



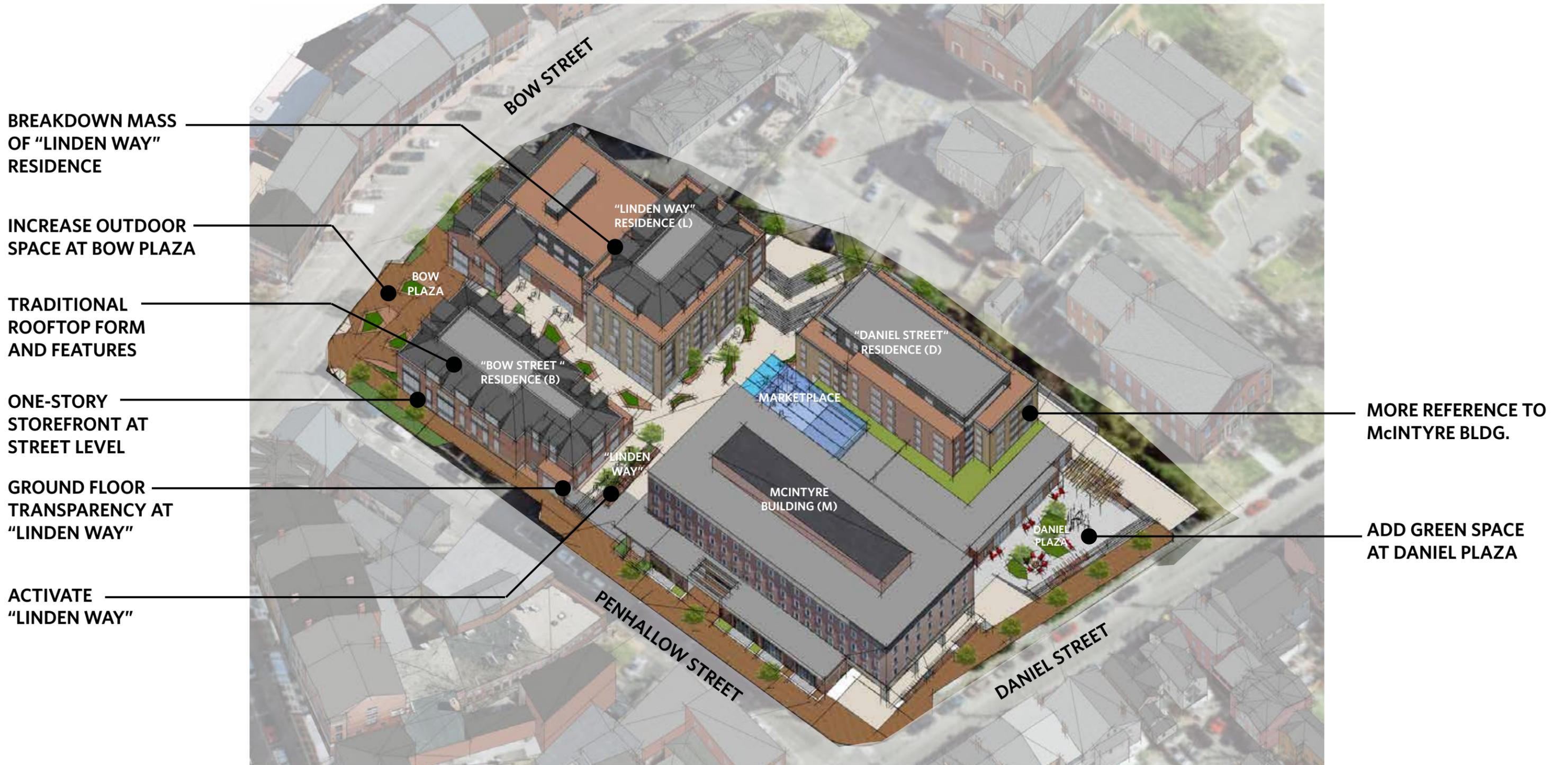
MCINTYRE PROJECT

PORTSMOUTH, NEW HAMPSHIRE

HISTORIC DISTRICT COMMISSION SUBMISSION

JUNE 13, 2018

HDC MEETING COMMENTS - MAY 22, 2018



PORTSMOUTH PRECEDENTS

- ONE-STORY STOREFRONTS
- NEIGHBORHOOD SCALE
- BRICK / GRANITE
- WOOD CLAPBOARD
- ROOF DORMERS
- BAY WINDOWS



PROPOSED DESIGN

VARYING HEIGHTS
BREAKDOWN MASS
OF "LINDEN WAY"
RESIDENCE

PEDESTRIAN
CIRCULATION /
CONNECTION THRU SITE

INCREASED
OUTDOOR SPACE
