

An aerial photograph of a city, likely New York City, showing a river and a bridge. The image is dark and serves as a background for the text.

Linden Square: The McIntyre Block

Historic District Commission

*Work Session #2
July 1, 2026*

80D Street, LLC

6-Month Review – Concept Project Timeline

Work Session #1 — June 3

- Team Introduction
- Outline goals
- History, neighborhood context, existing conditions
- Regulatory context
- Conceptual massing schemes (4)

Work Session #2 — July 1

- Review massing schemes and facades
- Discuss open space concepts
- Review program

Work Session #3 — August 5

- Refined massing options
- Architectural style for buildings / roof
- Refined open space & options

Work Session #4 — September 2

- Finalize massing layout
- Add architectural style options
- Refine open space elevations

Work Session #5 — October 7

- Refined elevations
- Materials & amenities
- Support for refined plan

Public Hearing #1 — November 4

- Present final plans
- Public comment & feedback

Public Hearing #2 — December 2

- Final adjustments (if necessary)

Guesstimate for future planning and discussions

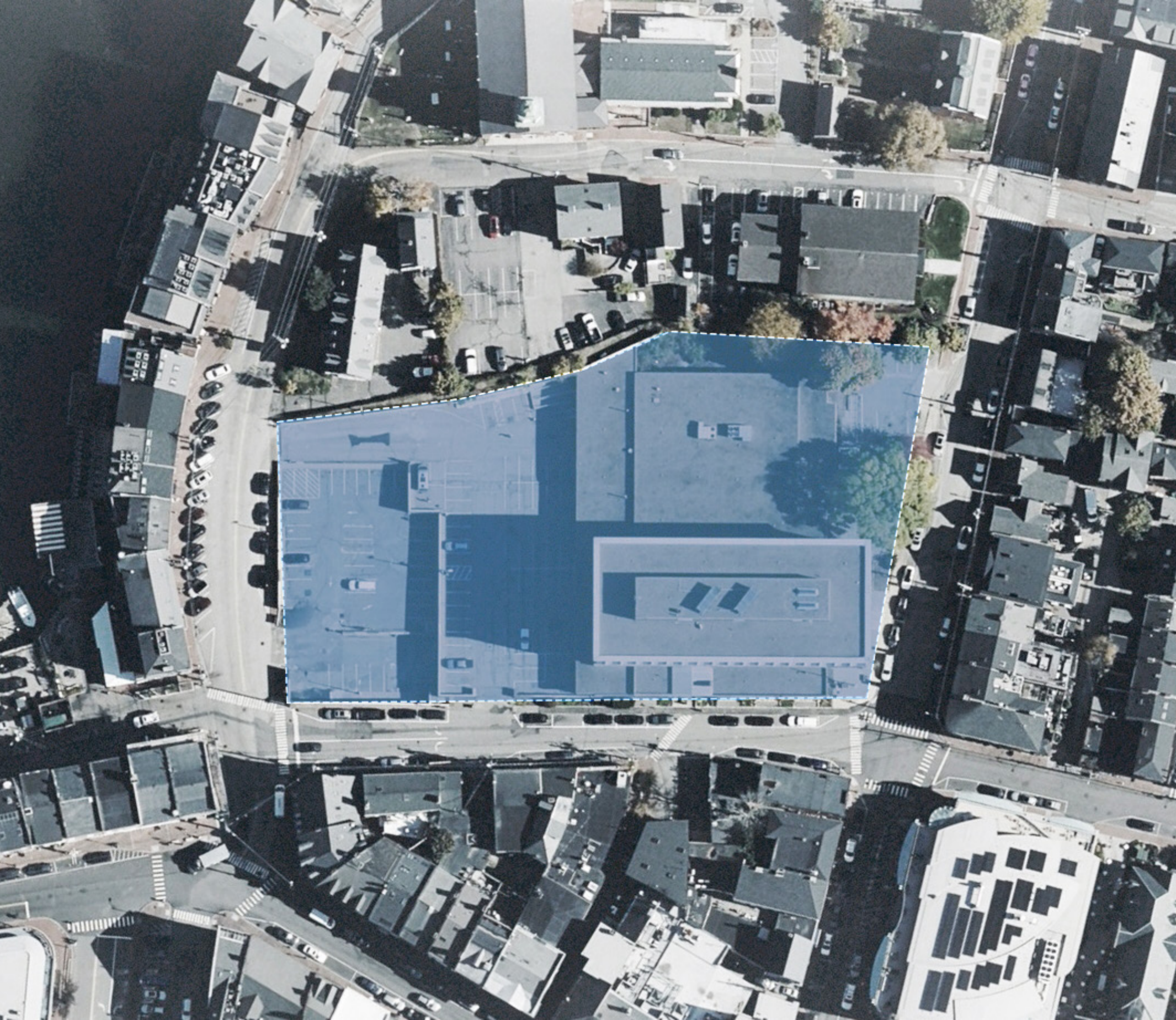
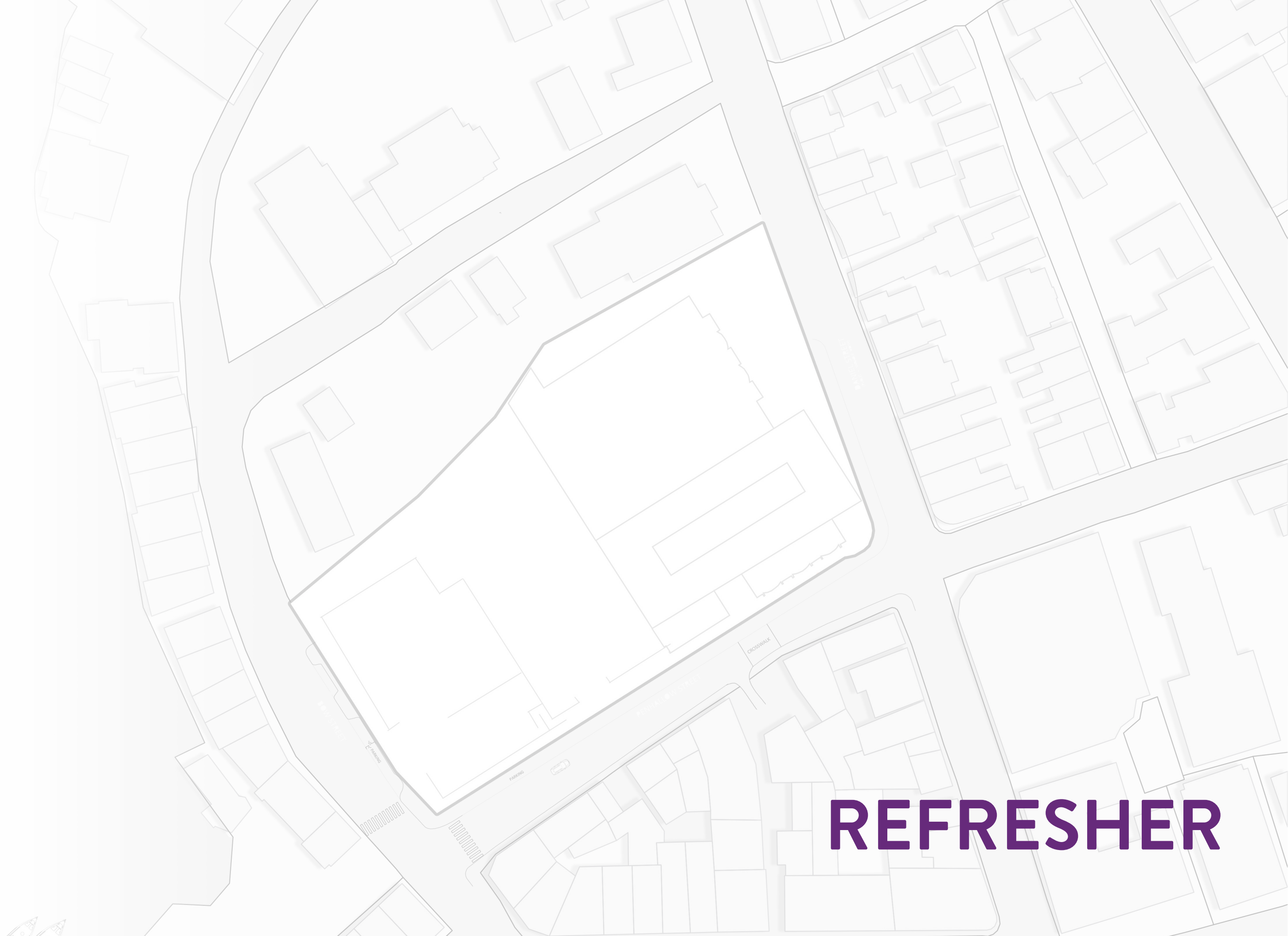


TABLE OF CONTENTS

1. REFRESHER
2. WHAT WE HEARD
3. THE GROUND PLANE
4. MASSING & FACADES STUDIES



REFRESHER

Reimagining Linden Square

Revitalizing a historic block into a vibrant, mixed-use destination that celebrates preservation, strengthens the public realm, and thoughtfully repairs & extends Portsmouth's urban fabric.

Our Journey So Far

- Completed **existing conditions** + historic documentation of the McIntyre Building and surrounding block.
- Studied zoning regulations to understand allowable massing, height, setbacks, and open space requirements.
- Reviewed HDC **design guidelines** and preservation requirements for the building and site.
- Analyzed **prior planning efforts**, identifying key challenges, opportunities, and lessons learned.

Today's Discussion Points

- **Neighborhood context** - with a focus on land use, character, and urban patterns.
- **Site conditions + key challenges**, with composite design responses.
- **Design concepts** that address zoning requirements and site constraints and potential for additional community space.

Commission Feedback We're Seeking

- **Overall massing direction** – guidance on early and basic design concepts, and appropriateness of height, scale, volume, building placement, pedestrian flow, and open space ideas.
- **Site layout + circulation** - pedestrian flow, access, open space connectivity, and street relationships.
- **Early guidance on ideas** or issues to address prior to advancing into detailed design. A refined massing option(s) for worksession #2.



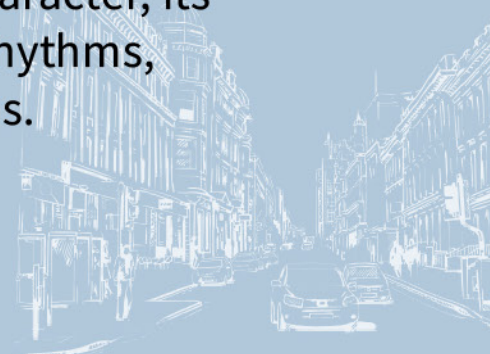
COMMUNITY

Create approachable and welcoming spaces that promote gathering, interaction and belonging.



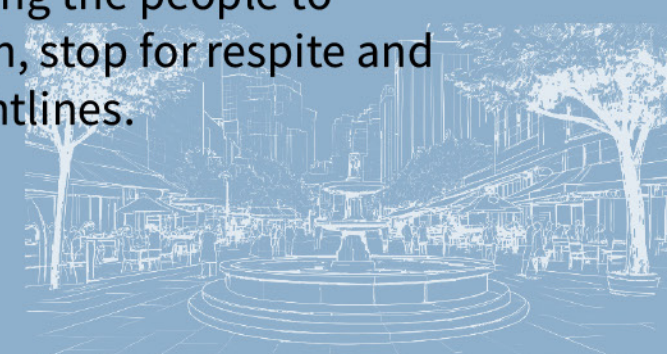
CONTEXTUAL

Acknowledge Portsmouth's distinct/unique historic character, its multiple building scales, rhythms, and architectural traditions.



CONNECTIVITY

Transform the site to be both a hub and a connector allowing the people to meander through, stop for respite and create visual sightlines.



PRESERVATION and REUSE

Adaptively reusing the existing McIntyre building and reactivating it to be wonderful place to live and shop while keeping its historical integrity.



