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OF COUNSEL  
MOLLY C. FERRARA

January 16, 2025

**VIA VIEWPOINT and HAND DELIVERY**

Reagan Ruedig, Chair  
Historic District Commission  
1 Junkins Avenue  
Portsmouth, NH 03801

**Re: 266, 270, 278 State Street & 84 Pleasant Street  
Tax Map 107, Lots 77 – 80  
REQUEST FOR WORK SESSION**

Dear Ms. Ruedig:

This office represents PNF Trust of 2013, the owner of the above-referenced property. I enclose a conceptual design proposal for the redevelopment of the property with all new construction, based upon variances obtained in November of 2024. Please accept this correspondence as our request for a work session pursuant to Section 10.635.20 of the zoning ordinance to review and discuss this proposal with the Commission at its February 5, 2025 meeting. To the extent it is applicable, we hereby request a waiver from the requirements of Section 10.634.23.

Thank you for your attention and we look forward to working with the Commission on this project.

Sincerely,

*Christopher P. Mulligan*  
Christopher P. Mulligan

CPM/  
Encls.

cc: Peter Floros (w/ encls.)  
Michael Keane (w/ encls.)





**mjk**

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DESIGN

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REVISIONS


APPROVALS

01/14/25 FOR  
HDC WORKSESSION  
FEB 5 2025

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PROJECT

RESTORATION AND EXPANSION OF  
266, 270 278 STATE STREET  
AND 84 PLEASANT ST,  
PORTSMOUTH NH

PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

RENDERINGS

DRAWN BY:

CHECKED BY:

DATE: 1/14/2025

SCALE: AS NOTED

DRAWING NO.

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**HDC.1**





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TITLE

STATE STREET ELEVATION

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ELEVATOR OVERRIDE  
EXCLUDED FROM HEIGHT  
BY ZONING 10.517.30 AND  
BY "PENTHOUSE" DEFINITION

TOP OF WALL

TOP OF FLAT ROOF

11'-0"

11'-1"

49'-11"

11'-1"

16'-9"

53'-3"

STATE STREET ELEVATION  
SCALE: 1/4" = 1'-0"

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**PLEASANT STREET ELEVATION**

SCALE: 1/4" = 1'-0"

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TITLE

PLEASANT ST ELEV

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**HDC.4**



**CHURCH STREET ELEVATION**  
 SCALE: 1/4" = 1'-0"

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TITLE  
 CHURCH STREET ELEVATION

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**HDC.5**

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**COURT STREET ELEVATION**  
SCALE: 1/4" = 1'-0"

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COURT STREET ELEVATION

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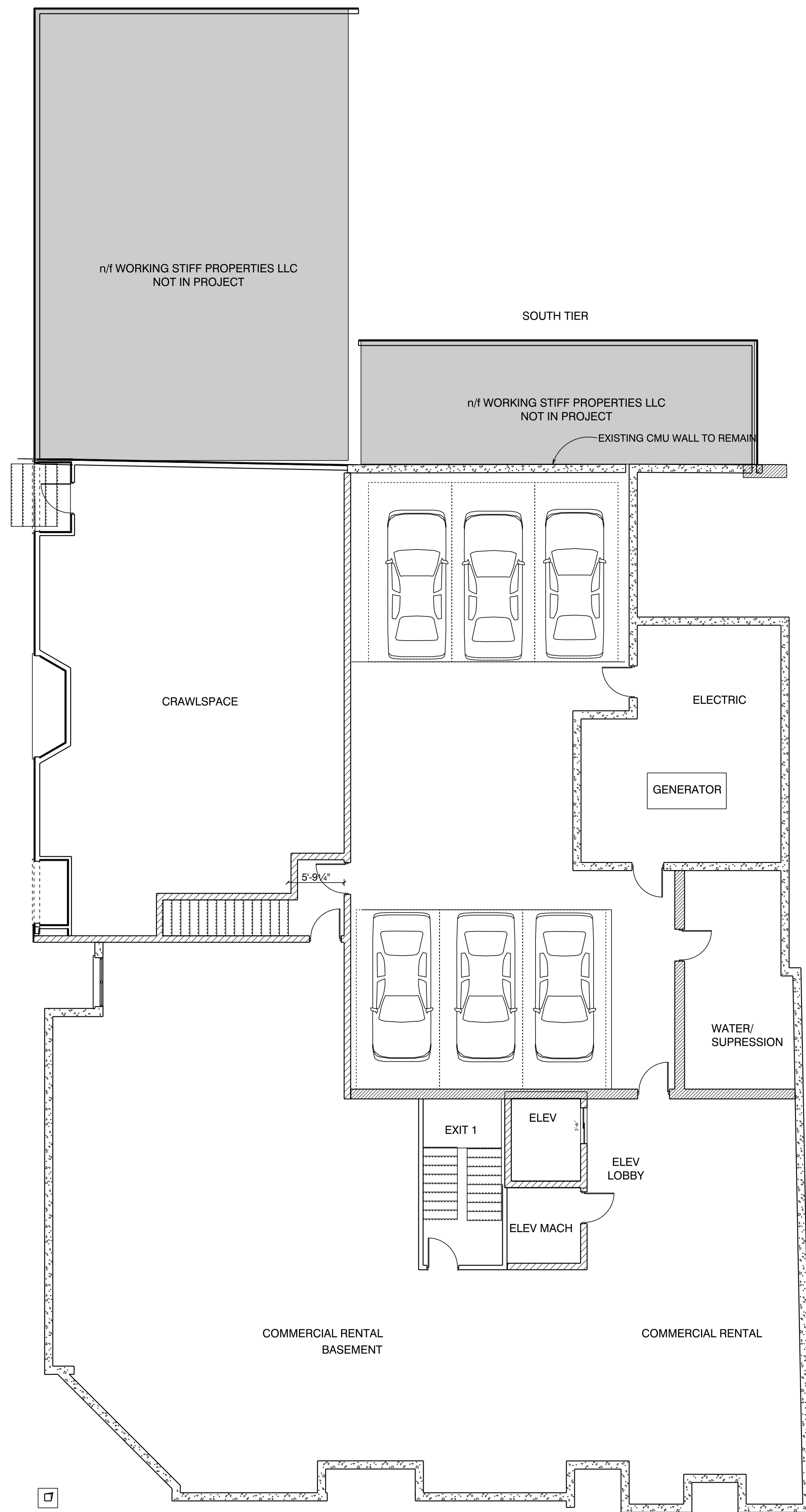
SCALE: AS NOTED

