

Date:

*Request for a Work Session*

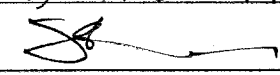
# Historic District Commission

Owner: SALVATION ARMY Applicant: JAMES MCSHARRY  
(If different)

Address: 15 MIDDLE ST. Address: 58 PLEASANT POINT RD.  
(Street) (Street)

PORTSMOUTH, NH 03801 PORTSMOUTH NH 03801  
(City, State, Zip) (City, State, Zip)

Phone: - Phone: (603) 498 6476

Signature: \_\_\_\_\_ Signature: 

### LOCATION OF STRUCTURE

Address: 15 MIDDLE ST.

Map: 126 Lot: 12 Zoning District: CIVIC

Brief Description of Work: Renovate & remodel with new dormers  
to existing attic spaces

Name of Presenter for HDC Work Session: BRENDAN MCNAMARA  
RESIDENTIAL DESIGNER  
(207) 439 3521

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

**CONTENTS, HDC WORK SESSION APPLICATION FOR PROPOSED RENOVATION, REMODEL, AND CHANGES TO 15 MIDDLE ST., PORTSMOUTH, NH (SALVATION ARMY CHURCH).**

**\*2-Narrative**

**\*3-Tax Map, locating property.**

**\*4-Photographs, Existing Conditions, from Middle St..**

**\*5-Photographs, Existing Conditions, from Porter St. and “gap” to adjoining building.**

**\*6-Existing West Elevation,  $\frac{1}{4}''=1'0''$ , reduced to fit 11x17.**

**\*7-Existing South Elevation,  $\frac{1}{4}''=1'0''$ , reduced to fit 11x17.**

**\*8-Proposed West Elevation,  $\frac{1}{4}''=1'0''$ , reduced to fit 11x17.**

**\*9-Proposed South Elevation,  $\frac{1}{4}''=1'0''$ , reduced to fit 11x17.**

**\*10-Proposed East Elevation,  $\frac{1}{4}''=1'0''$ , reduced to fit 11x17.**

**\*11-Proposed North Elevation,  $\frac{1}{4}''=1'0''$ , reduced to fit 11x17.**

**PROPOSED RENOVATION, REMODEL AND CHANGES TO 15 MIDDLE ST.,  
PORTSMOUTH, NH, (THE SALVATION ARMY CHURCH).**

**NARRATIVE**

The existing, 2 ½ story structure, dates from 1860, when it was built to house the First Congregational Church of Portsmouth. It was later taken over by the Salvation Army. The church's congregation has depleted over time and they are moving to a more suitable location.

The building has (2) distinct components; the brick portion, with entrance on Middle St., which houses the actual church; and the rear, wooden structure with entrance on Porter St., which houses the Kitchen and Dining Hall.

At some point in time, One Middle St. structure was built to within 8"-12" on the North and East sides of the original church structure. The windows on these walls look onto the masonry block of this structure.

In its current layout the building has 9,717sf of living space. 5,056sf at 1<sup>st</sup> Floor and 4,661sf at 2<sup>nd</sup> Floor.

The 1<sup>st</sup> Floor is divided into 2,408sf for Kitchen, Dining Area and Offices. The actual "church" gathering space is 1,560sf. There is 1,088sf of Storage and Accessory Areas.

The 4,661sf of the 2<sup>nd</sup> Floor is divided into Meeting Areas, Kitchen and Dining Space and Bedrooms/Offices.

The Attic spaces are used for Storage.

The proposed plan is to continue the use of the section of the building that is currently Offices and Soup Kitchen, as a Restaurant. The rest of the structure would be remodeled, including the unused attic space, to create (27) guest rooms. An elevator and sprinkler system would be added. The sprinkler system will require some exterior heads to protect from the adjacent building.

A system of "valet" parking would be established, using the existing parking spaces in Porter St., for pick up and drop off.

Since the property is currently zoned "Civic", a change to the zoning ordinance is required to either CD4 or CD5. However this change will create the need for some further variances, yet to be completely verified.

In terms of the exterior all existing components would be repaired and restored in kind with approval sought to add (10), gable dormers to the roof of the brick building, (5) per side and aligned to the windows below, but recessed back from the wall line by at 2'. These would have slate siding to match the existing roof.

