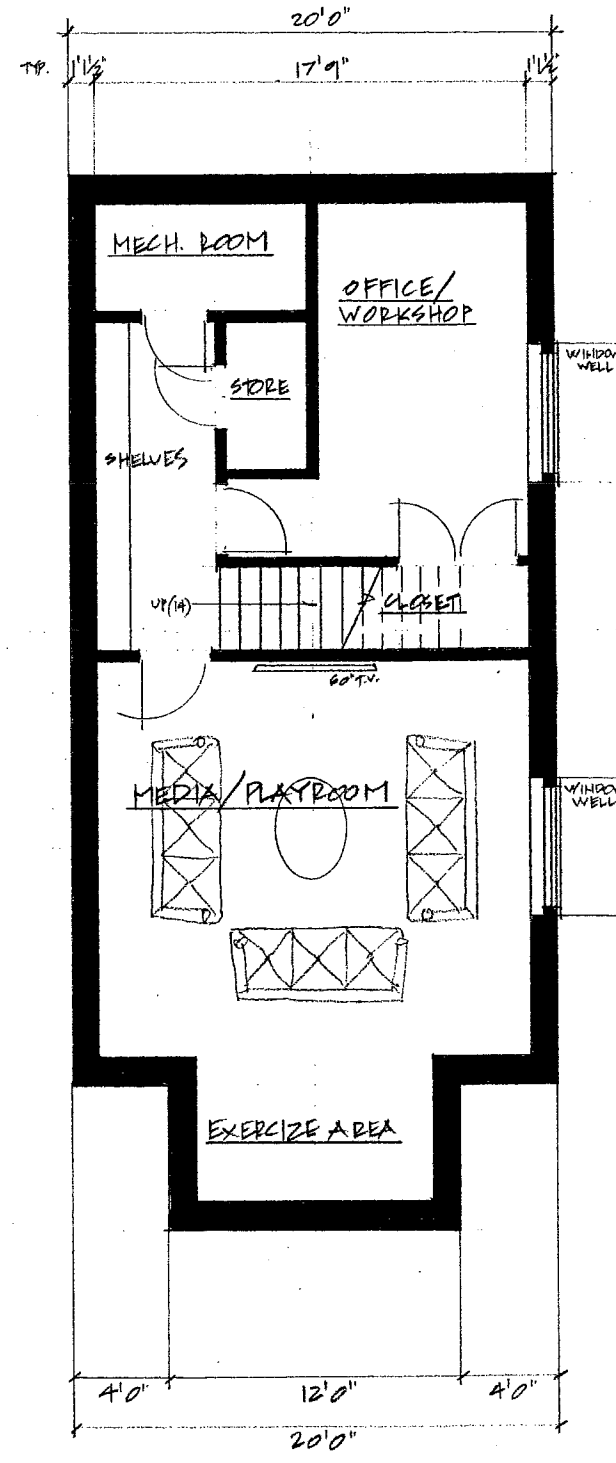
FIRST FLOOR PLAN

HLS = 808 sf.



SECOND FLOOR PLAN

HLS = 760 sf 1ST + 2ND HLS = 1,568 sf



BASEMENT FLOOR PLAN

HLS = 694 sf. TOTAL HLS = 2,262 sf.