AT BOW PLAZA

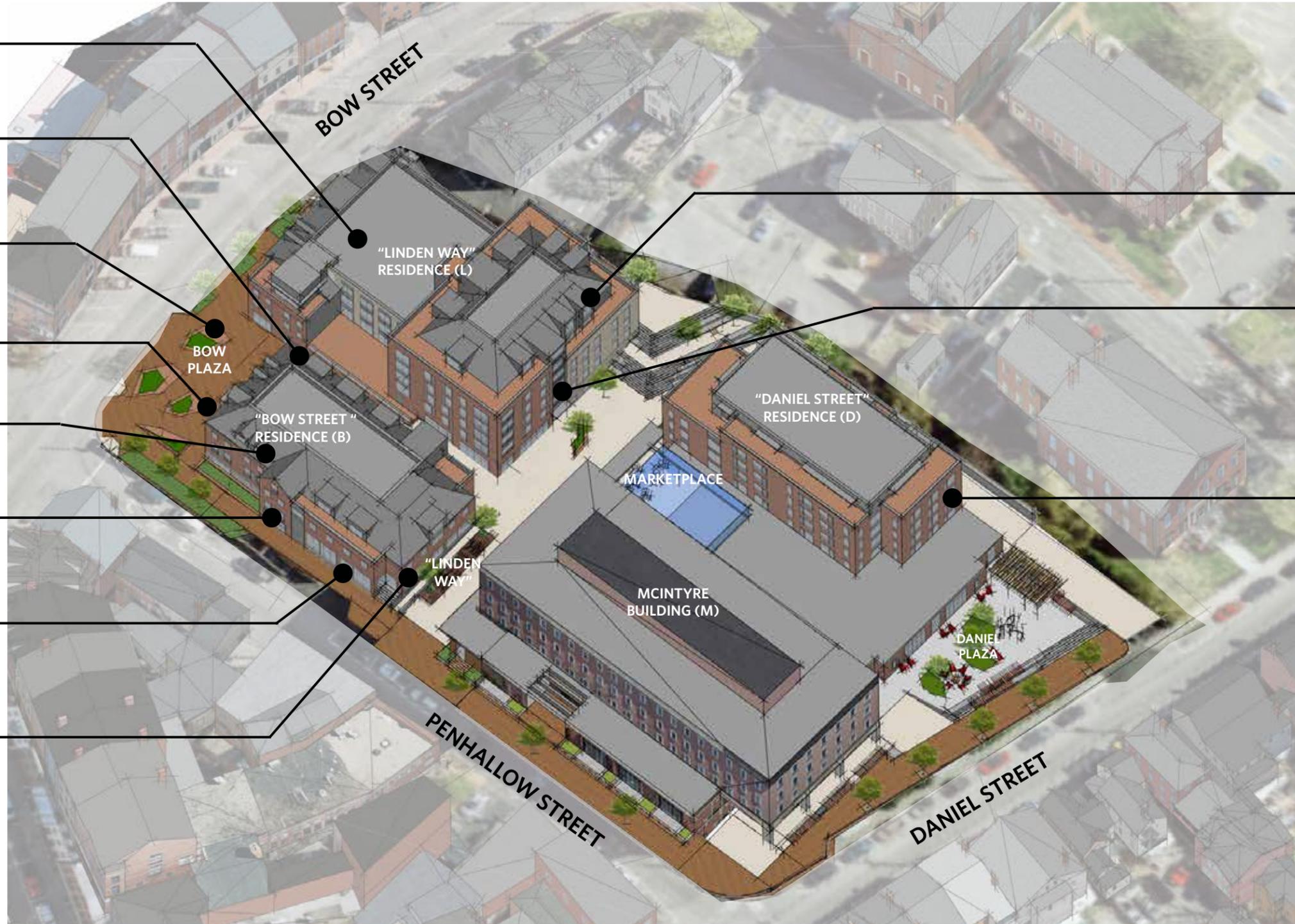
"BOW ST." RESIDENCE
SET FURTHER BACK

MODIFIED
ROOFTOP FORM
AND DORMERS

BUILDING MASSING
REFERS TO
URBAN CONTEXT

PROVIDED ONE-STORY
STOREFRONT AT
STREET LEVEL

ADDED GROUND FLOOR
TRANSPARENCY AT
"LINDEN WAY"



TRADITIONAL
ROOFTOP FORM AT
"LINDEN WAY"
RESIDENCE

REVISED FACADE
MASSING TO BREAK
DOWN SCALE OF BLDG.

BRICK FACADE AND
INSET WINDOWS
RELATE TO EXISTING
McINTYRE

PROPOSED DESIGN