ICONIC

Portsmouth deserves a presence project on this site, not necessarily disappearing into the background, but building upon Portsmouth's unique identity.



ECONOMIC VITALITY

Supporting a vibrant mix of uses ensuring the parcel's long term financial success contributing to Portsmouth's economic vibrancy.



DESIGN AND MATERIALS

Leverage the materials, textures, and colors in a thoughtful composition that integrates with the neighborhood.



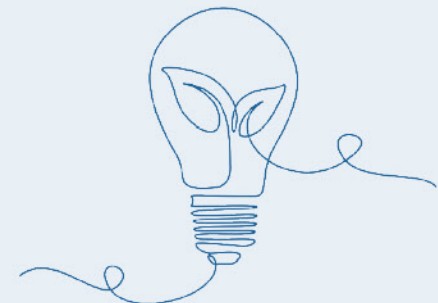
ACCESSIBILITY

Create compliant sidewalks, alleyways and entries that are inclusive, accessible and feel comfortable and safe.

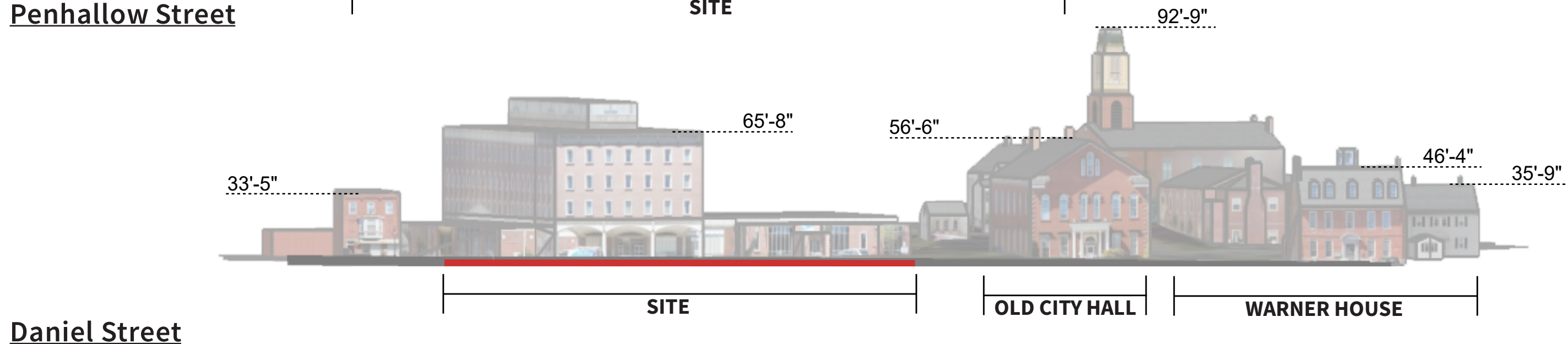
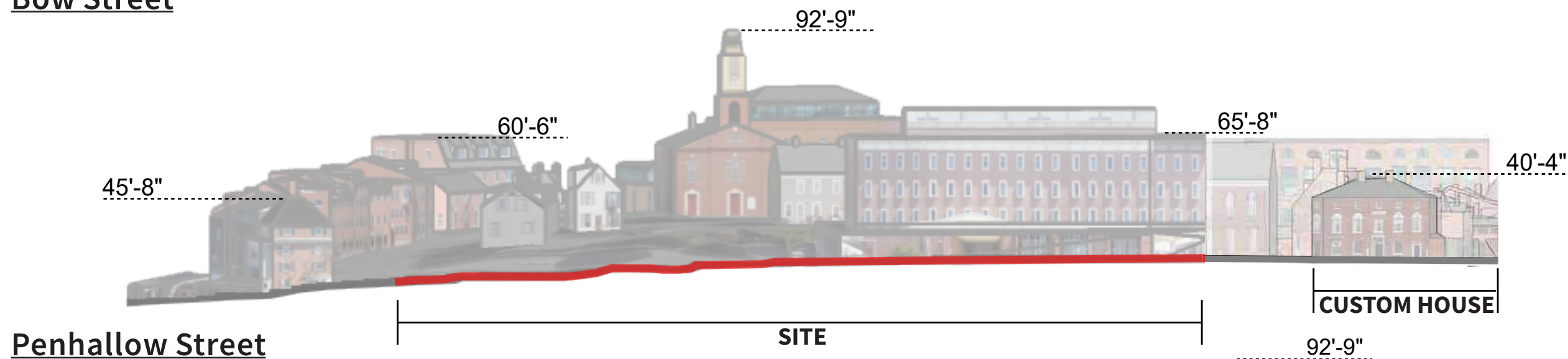
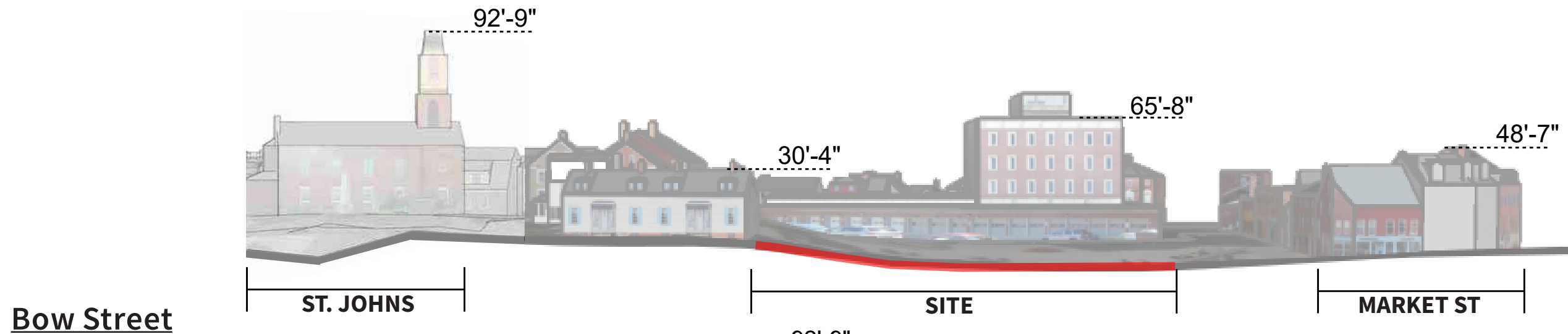


SUSTAINABILITY

Fully integrate energy efficiency, resiliency, wellness, and sustainable practices towards a more responsible and responsive project.







*all dimensions are shown above finish grade, based on Portsmouth provided 3D model

Project Site

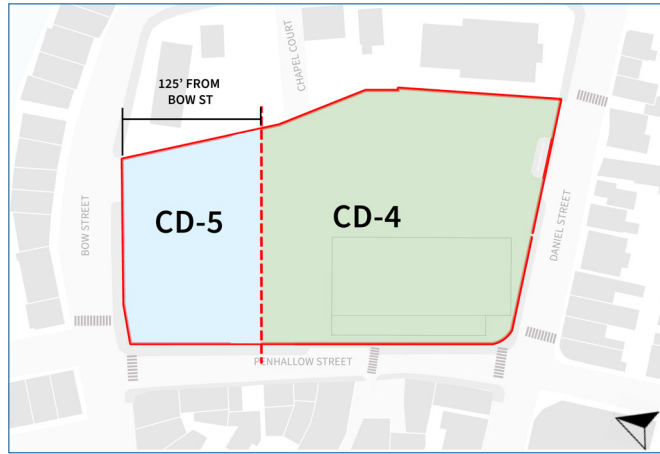


Observations

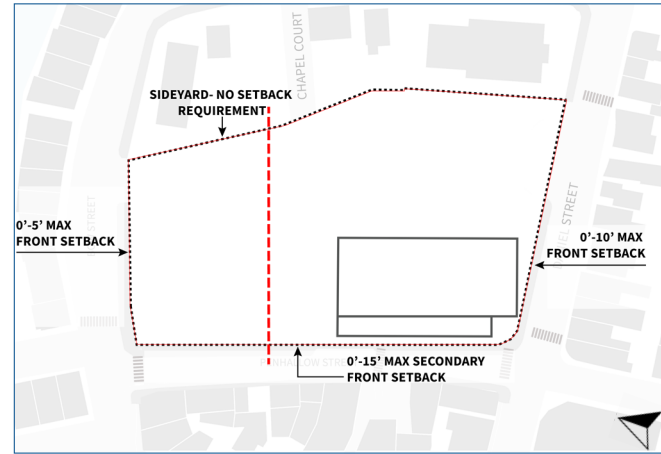
- 1 Urban Land Use Pattern
- 2 Pedestrian Connections
- 3 Relationship to Neighborhood Scale
- 4 Site Activity
- 5 Pedestrian Safety
- 6 Commercial Reactivation
- 7 View Corridors
- 8 Accessibility
- 9 Site Grading Challenges
- 10 Single Story Section
- 11 Parking
- 12 Historic Preservation