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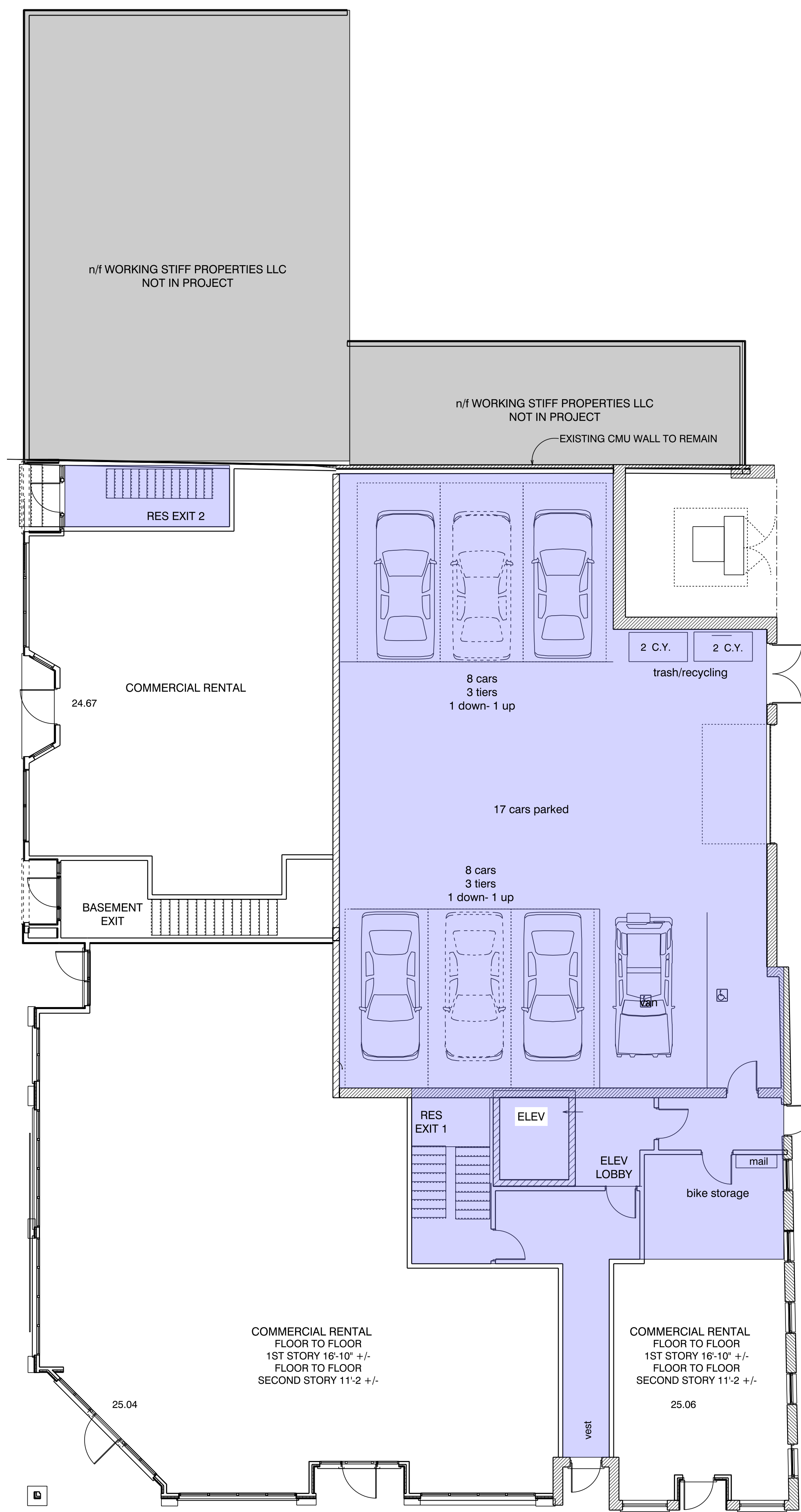
**HDC.6**