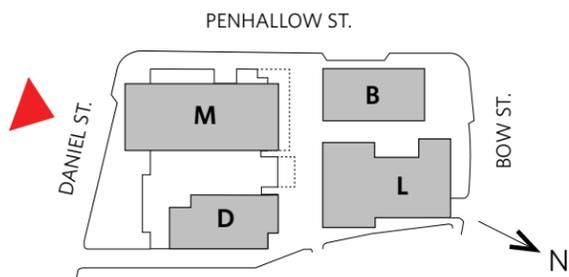


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DANIEL STREET ELEVATION



0 25 50

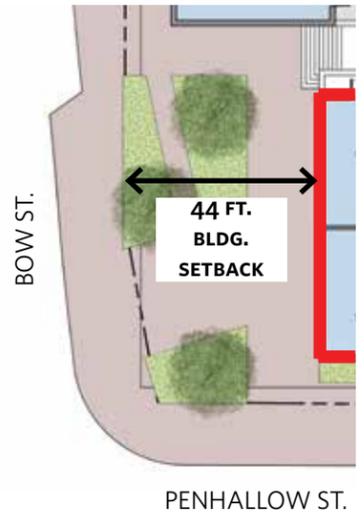
SCALE: 1" = 50'-0"

PROPOSED DESIGN



JUNE 13, 2018

- ONE STORY STOREFRONT
- TRANSPARENCY AT STREET LEVEL
- FACE OF BLDG. SET BACK FURTHER FROM BOW ST.
- TRADITIONAL ROOFTOP FORM + FEATURES

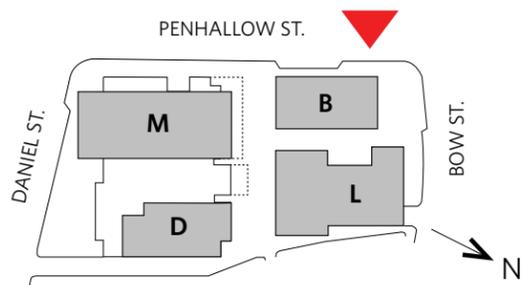


Bow Plaza



MAY 22, 2018

PENHALLOW STREET ELEVATION



SCALE: 1" = 50'-0"