Historic District and Zoning Reference Diagrams

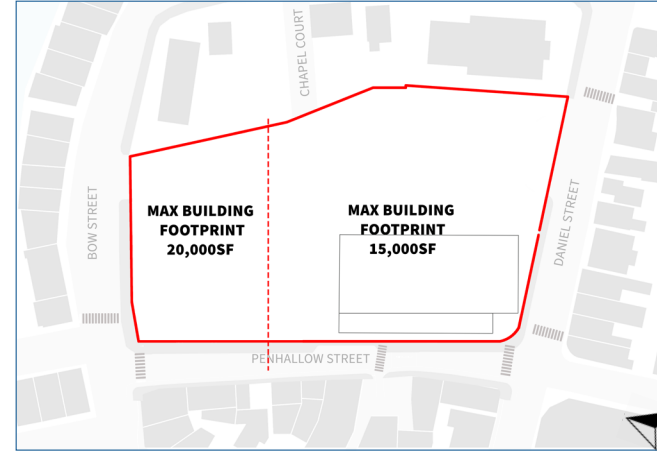
Character Districts



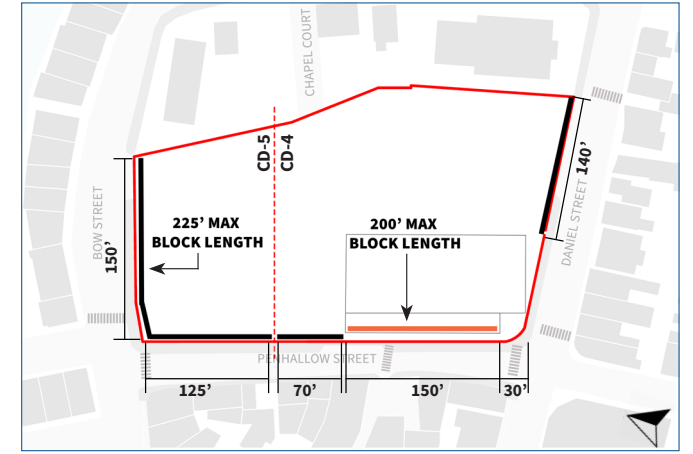
Building Setbacks



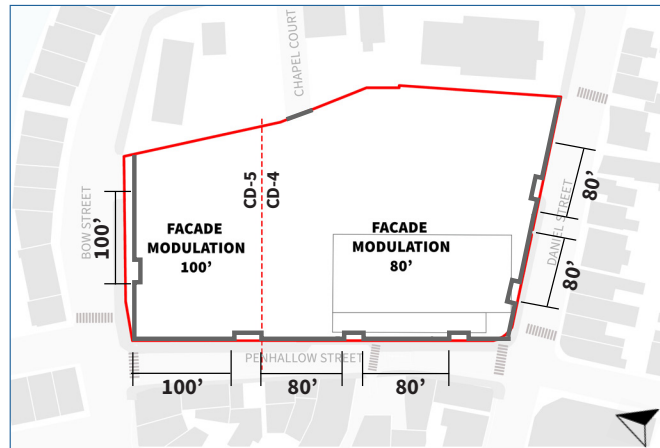
Building Footprint



Building Block Length



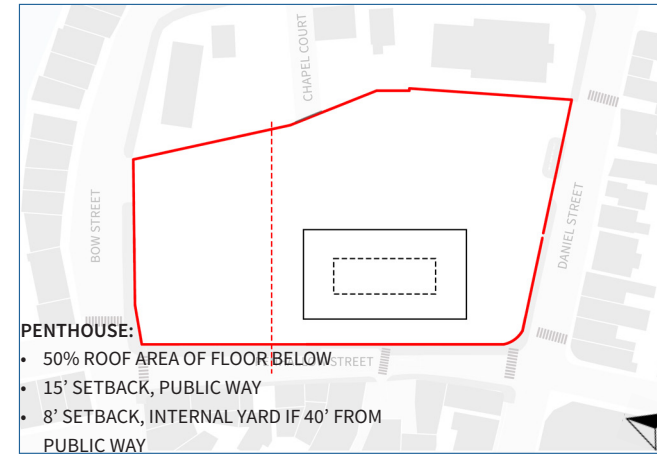
Facade Modulation



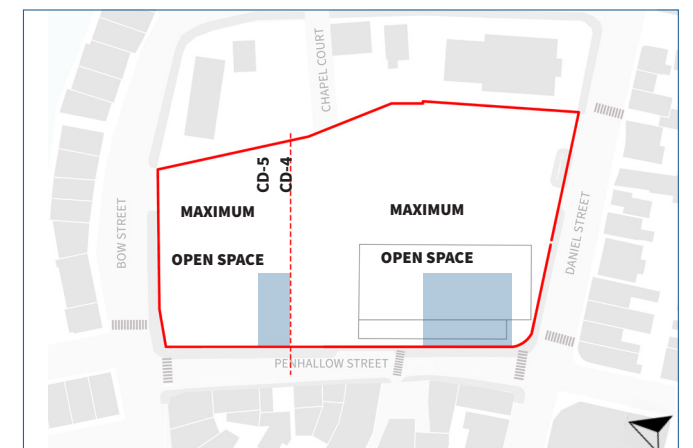
Lot Coverage



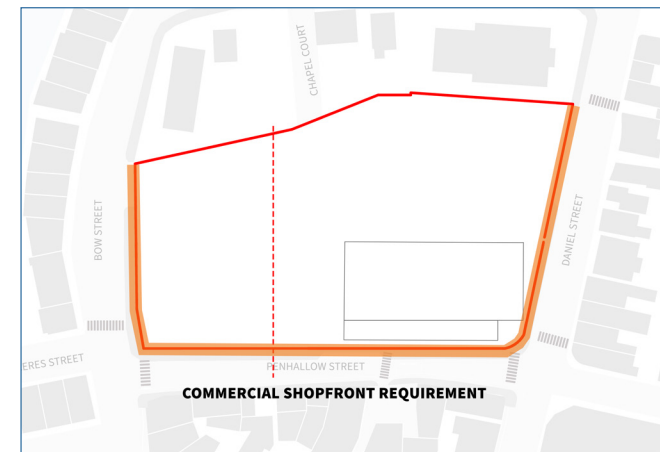
Penthouse Option



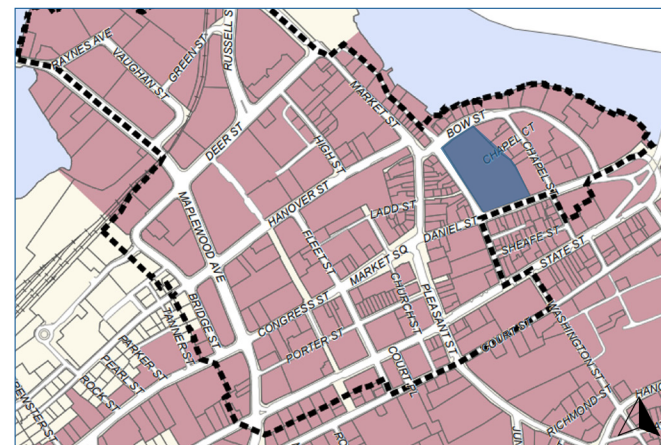
Open Space



Shopfronts



Overlay Districts

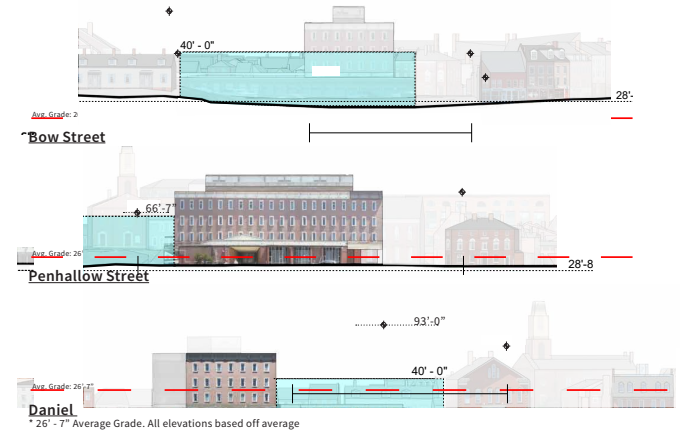


DOD Downtown Overlay District
 HD Historic District

Building Height / Zoning



Building Heights

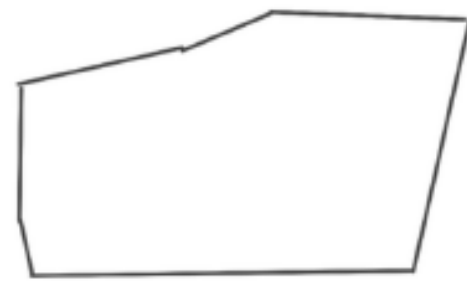


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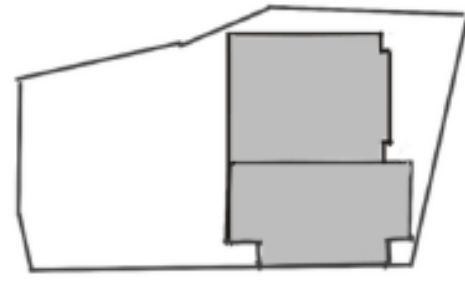
Concepts

Thought Process

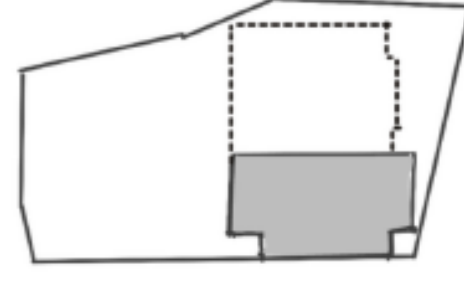
A series of process diagrams illustrating how preliminary massing is shaped by integration of zoning requirements, programmatic desires, and the site's unique constraints / opportunities. This may yield shapes and forms that not only are critical for program requirements but also assist in creating dynamic urban open spaces.



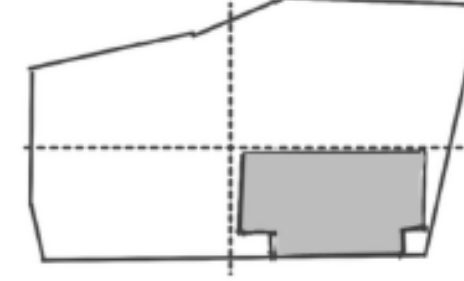
Site



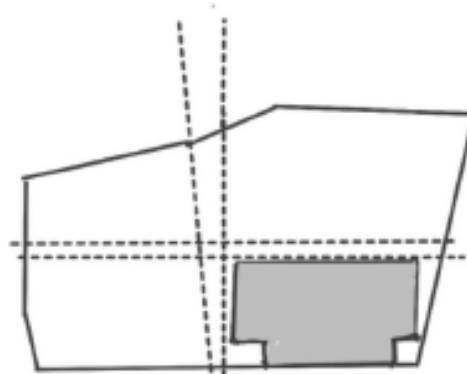
Existing McIntyre



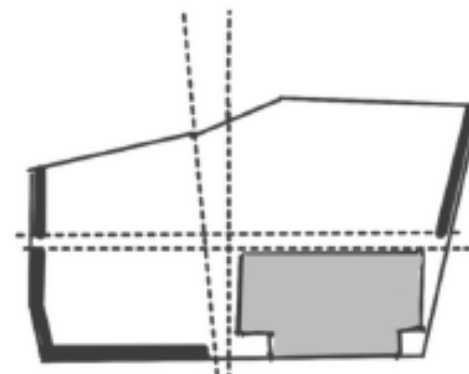
Single Story Removal



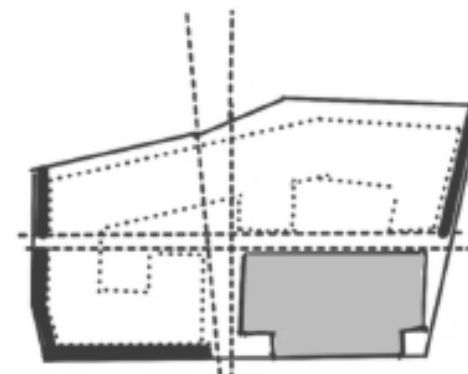
Through Site Passage



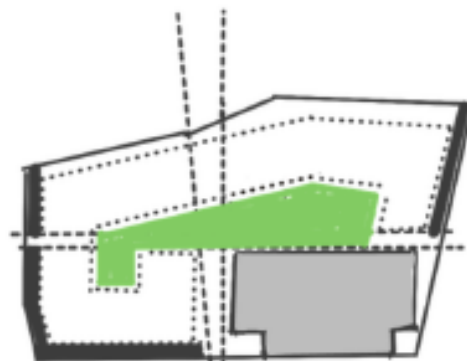
Cross Site View Corridor



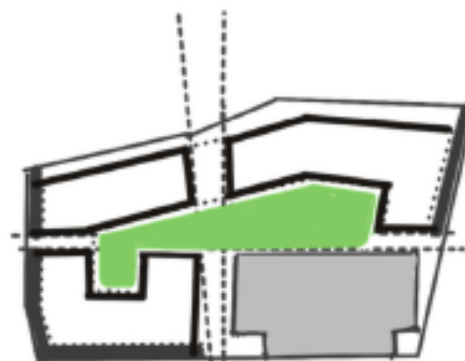
Restricting Street Edges



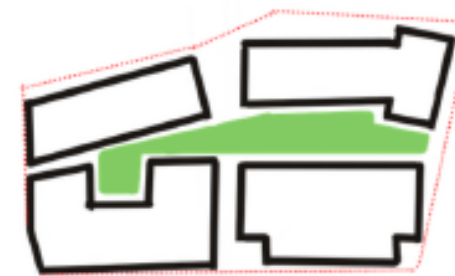
Planning Width (60')