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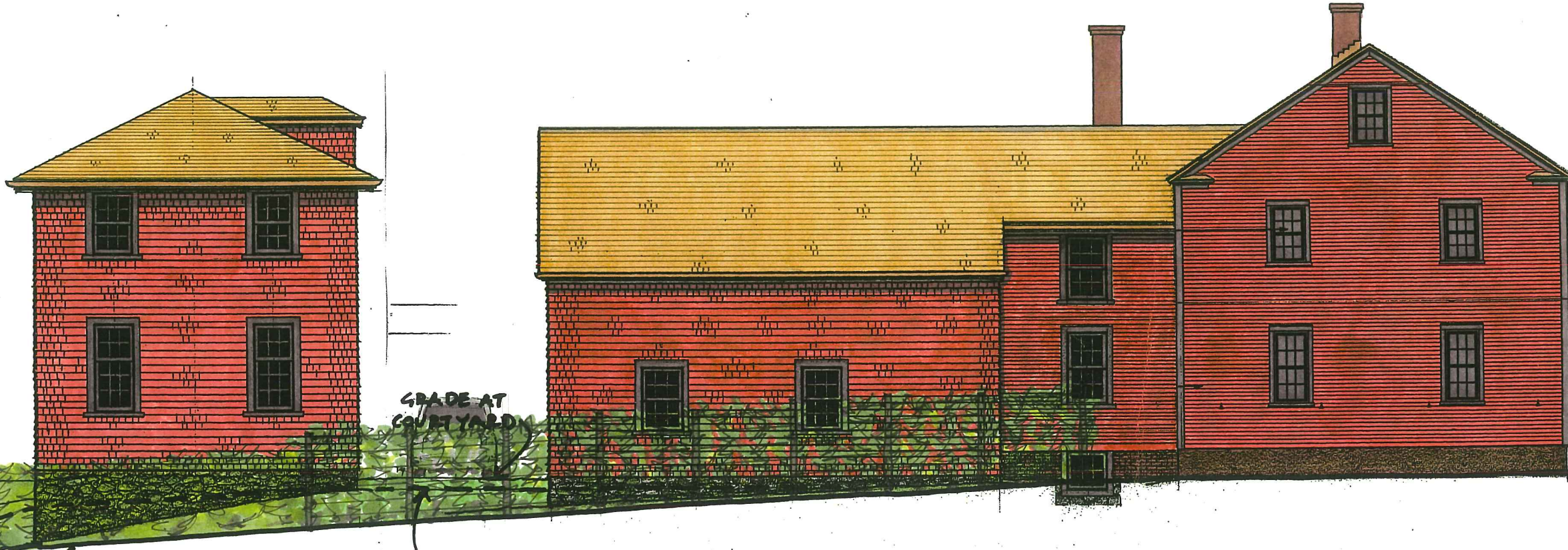
Brendan McNamara
RESIDENTIAL ARCHITECTURE

NEW DWELLING UNIT (#3)
AT #127/#137 HIGH STREET,
PORTSMOUTH, NH.
TITLE: PROPOSED FLOOR PLANS
SCALE: 1/8" = 1'-0"
DATE: 7.24.2018
REVISIONS:

REAR LOT LINE

FRONT LOT LINE

37'
34'
33'
32'
31'
30'
29'



GRADE AT LOT LINE

GRADE AT COURTYARD

EXISTING GRADE AT PROPOSED BUILDING LINE

PROPOSED WEST ELEVATION

12.28.2017

1/8"=1'0"

101.46'

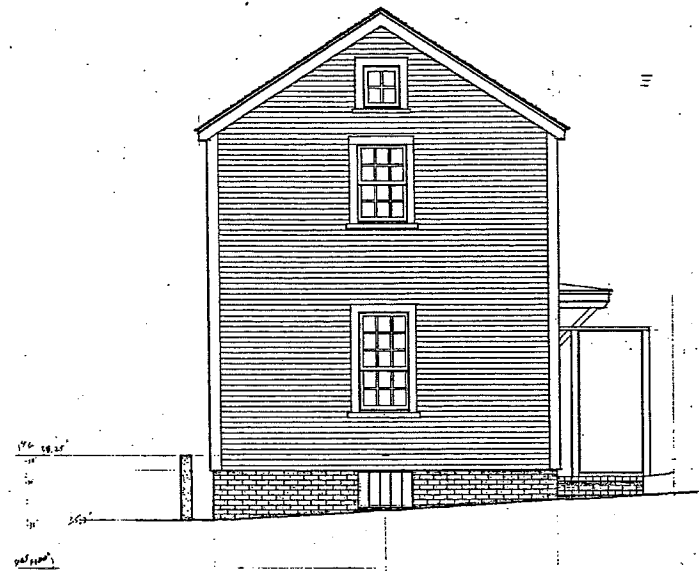
TITLE: PROPOSED WEST ELEVATION AT LOT LINE