PROPOSED DESIGN



JUNE 13, 2018

CHAPEL ST. | "LINDEN WAY" RESIDENCE | "BOW ST" RESIDENCE | PENHALLOW ST

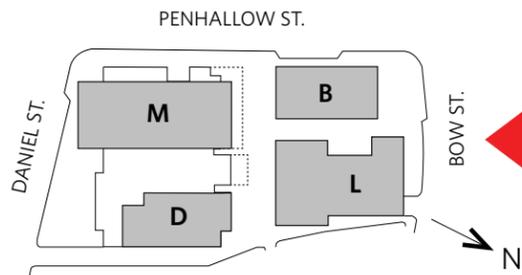
- APPROPRIATE SCALE AT STREET LEVEL
- TRANSPARENCY
- ACTIVE STREET LEVEL
- PEDESTRIAN CONNECTION



MAY 22, 2018

CHAPEL ST. | "LINDEN WAY" RESIDENCE | "BOW ST" RESIDENCE | PENHALLOW ST

BOW STREET ELEVATION



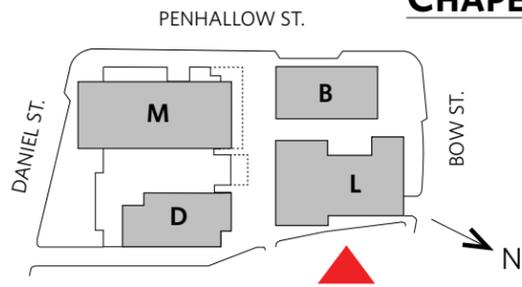
0 25 50

SCALE: 1" = 50'-0"

PROPOSED DESIGN



CHAPEL STREET ELEVATION

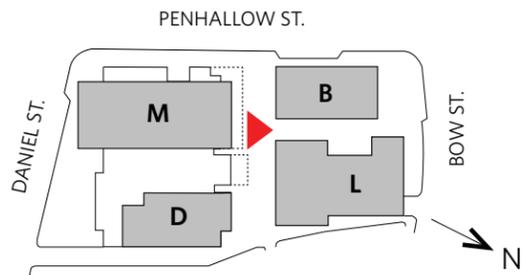


SCALE: 1" = 50'-0"

PROPOSED DESIGN



"LINDEN WAY" SOUTH ELEVATION



0 25 50

SCALE: 1" = 50'-0"

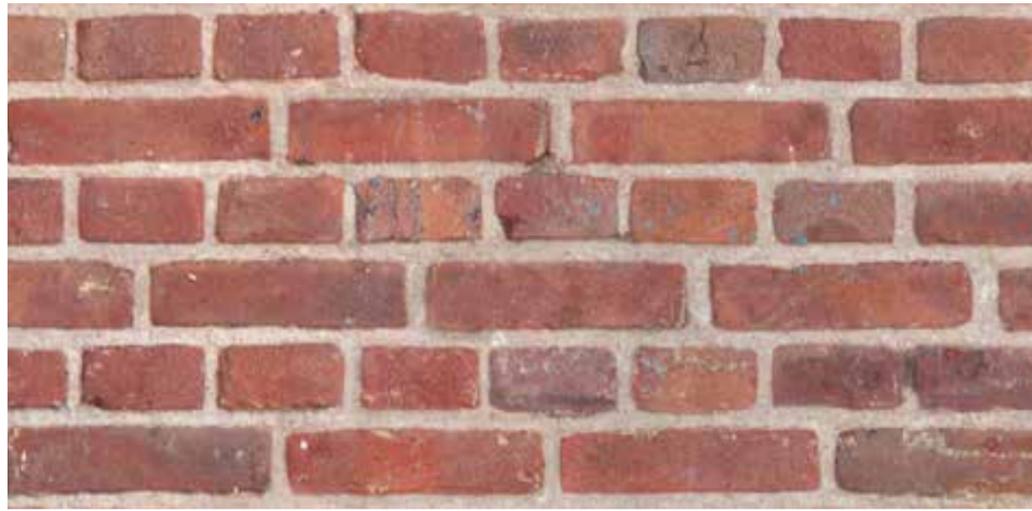
MATERIAL PALETTE



METAL PANEL
AND/OR FIBER CEMENT



PRECAST MASONRY



BRICK MASONRY



PROPOSED DESIGN



JUNE 13, 2018

DANIEL ST. RESIDENCE (SET BACK)