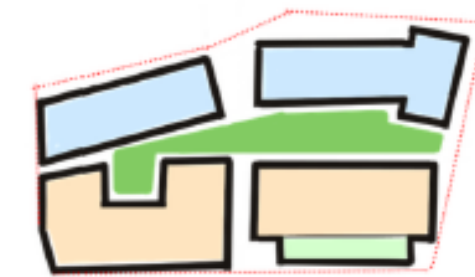
Desired Open Space



Footprints 15K & 20K sq



Site Profile



Use Programming

Massing Strategy

01 Courtyards

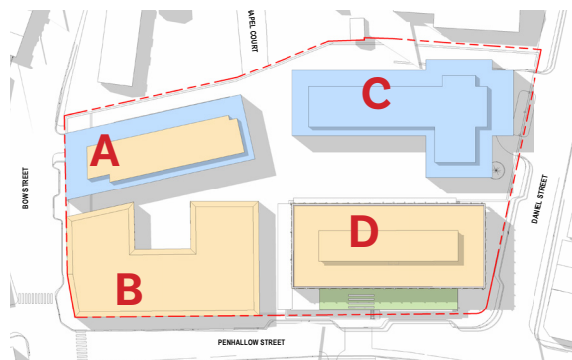
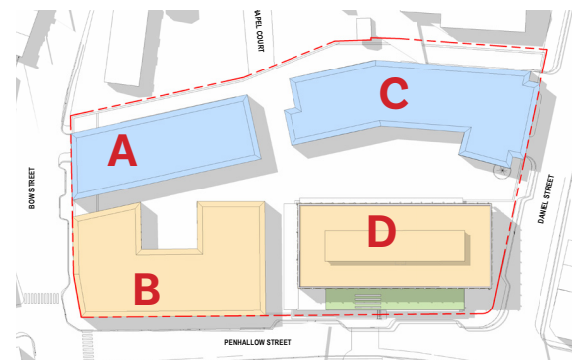
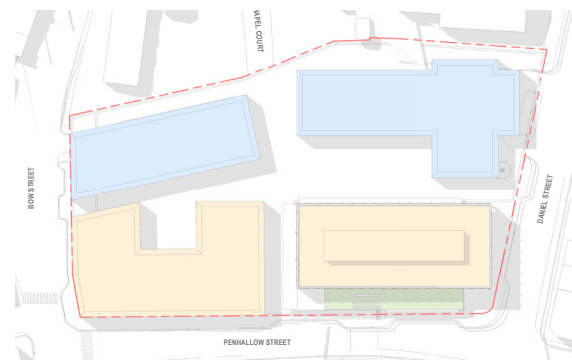
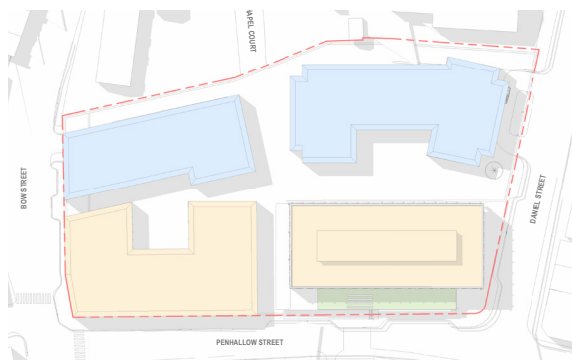
02 Courtyard & Plaza

03 Extended Courtyard and Extended Plaza

04 CUP

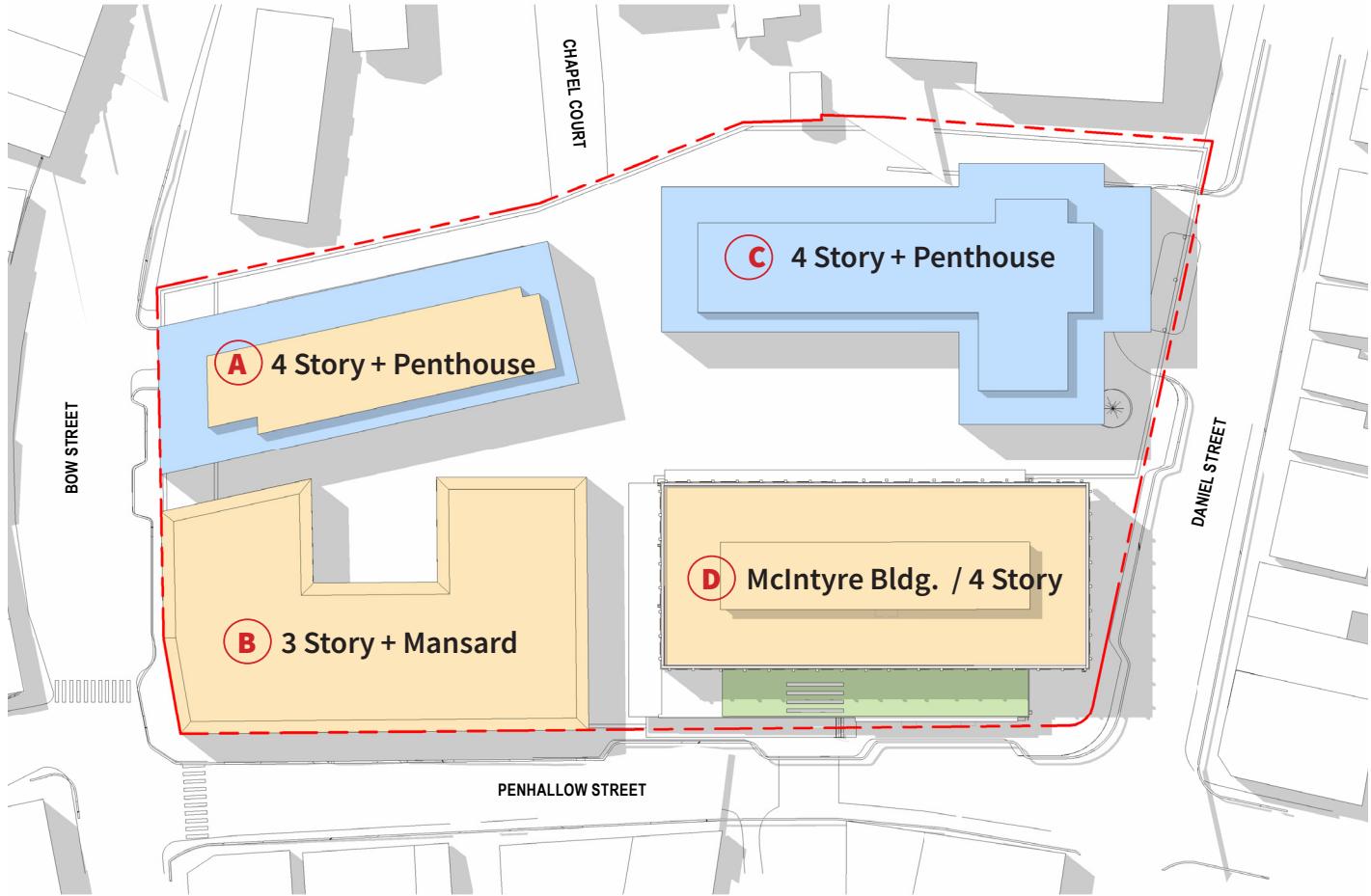
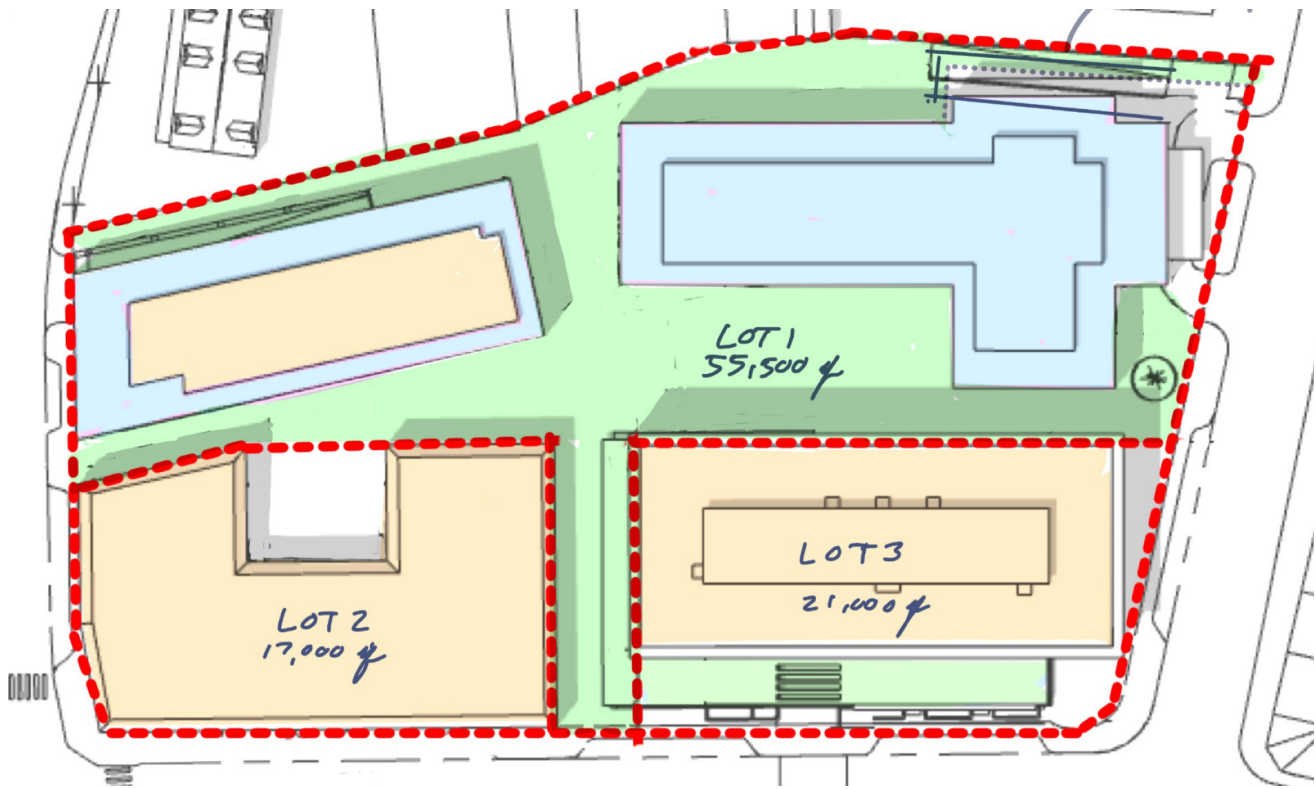
We previously presented four concept options. The first three share a broadly similar organizational framework. Building C (on Daniel St.) has the most change in response to site geometry, street alignments, and its relationship to surrounding buildings.

Because Building C will continue to be studied and refined through this process, tonight's discussion focuses primarily on Option 03 and Option 04 (CUP)