SCALE: 1/8"=1'0"

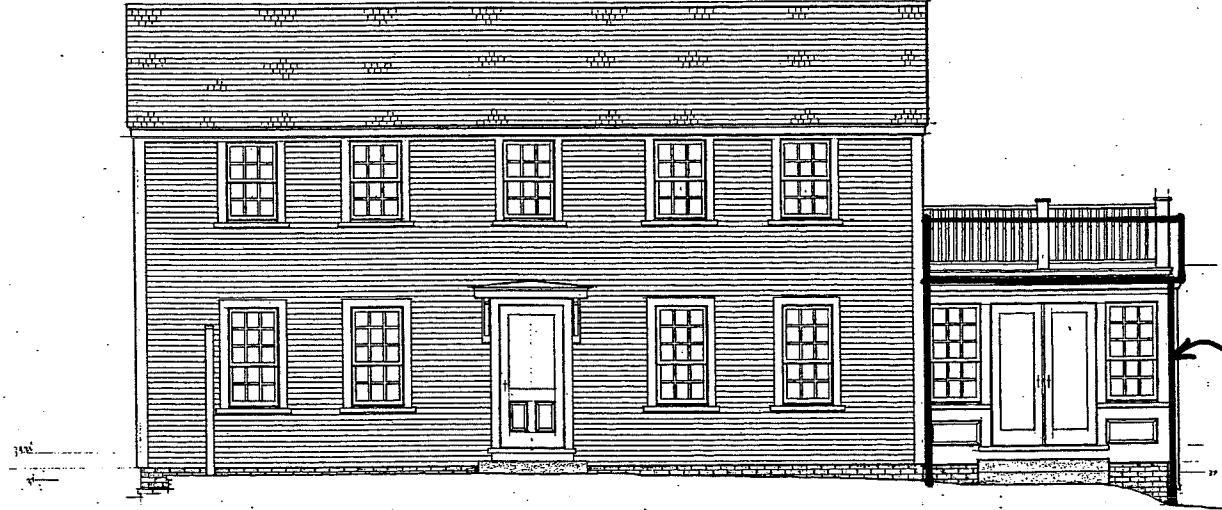
DATE: 12.28.2017

REVISIONS:

REMODEL & ADDITION
at #137 HIGH STREET,
PORTSMOUTH, NH



PROPOSED FRONT (SOUTH)
ELEVATION



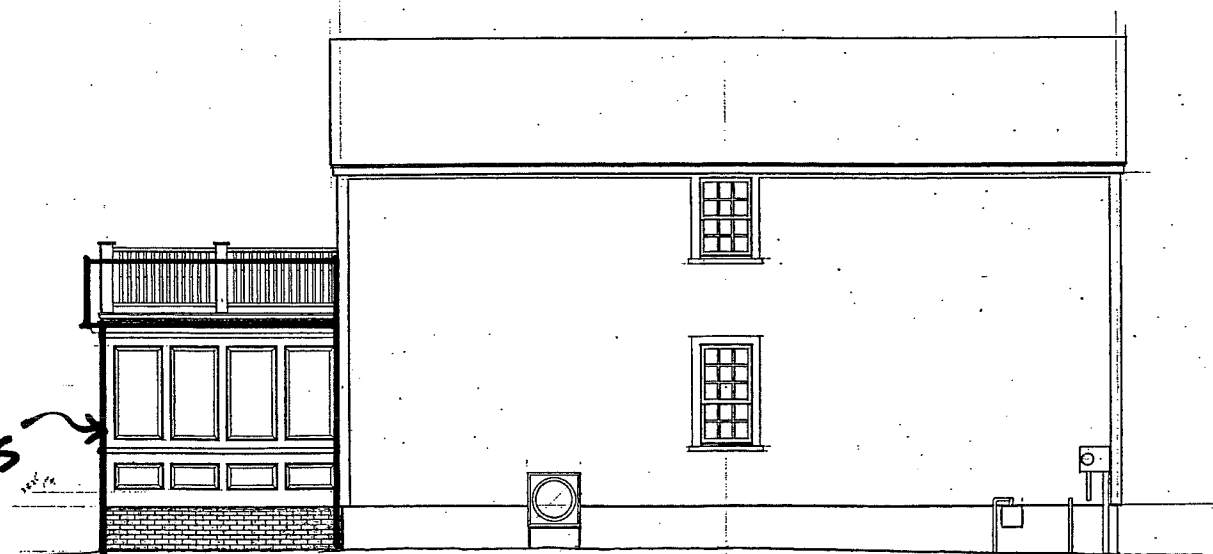
PROPOSED RIGHT SIDE (EAST) ELEVATION

EXISTING CONDITIONS

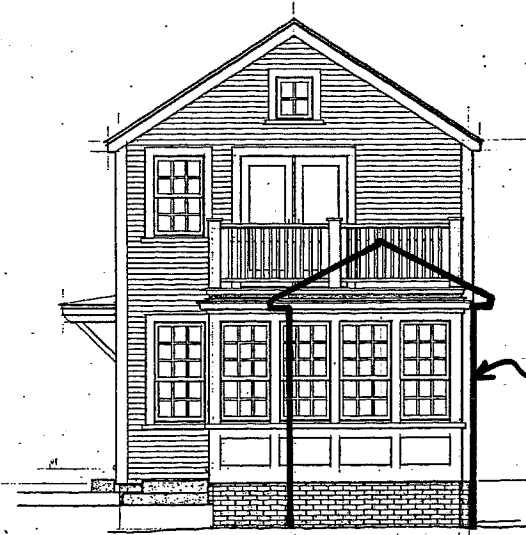
EXISTING CONDITIONS OVERLAYED TO PROPOSED

TITLE : PROPOSED ELEVATIONS
SCALE : 1/4" = 1'-0" * REDUCED TO FIT 11 X 17
DATE : 1.26.2018
REVISIONS

REMODEL & ADDITION
at #127 HIGH ST.,
PORTSMOUTH, NH.