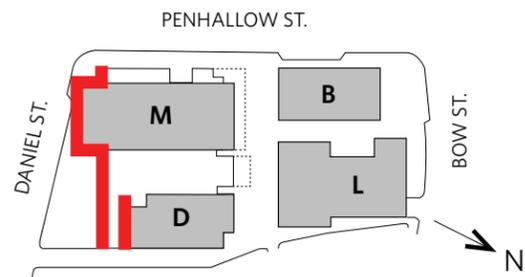
PROPOSED WINDOW



MAY 22, 2018

DANIEL ST. RESIDENCE (SET BACK)

DANIEL STREET ELEVATION



MCINTYRE



JOSEP LLUIS SERT HOUSE
C. 1957



SCALE: 1/32" = 1'-0"

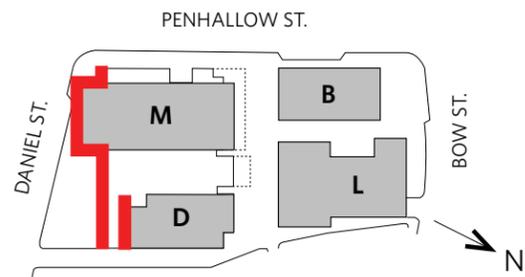
PROPOSED DESIGN



DANIEL STREET ELEVATION

DANIEL ST. RESIDENCE (SET BACK)

- BRICK FACADE + INSET WINDOW RELATES TO EX. MCINTYRE



SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

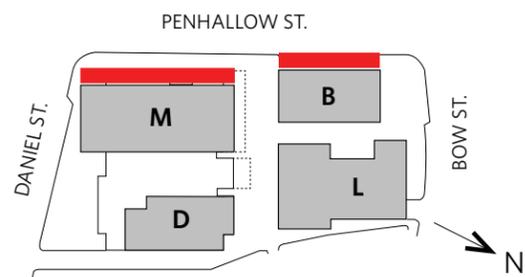


JUNE 13, 2018

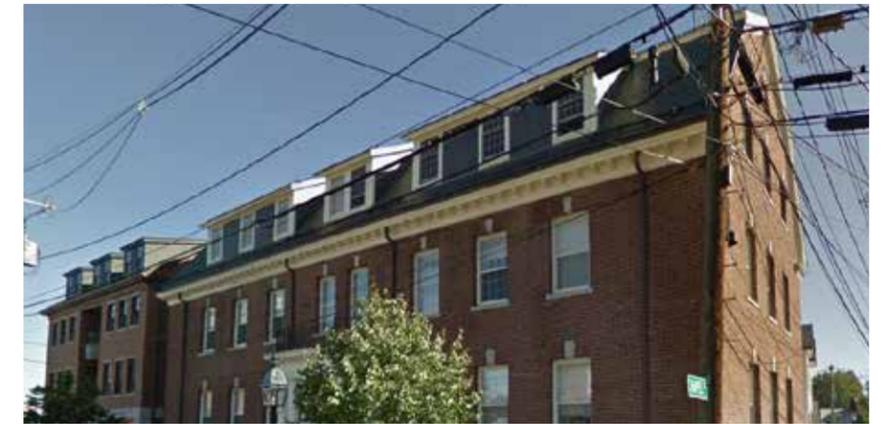


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PENHALLOW STREET ELEVATION



SCALE: 1/32" = 1'-0"



TRADITIONAL ROOFTOP FORM / FEATURES



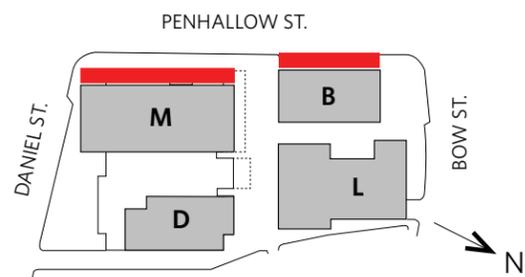
ONE-STORY STOREFRONT

PROPOSED DESIGN



PENHALLOW STREET ELEVATION

- ONE STORY STOREFRONT
- TRANSPARENCY AT STREET LEVEL
- FACE OF BLDG. SET BACK FURTHER FROM BOW ST.
- TRADITIONAL ROOFTOP FORM + FEATURES