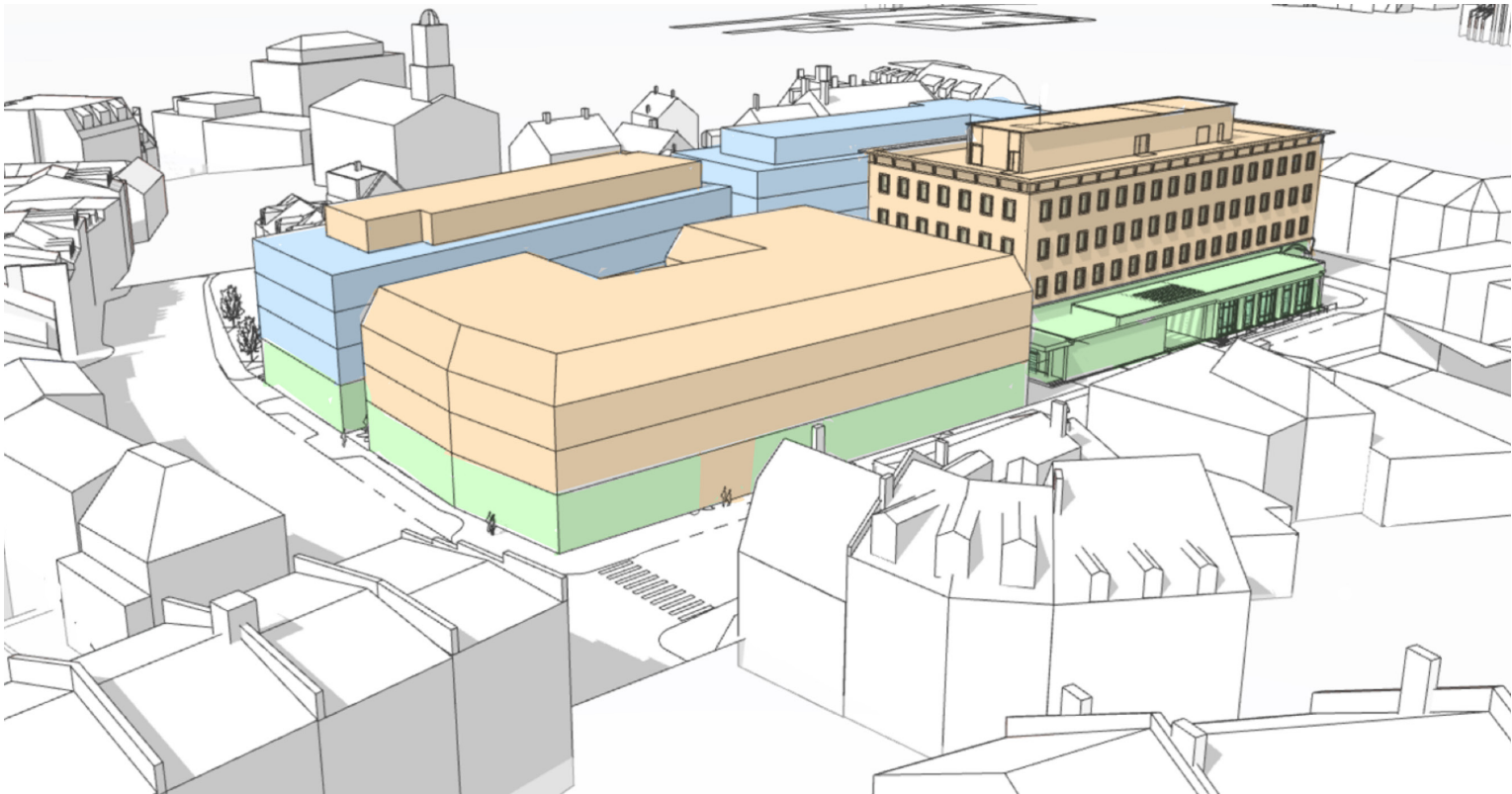
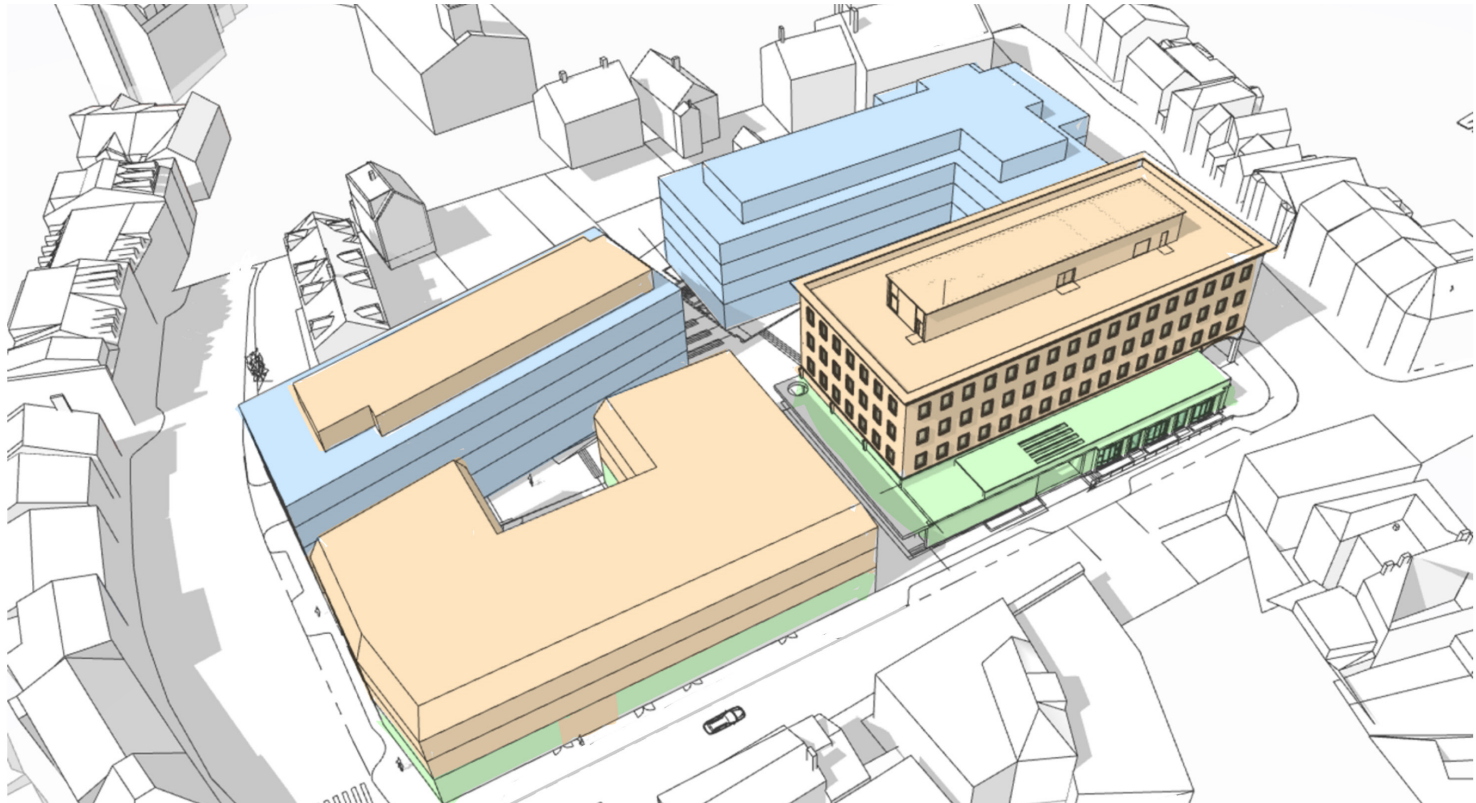


■	Commercial / Hospitality
■	Residential / Mixed Use
■	Commercial / Retail

CUP Option



The CUP framework remains a viable path for the site, provided that the resulting massing, setbacks, community space, and relationship to the historic McIntyre Building can be resolved in a manner appropriate to the Historic District



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WHAT WE HEARD

Key Takeaways from Work Session #1

Areas of General Support:

1. Strong support for removal and replacement of the existing one-story section.
2. General support for the proposed massing and volume concepts, with some preference expressed for the larger plaza.
3. Support expressed for the higher-yield CUP concept, with no opposition identified.

Items Requiring Further Discussion and Guidance:

1. Appropriate setback of the new building (Building C) along Daniel Street.
2. Alignment of the new building with adjacent buildings on Daniel Street.
3. Relationship and proximity of the proposed new buildings to the historic McIntyre Building.

Topics for Discussion at Work Session #2

1. Massing & Volume

Present basic massing concepts and facade rhythm variations for discussion, including:

- Simple corner treatments: recessed entries, special corners, and other landmark features.
- Access/Entry treatments: canopies, entrances, storefront spacing, and pedestrian-oriented ground-floor design.
- Architectural articulation: facade rhythms, massing breakdown.... Ideas to resolve storefront entries on slope of Penhallow St.
- Activated two-sided retail on the plaza

2. Open Space Framework

Present a hierarchy of open-space programming and circulation, including:

Core Activity Areas

- Primary gathering spaces.
- Potential programming opportunities such as events, performances, outdoor dining, public art, and informal social gathering.

Primary Pedestrian Corridors

- Major pedestrian route options through the site.
- Connections between public spaces, buildings, and surrounding downtown destinations.
- Opportunities to draw activity into the heart of the development.

Secondary Pedestrian Areas

- Smaller-scale spaces with a more intimate character.
- Courtyards, outdoor seating areas, rooftop spaces, and semi-private gathering areas.

3. Character-Defining Features of Downtown Portsmouth

Present an inventory of the architectural and urban design elements that contribute to Portsmouth's identity and discuss how these features can ultimately be incorporated into the project.

Explore evolving traditional materials, architectural elements, open space, proportions and scale to represent Portsmouth in the future.

Potential character-defining features include:

- Brick, stone, metal and wood building materials.
- Stone/Masonry building bases.
- Brick or Concrete sidewalks
- Decorative metalwork, fences, and railings.
- Corner treatments.
- Articulated cornices and parapets.
- Storefront modules
- Recessed and stepped storefront entries.
- Sloped roofs, firewalls, and other skyline elements.

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Feedback Requested at Work Session #2

Massing & Volume

Confirm that the overall proposed building volume remains acceptable and obtain guidance regarding which massing techniques should be further explored as the design evolves toward greater architectural detail for the August presentation.

Confirm that the CUP remains an option moving forward, recognizing that additional site constraints may require reductions in building footprint, including:

- Penhallow Street sidewalk improvements.
- Increased separation from the McIntyre Building.
- Wider pedestrian passages and connections between buildings.

Meaningful Open Space

Confirm that the proposed hierarchy of public spaces is appropriately located and that the following space types are generally supported for further refinement.

Leveraging the site constraints, building context orientation, appropriate scale of usable open space - how can **dynamic** buildings create **dynamic** space:

- Plazas
- Arcades
- Outdoor cafés
- Pedestrian alleyways
- Wider sidewalks
- Public gathering areas
- Rooftop decks and terraces

Character-Defining Features

Confirm support for Portsmouth neighborhood character-defining features that may be incorporated into the next phase of architectural design development.

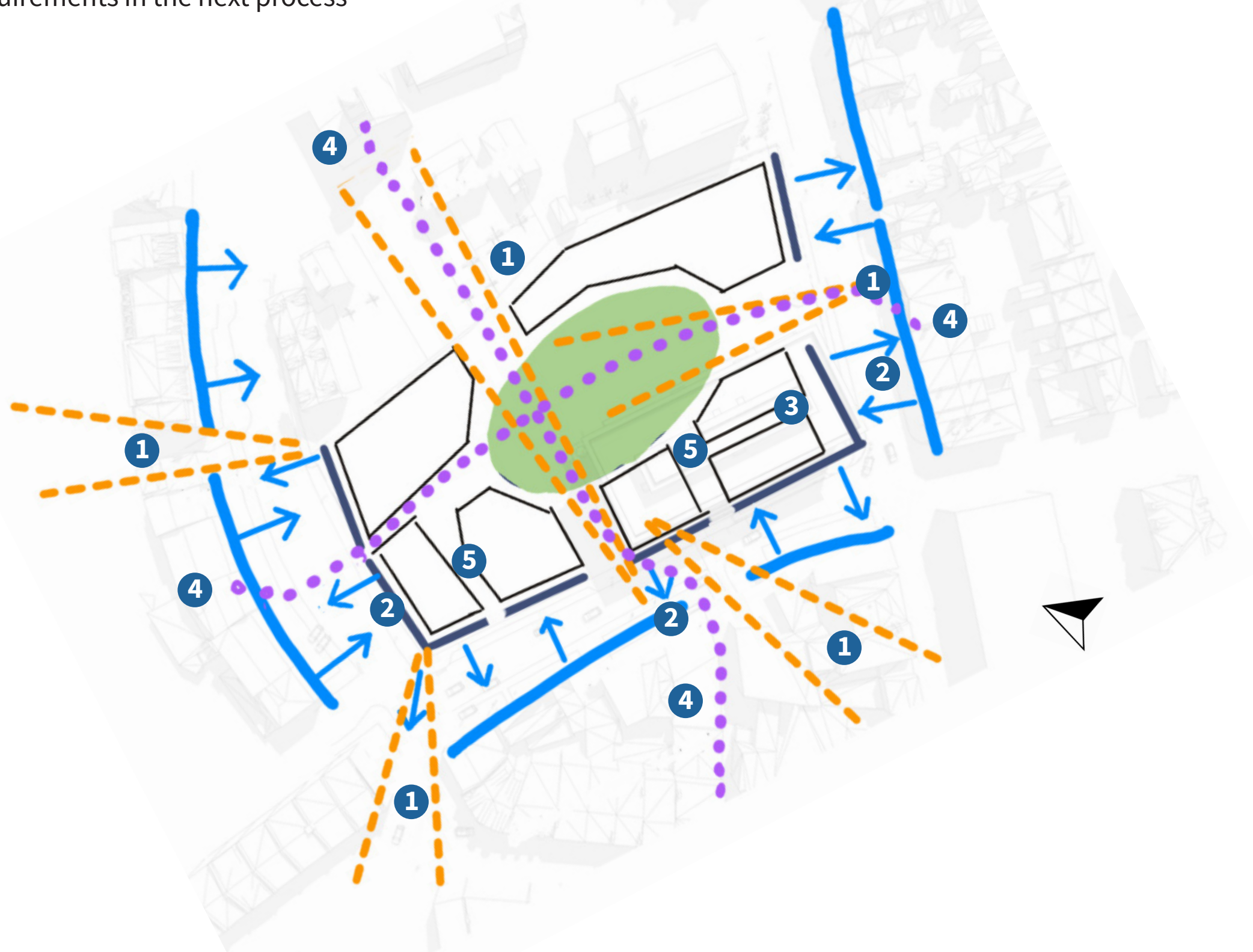




THE GROUND PLANE

Site Opportunities Composite

This composite diagram is an abstract synthesis of site opportunities—an interpretive “ink-blot” meant to spark design thinking rather than prescribe solutions. It visualizes potential relationships and spatial ideas to be refined and aligned with programmatic requirements in the next process