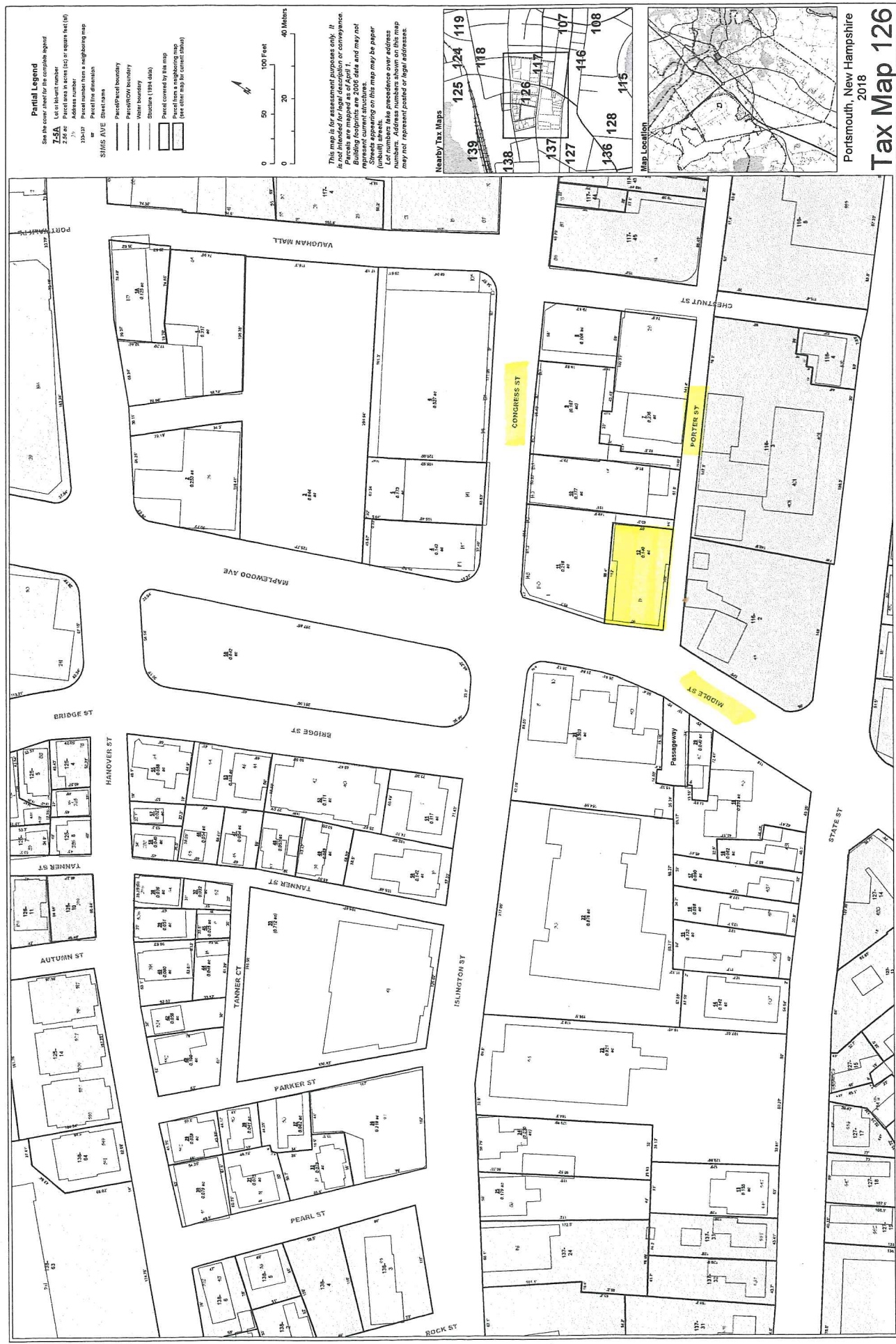
We will need to add a shed dormer to the East, Music Hall side of the rear wooden structure, again set back from the wall line by 2'. This would have clapboard siding to match the rear building. The new dormer windows would be all wood, Milestone Series, from Green mountain windows.

Portions of the wood structure will require a fire resistant substrate and noncombustible trim and siding, to be negotiated with the Code office.

A new wood and glass door would replace the existing steel door to Porter St..

We would also add a 42", balustrade, to the 2nd Floor flat roof portion that faces Congress St. and One Middle St. roof. This would be typical steel, fire escape style, painted black.