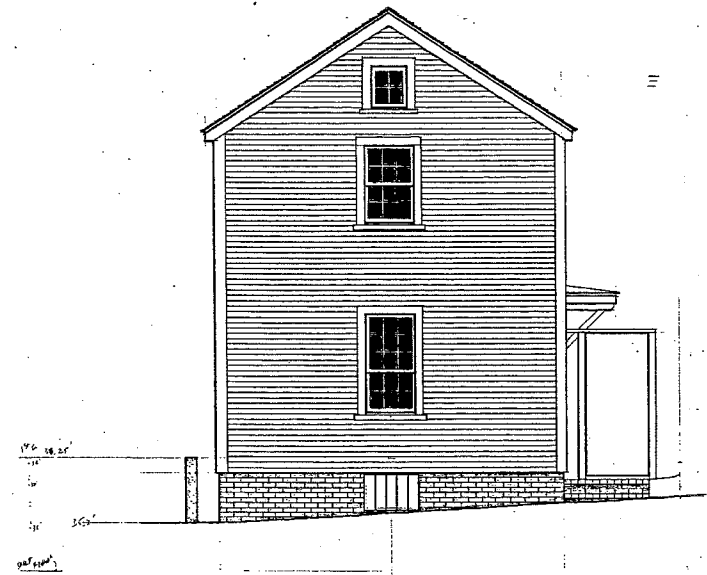
PROPOSED LEFT SIDE (WEST) ELEVATION



PROPOSED REAR (NORTH)
ELEVATION

EXISTING CONDITIONS

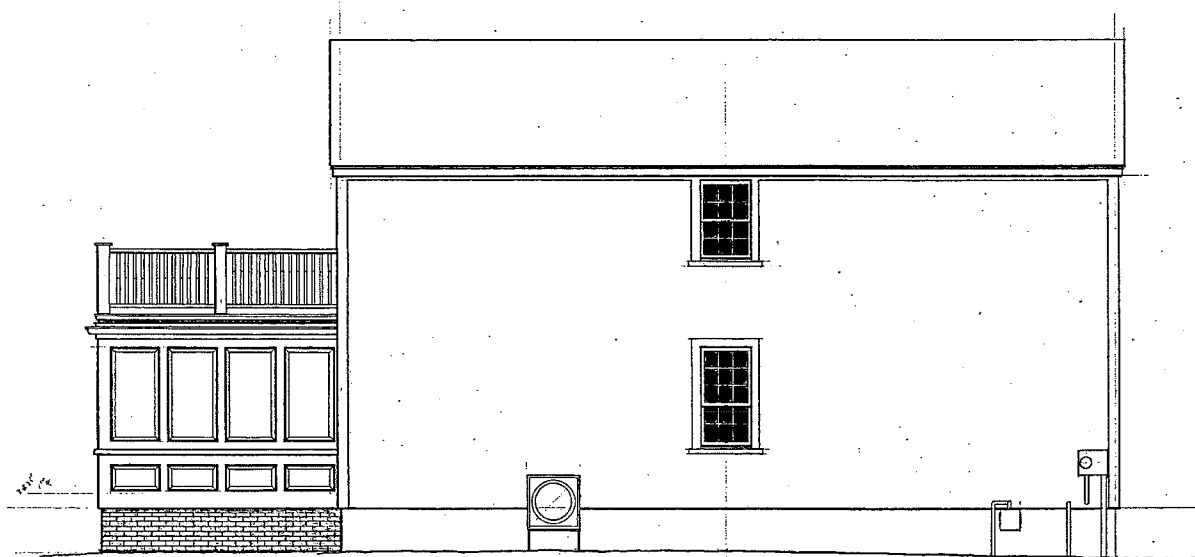
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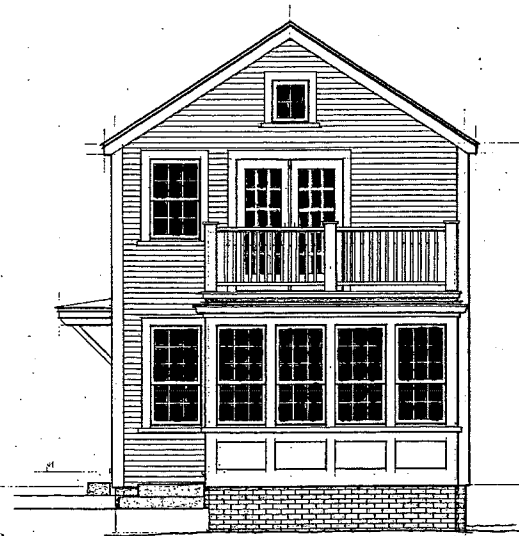
PROPOSED FRONT (SOUTH)
ELEVATION