Legend:

- 1 Desired Views and Sight Lines

- 2 New Storefronts Strengthen Existing Double-sided Retail
↑ ↓
- 3 Pedestrian Connectivity (secondary)
.....
- 4 Pedestrian Connectivity (primary)
.....
- 5 Through Block Connections / Open Space Amenity
Community/Gathering Space

Additional Strategies

- Programmatic Variety
- Break Down Scale of Site
- Community Focus
- Underground Parking



Programmatic Opportunities

- Reinvigorate the Neighborhood
- Portsmouth Economic Fit
- Draw Visitors into the Site
- Mixed-Use

Parking

- Ease of Arrival
- Hide From View
- Exceed Parking Demand
- Support Neighborhood Parking

Open Space

- Spatial Glue
- Programmatic Contributions
- Respond to Open Space Shortage (hard and soft)

Commercial / Hospitality

- Activate Sidewalk for Ground Floor Use
- Hospitality Use Equals Longer Stay and Spending
- Heritage Tourism

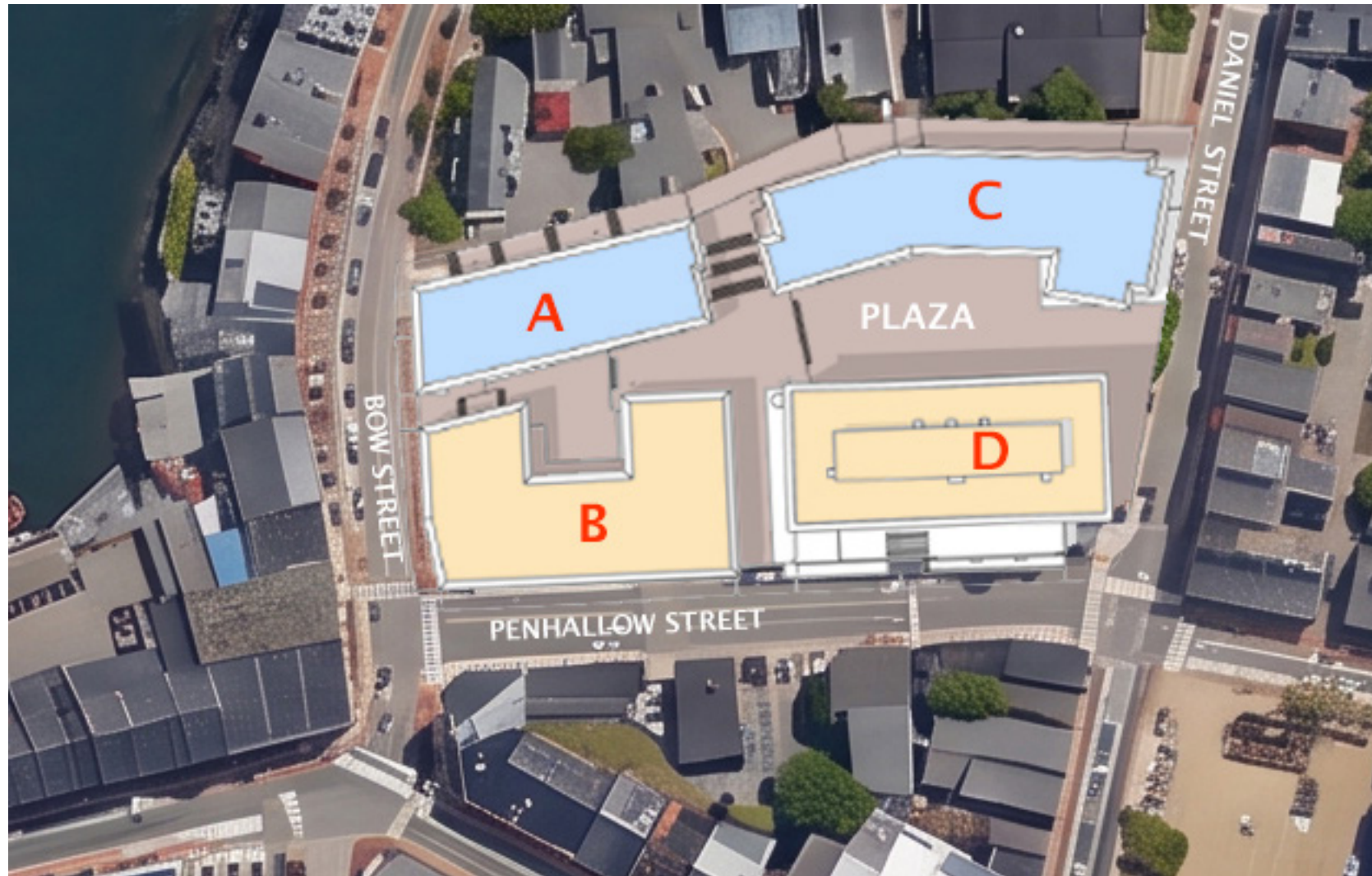
Residential / Mixed-Use

- Upper Floor Units
- Mix of Unit Sizes and Types
- Ensure Stability + Success

CONTEXTUAL INFLUENCE



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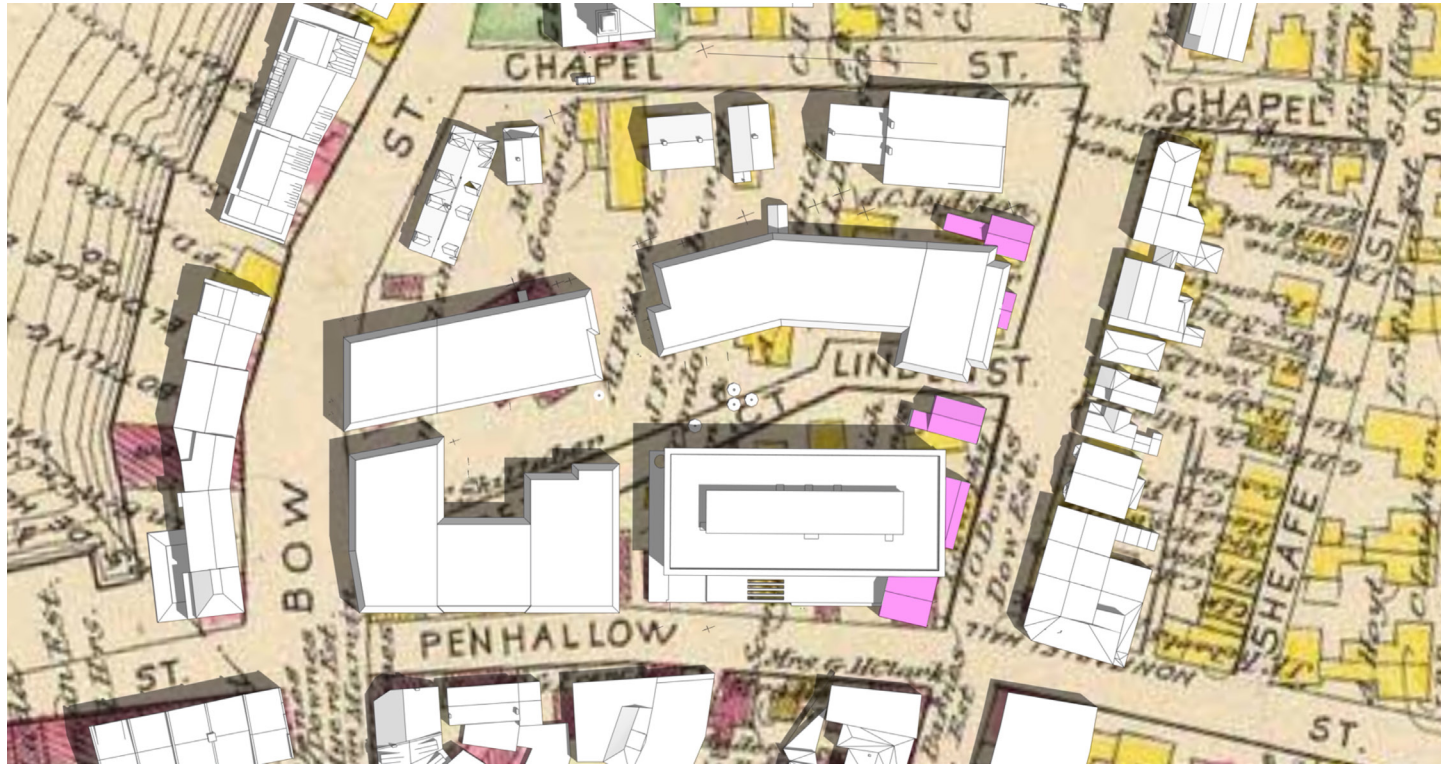


KEY DESIGN CONSIDERATIONS

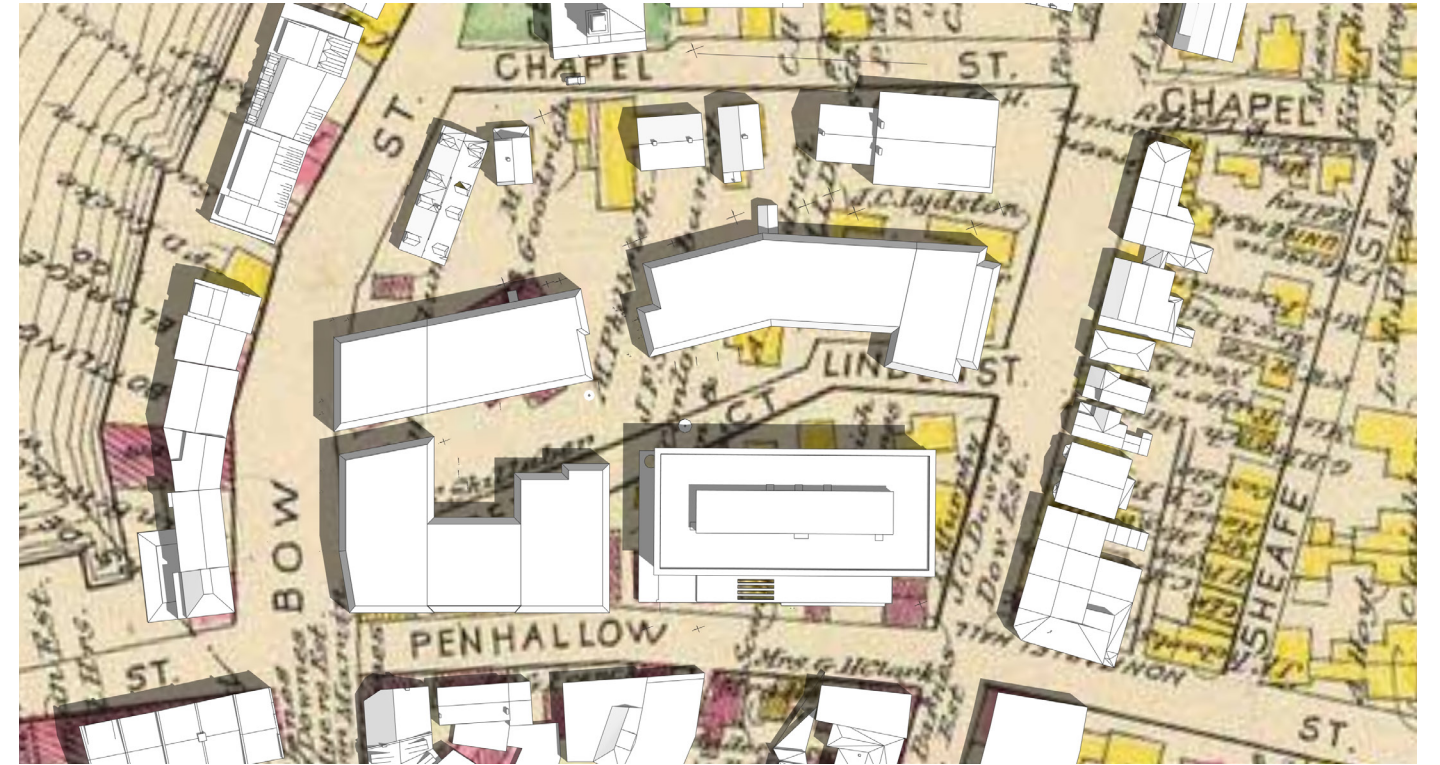
- Sight Lines / Views
- Site Porosity / Cut-Throughs
- Pedestrian Connectivity
- Access / ADA / Safety
- Meaningful and Programmable Open Space
- Context / Site Constraints
- Entries
- Corners / Edges
- Facade Rhythm / Modulation
- Scale and Proportion
- Materiality Inspiration