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5 0 10  
**BASEMENT PLAN**  
 SCALE: 1/8" = 1'-0"



EXCLUSIVE RESIDENTIAL USE

7933 NET GROUND FLOOR  
 3405 RES EXCLUSIVE  
 43% +/- DEDICATED RESIDENTIAL USE

5 0 10  
**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

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TITLE

BASEMENT & 1ST FLR PLAN

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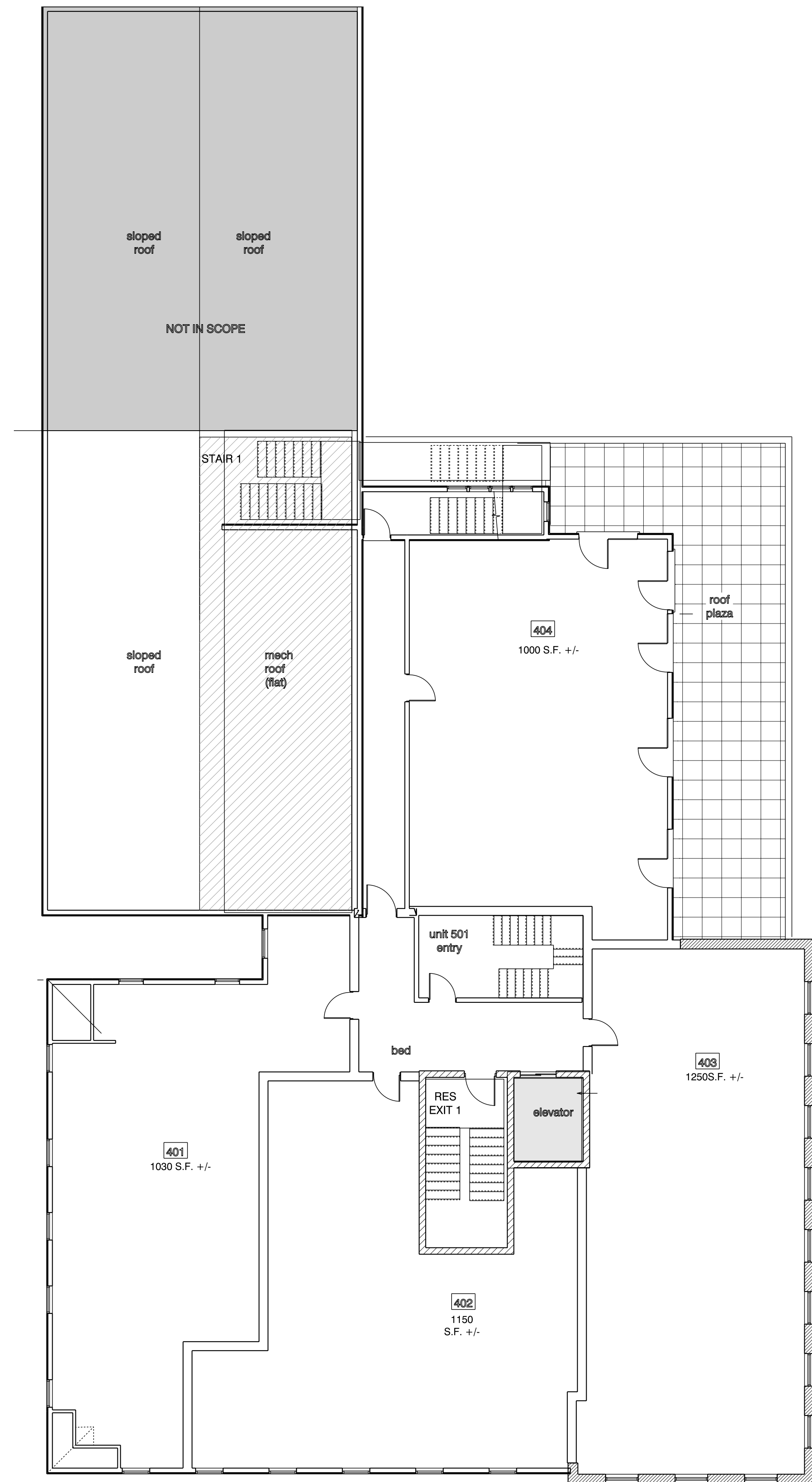
SCALE: AS NOTED