PROPOSED RIGHT SIDE (EAST) ELEVATION



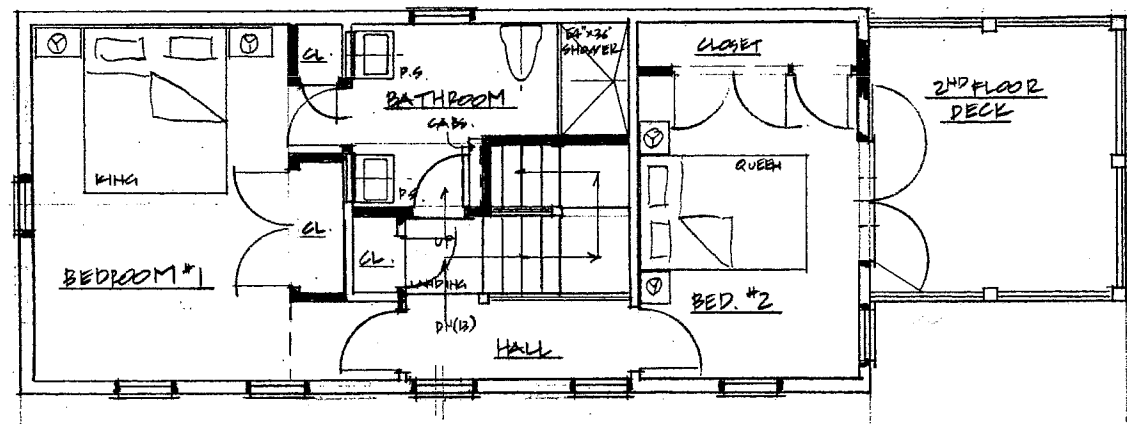
PROPOSED LEFT SIDE (WEST) ELEVATION



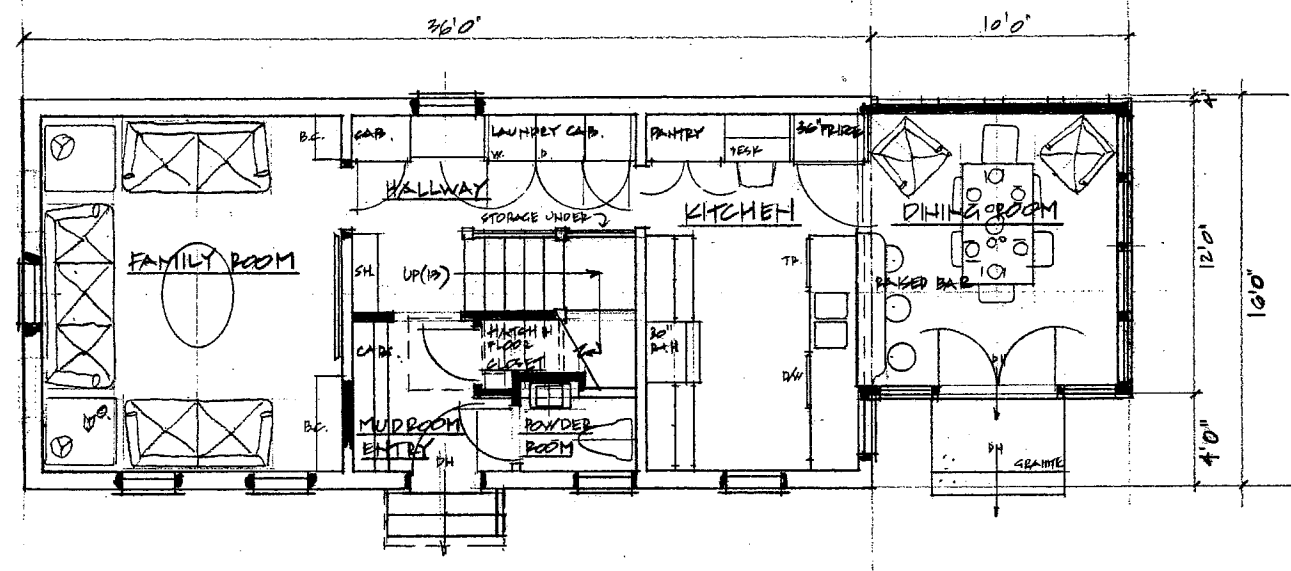
PROPOSED REAR (NORTH)
ELEVATION

TITLE : PROPOSED ELEVATIONS
SCALE : 1/4" = 1'-0"
DATE : 12.26.2018
REVISIONS:

REMODEL & ADDITION
#127 HIGH ST.,
PORTSMOUTH, NH.



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

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REMODEL & ADDITION
 at #127 HIGH ST.,
 PORTSMOUTH, NH

TITLE: PROPOSED FLOOR PLANS
 SCALE: 1/8" = 1'0"
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