URBAN RENEWAL OVERLAY

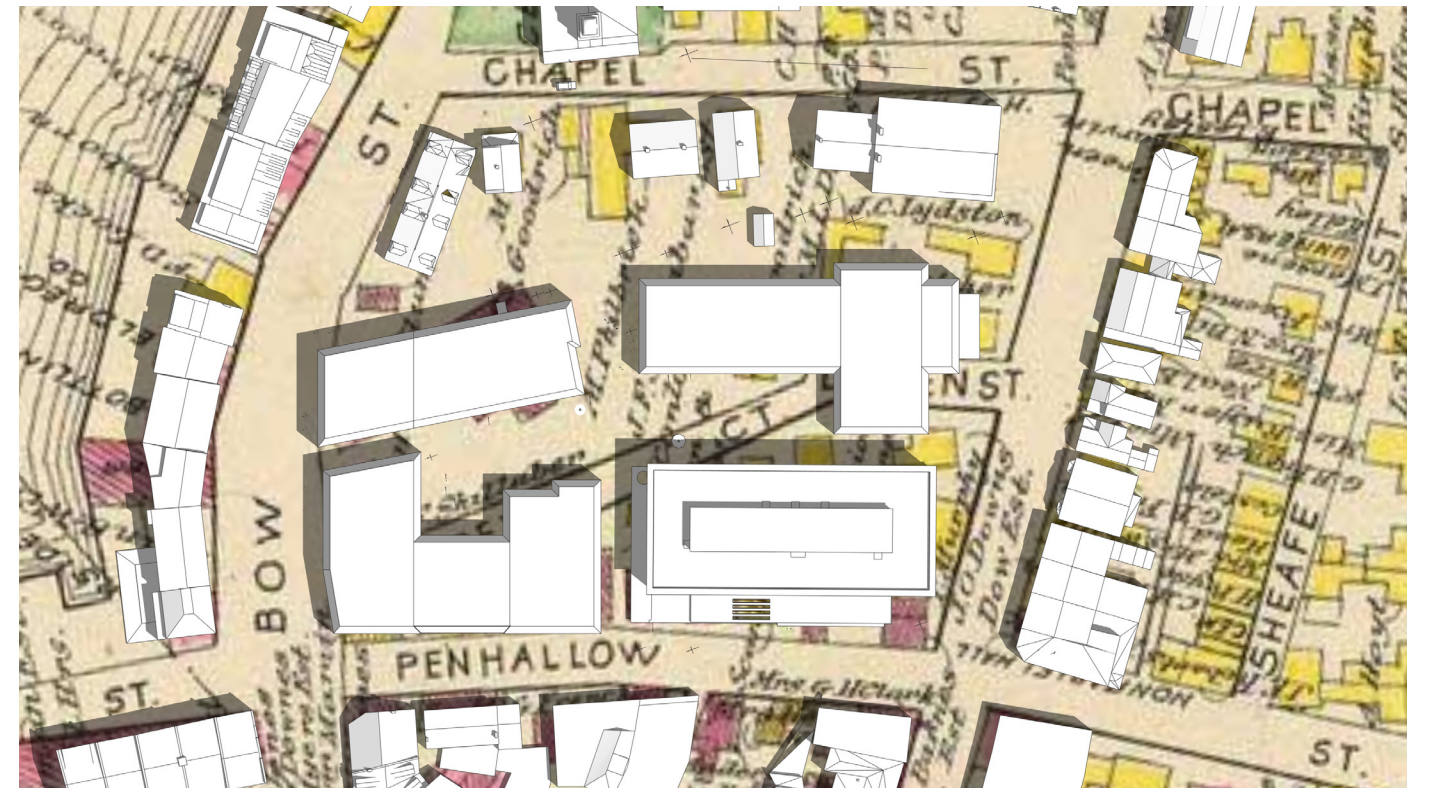
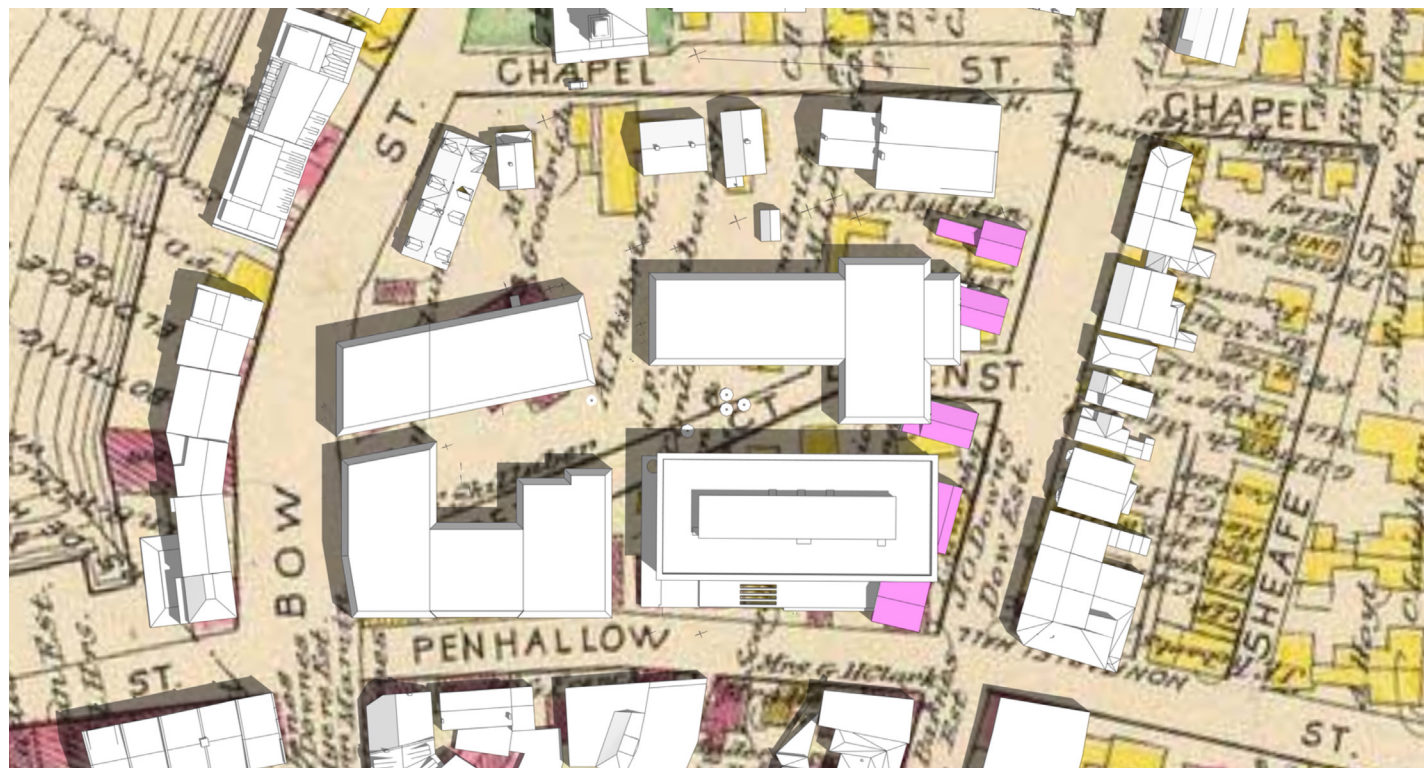
Pre-Urban Renewal buildings represent the original Daniel