0 5 10 20

SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

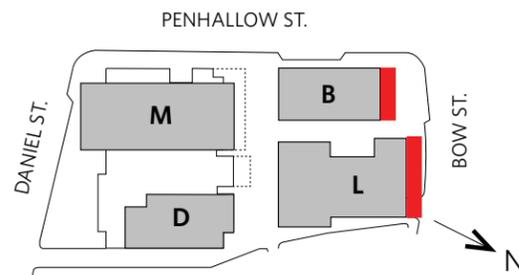


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BOW STREET ELEVATION



PEDESTRIAN CONNECTION THRU SITE



SITE PERMEABILITY

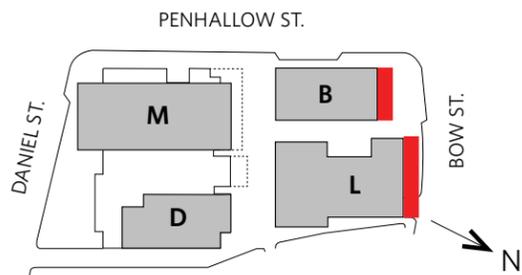


SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



BOW STREET ELEVATION



- APPROPRIATE SCALE AT STREET LEVEL
- TRANSPARENCY
- ACTIVE STREET LEVEL
- PEDESTRIAN CONNECTION

0 5 10 20

SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



JUNE 13, 2018

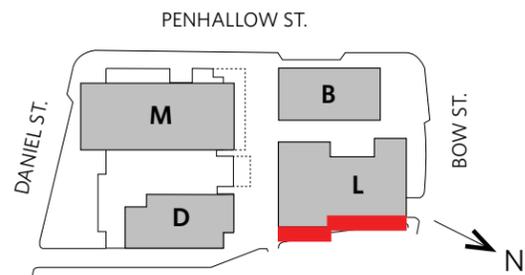


MATERIAL RELATE TO ADJ. STRUCTURE



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"LINDEN WAY" RESIDENCE - NORTH ELEVATION



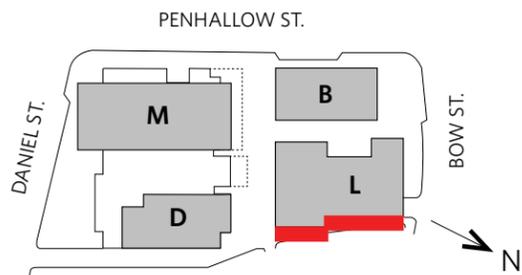
SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



"LINDEN WAY" RESIDENCE - NORTH ELEVATION

- TRADITIONAL ROOFTOP FORM
- MATERIALS RELATE TO ADJACENT STRUCTURES
- BREAKDOWN OF BLDG MASS



SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

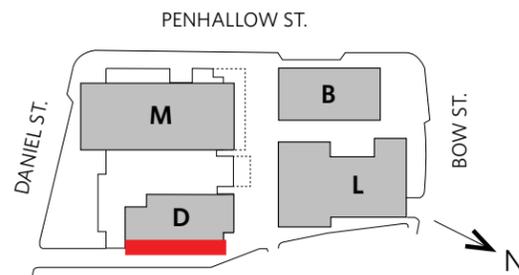


JUNE 13, 2018



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"DANIEL STREET" RESIDENCE - NORTH ELEVATION



0 10 20 30

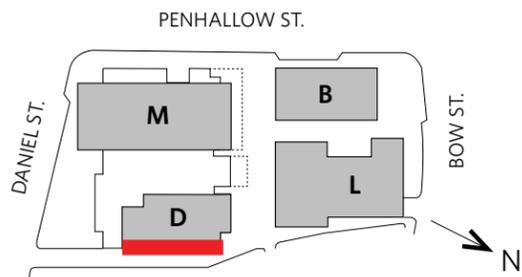
SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