It is intended to install exterior mechanical equipment (condensers, heat pumps and such) on the roof of One Middle St. (easement to be created). Other utility work is likely to be undertaken to "simplify" existing supply lines.

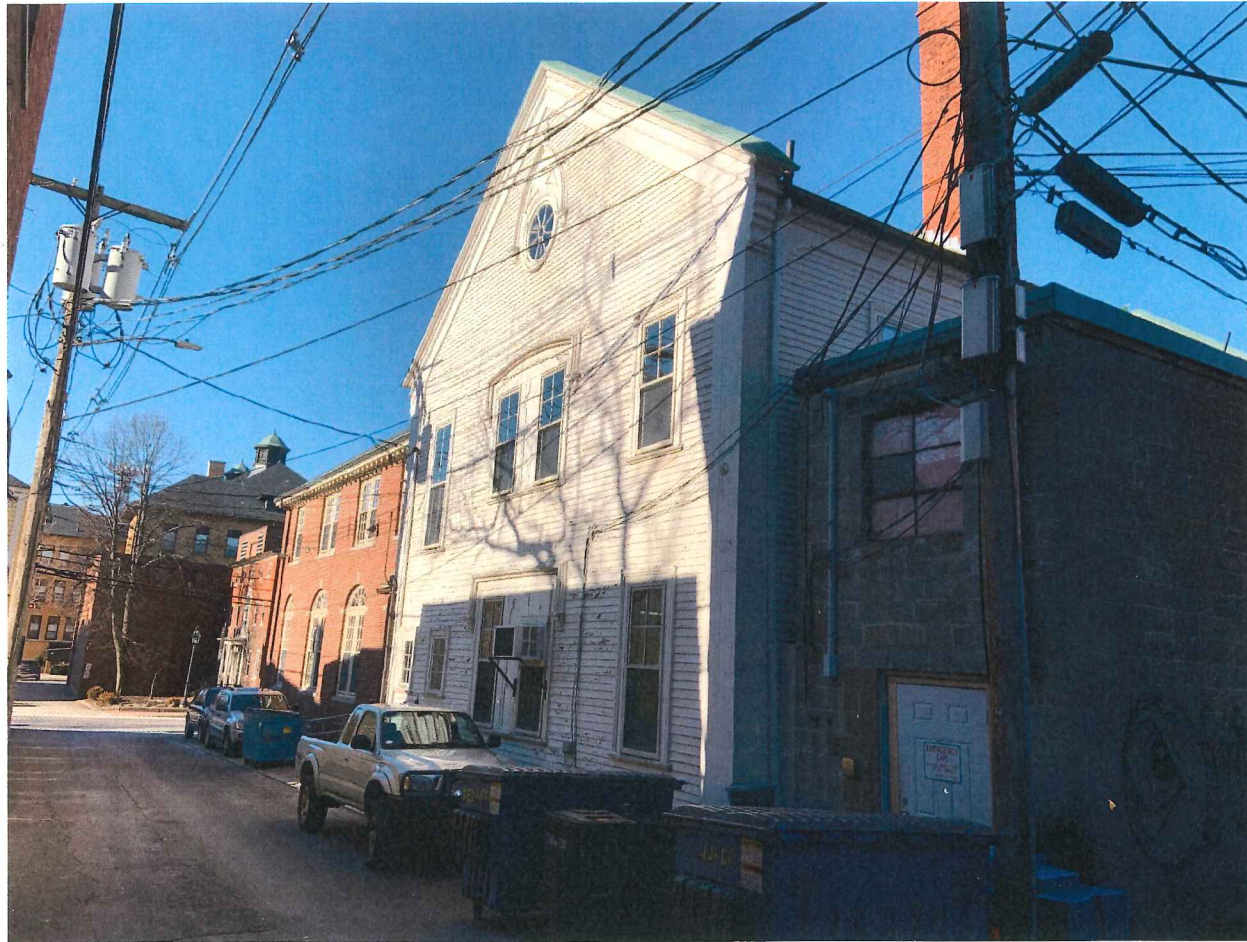




VIEW FROM MIDDLE ST., LOOKING SOUTH EAST FROM CLOSER TO ISLINGTON ST.