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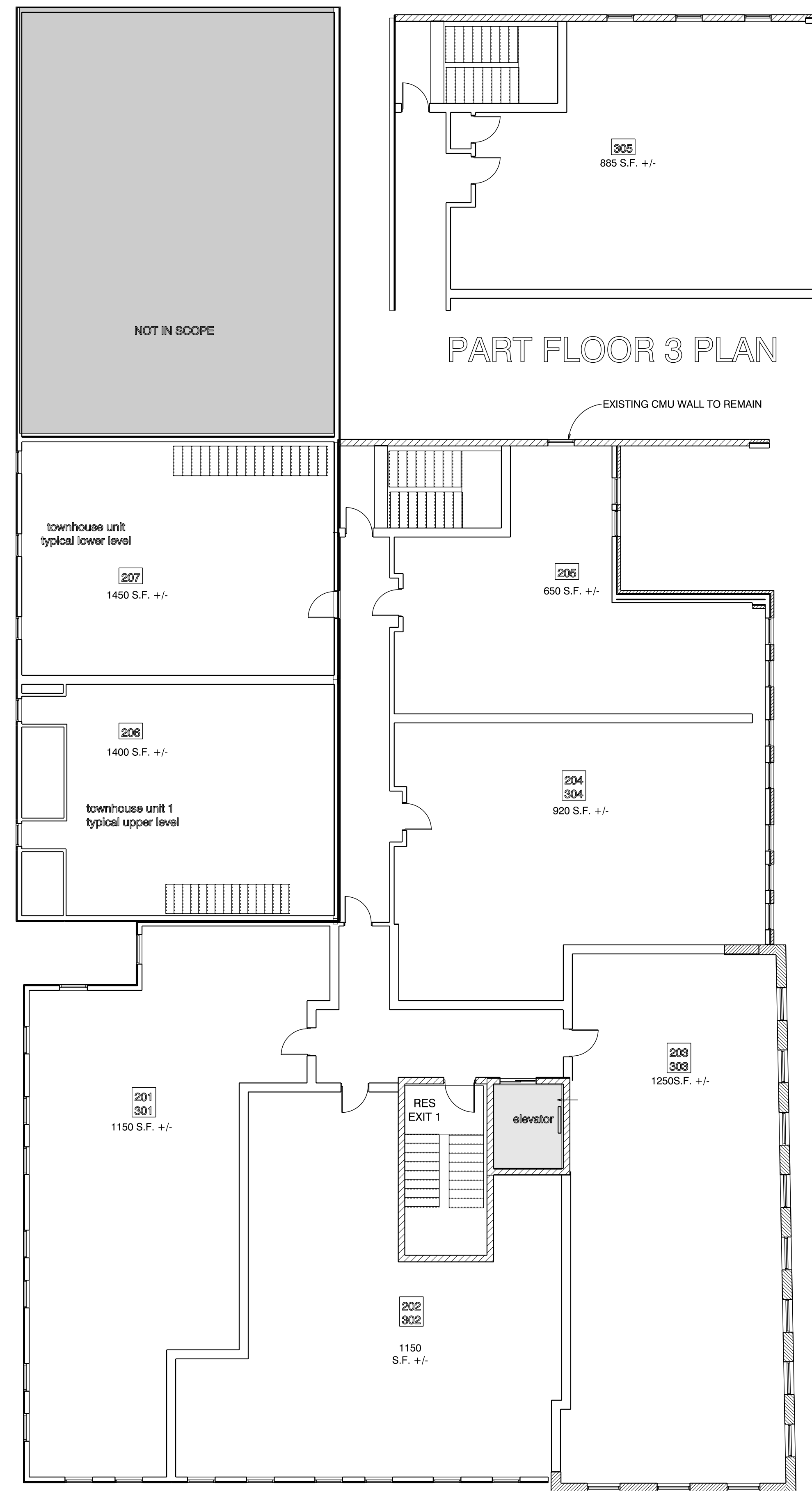
**HDC.7**

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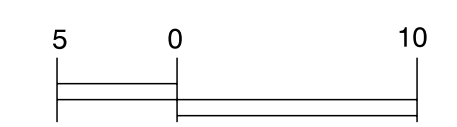


FLOOR 4 PLAN



TYPICAL FLOOR 2-3 PLAN

FLOOR PLANS  
SCALE: 1/8" = 1'-0"



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TITLE  
UPPER LEVEL PLANS

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