"DANIEL STREET" RESIDENCE - NORTH ELEVATION

- BLDG. SETBACK FROM DANIELS ST.
- MATERIALS RELATE TO ADJ. STRUCTURES
- VIEWS ENHANCED BY BALCONIES



SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

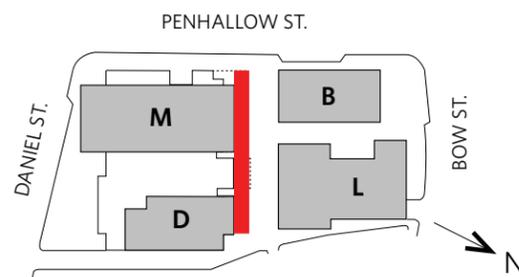


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"LINDEN WAY" - NORTH ELEVATION



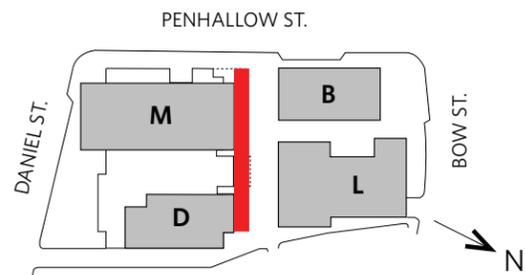
0 10 20 30

SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



"LINDEN WAY" - NORTH ELEVATION



SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

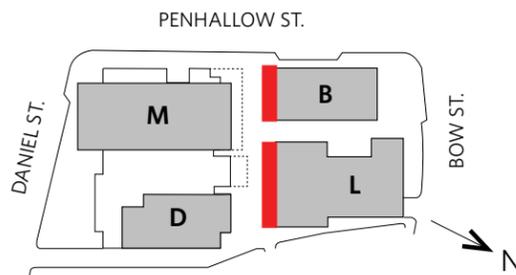


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"LINDEN WAY" SOUTH ELEVATION



SCALE: 1/32" = 1'-0"