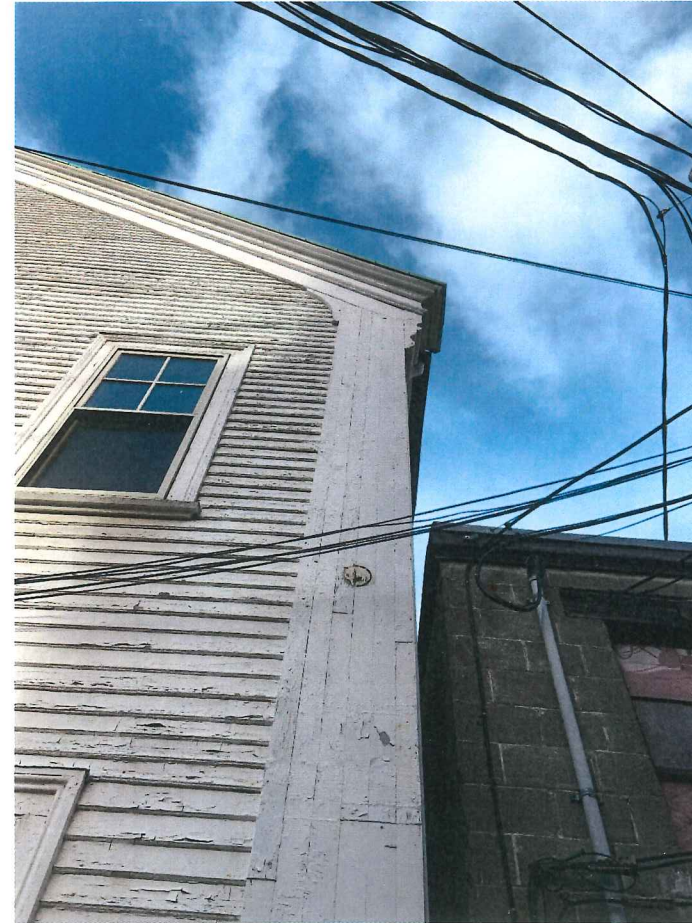
VIEW FROM MIDDLE, LOOKING NORTH EAST & DOWN PORTER ST.



VIEW FROM PORTER ST., LOOKING NORTH WEST. NOTE CONCRETE BLOCK BUILDING, PART OF ONE MIDDLE ST.



MIDDLE ST.,  
"GAP" TO 'ONE  
MIDDLE ST.'



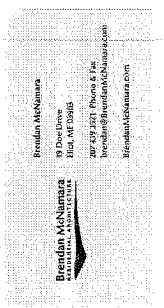
"GAP" AT REAR OF WOOD  
STRUCTURE SEEN FROM  
PORTER ST.



EXISTING  
WEST ELEVATION  
(MIDDLE ST.)

REMODEL RENOVATION  
at 15 MIDDLE STREET,  
PORTSMOUTH, NH.

TITLE: WEST ELEVATION  
SCALE: 1/4" = 1'-0"  
DATE: 11.4.2019  
REVISIONS:

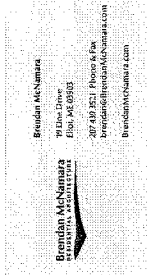




EXISTING  
 SOUTH ELEVATION  
 (PORTER ST.)

REMODEL RENOVATION  
 415 MIDDLE STREET,  
 PORTSMOUTH, NH

TITLE: SOUTH ELEVATION  
 SCALE: 1/4"=1'-0"  
 DATE: 11/7/2019  
 REVISIONS:







PROPOSED  
WEST ELEVATION  
 (MIDDLE ST.)

REMODEL + RENOVATION  
 at 15 MIDDLE STREET,  
 PORTSMOUTH, NH.