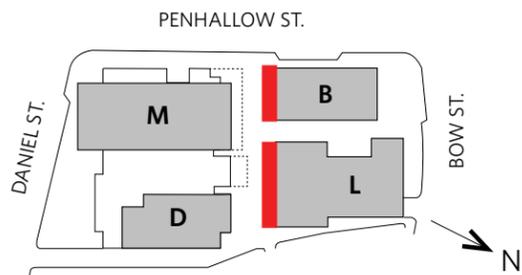
PROPOSED DESIGN



- ONE STORY STOREFRONT
- TRANSPARENCY ACTIVATES "LINDEN WAY"
- TRADITIONAL ROOFTOP FORM + FEATURES

- TRADITIONAL ROOFTOP FORM
- MATERIALS RELATE TO ADJACENT STRUCTURES
- BREAKDOWN OF BLDG MASS

"LINDEN WAY" SOUTH ELEVATION



SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

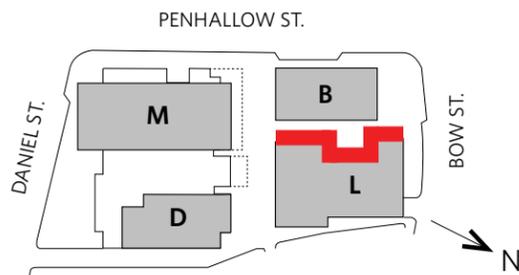


JUNE 13, 2018



MAY 22, 2018

"LINDEN WAY" WEST ELEVATION

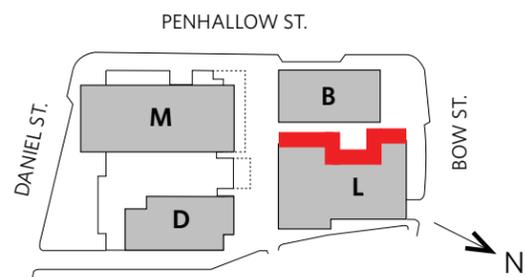


SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



"LINDEN WAY" WEST ELEVATION



SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

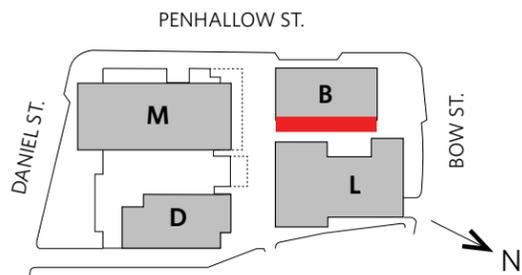


JUNE 13, 2018



MAY 22, 2018

"BOW STREET" RESIDENCE - EAST ELEVATION



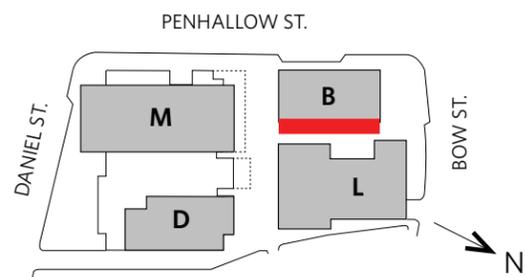
0 10 20 30

SCALE: 1/32" = 1'-0"

PROPOSED DESIGN

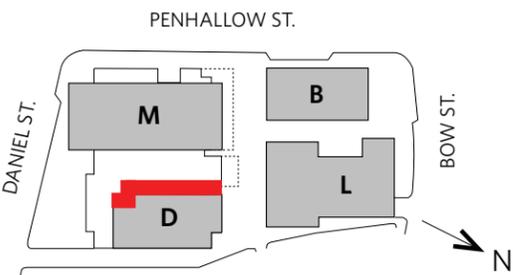


"BOW STREET" RESIDENCE - EAST ELEVATION



SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



"DANIEL STREET RESIDENCE - SOUTH ELEVATION ABOVE MCINTYRE"

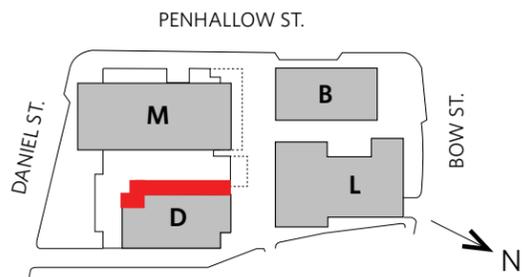


SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



"DANIEL STREET RESIDENCE - SOUTH ELEVATION ABOVE MCINTYRE"



SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

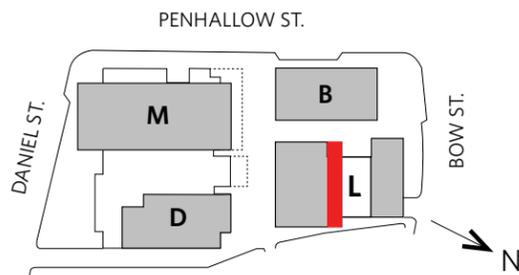


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MAY 22, 2018

"LINDEN WAY" RESIDENCE - NORTH ELEVATION (INTERIOR)

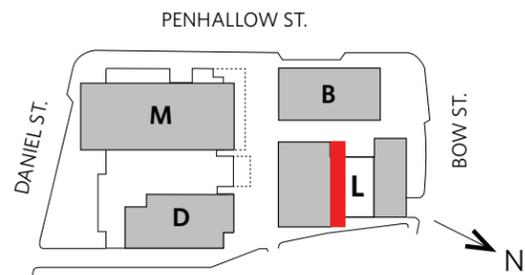


SCALE: 1/32" = 1'-0"

PROPOSED DESIGN



"LINDEN WAY" RESIDENCE - NORTH ELEVATION (INTERIOR)



SCALE: 1/32" = 1'-0"