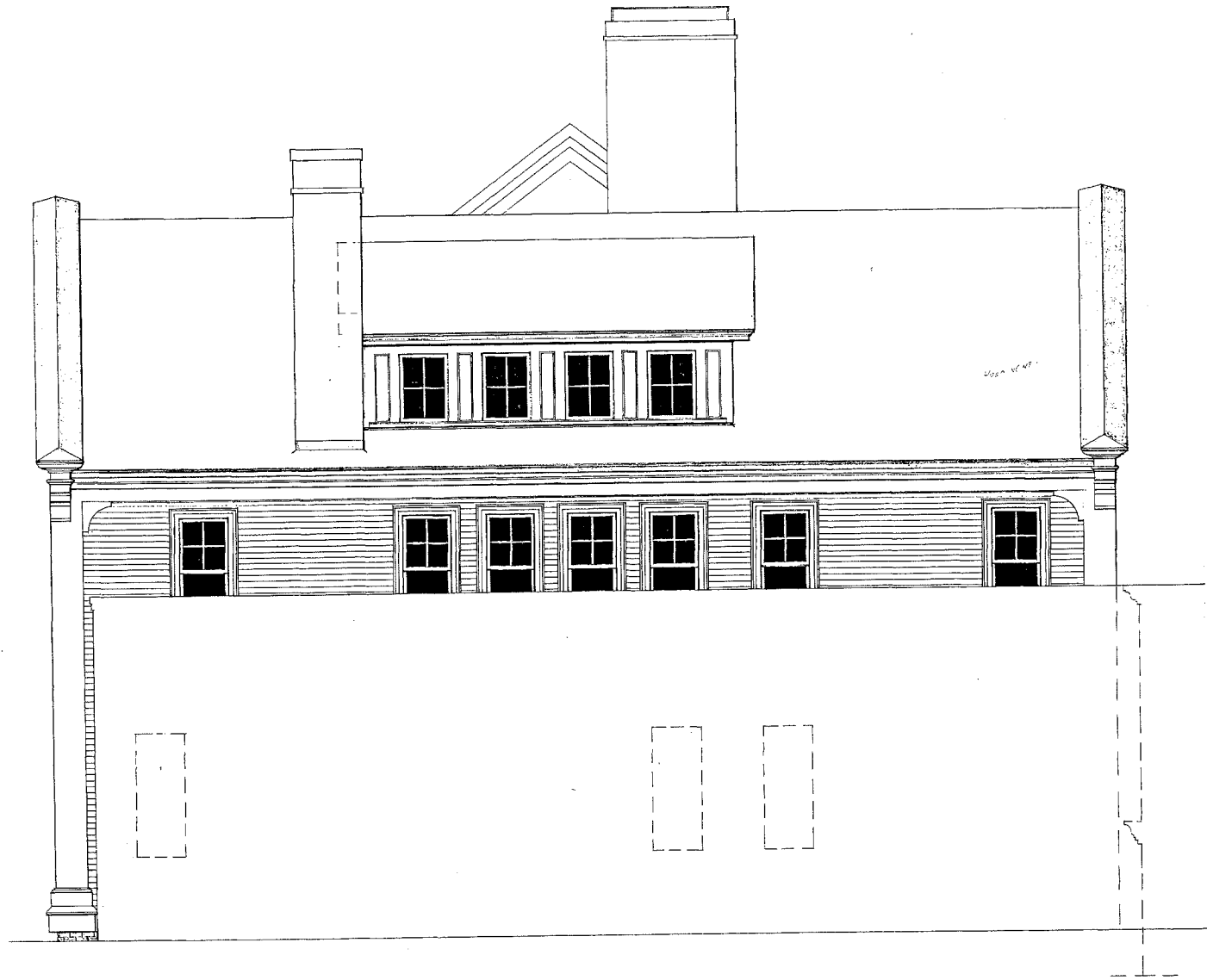
TITLE: WEST ELEVATION  
 SCALE: 1/4" = 1'-0"  
 DATE: 1.14.2019  
 REVISIONS:



PROPOSED  
SOUTH ELEVATION  
 (PORTER ST.)

REMODEL + RENOVATION  
 at 15 MIDDLE STREET,  
 PORTSMOUTH, NH

TITLE: SOUTH ELEVATION  
 SCALE: 1/4"=1'-0"  
 DATE: 1.14.2019  
 REVISIONS:



PROPOSED  
EAST ELEVATION  
 (MUSIC HALL)

REMODEL & RENOVATION  
 at 15 MIDDLE STREET,  
 PORTSMOUTH, NH.

TITLE: EAST ELEVATION

SCALE: 1/4" = 1'0"

DATE: 1.14.2019

REVISIONS:



PROPOSED  
NORTH ELEVATION  
 (\*1 MIDDLE ST, JUMPIH JAY'S FISH CAFE PROFILE)

TITLE: NORTH ELEVATION  
 SCALE: 1/4"=1'-0"  
 DATE: 1.14.2019  
 REVISIONS:

REMODEL & RENOVATION  
 #1 MIDDLE STREET,  
 FORTSMOUTH, NH