Post Urban Renewal - Proposed Daniel Street



Extended Plaza Option



Courtyard and Plaza Option

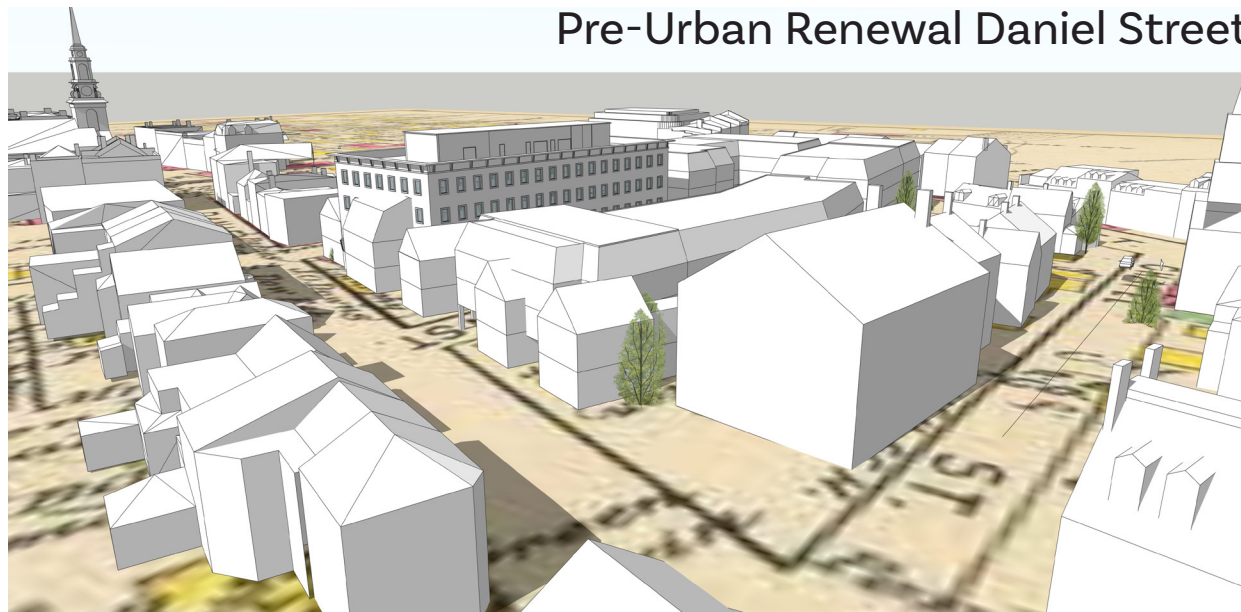
URBAN RENEWAL OVERLAY



Pre-Urban Renewal Daniel Street



Pre-Urban Renewal Daniel Street



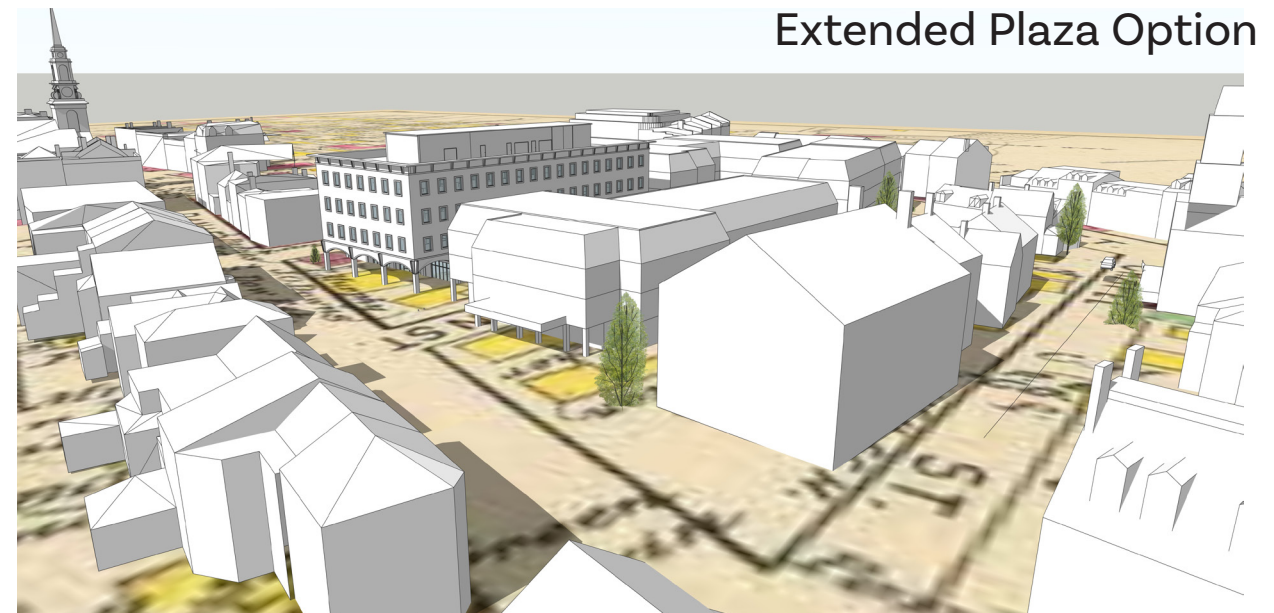
Extended Plaza Option Overlaid on Pre-Urban Renewal



Extended Plaza Option



Option One Overlaid on Pre-Urban Renewal



Option One

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Passage Through to Ceres St.

PRO:

- Creates open corner with visibility from Bow St.
- Direct sight line into site and plaza

CON:

- Limits retail visibility
- Creates a challenging retail entry / ADA condition

Passage Through to Penhallow St.

PRO:

- Visibility from Penhallow and Ceres St.
- Opens up corner to promote access

CON:

- Limits retail space

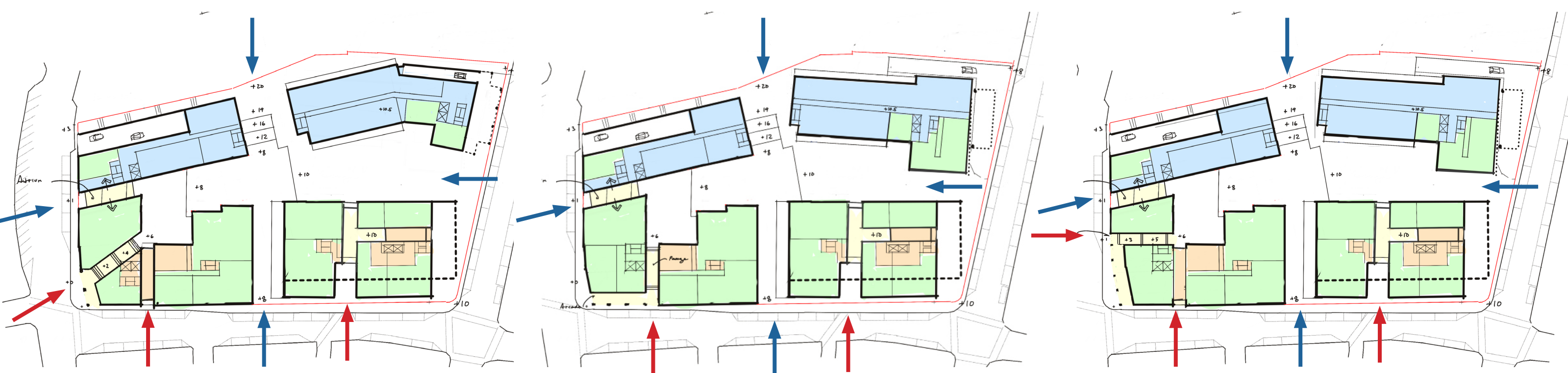
Passage Through to Bow St.

PRO:

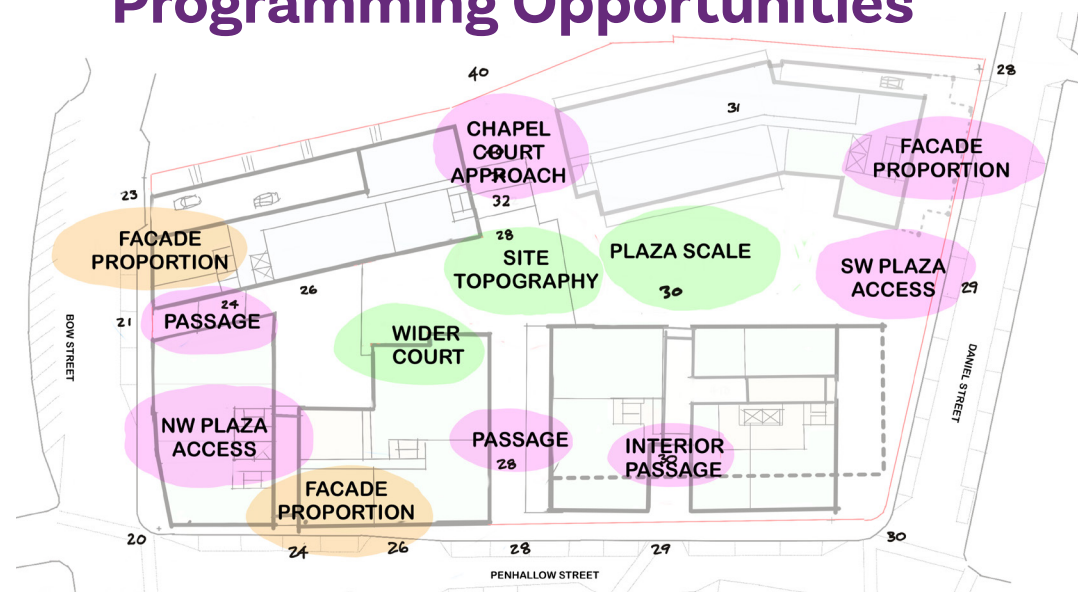
- Creates alternate passage that can be branded for retail

CON:

- Redundant passage next to Bow St Passage
- Limits retail flexibility



Programming Opportunities



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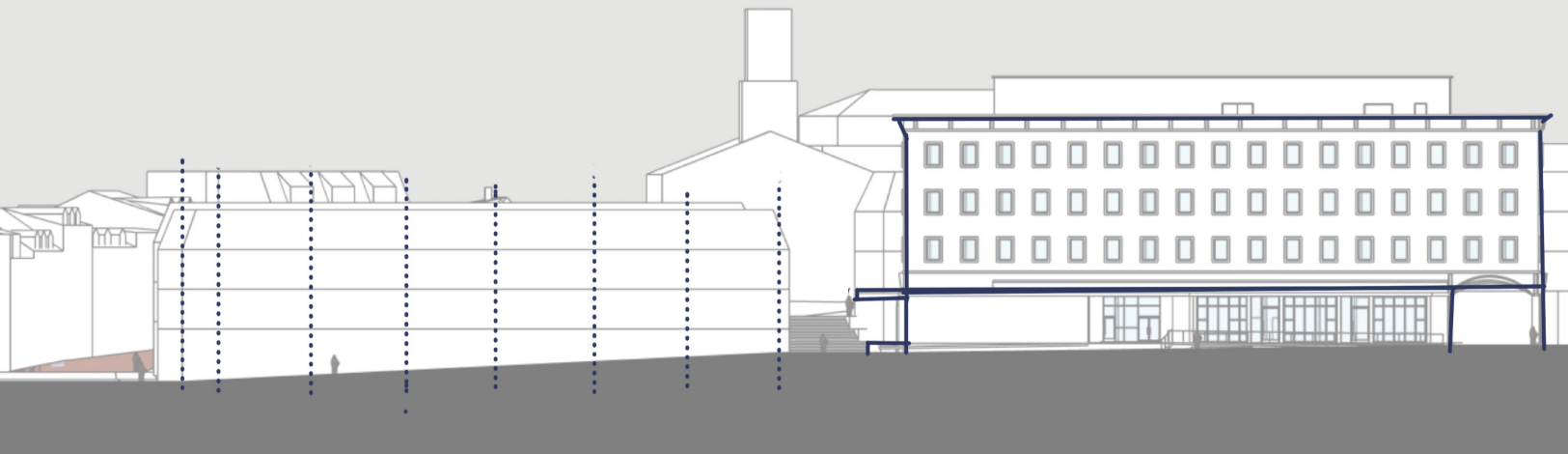


Pasageway Inspirations

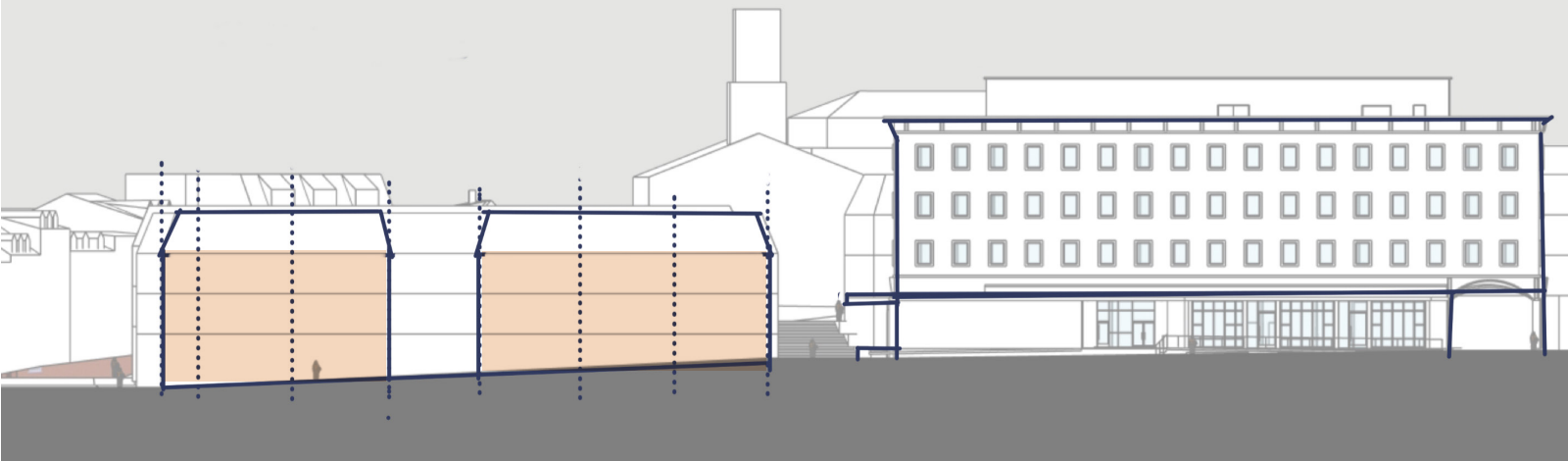
The background of the slide is a detailed architectural site plan or floor plan of a building complex. It shows various rectangular and irregular shapes representing rooms, corridors, and outdoor spaces. A central area is highlighted with a slightly darker grey tone. The plan includes labels for 'CROSSWALK' and 'PARKING' in several locations. The overall style is technical and precise.

MASSING & FACADE CONCEPTS

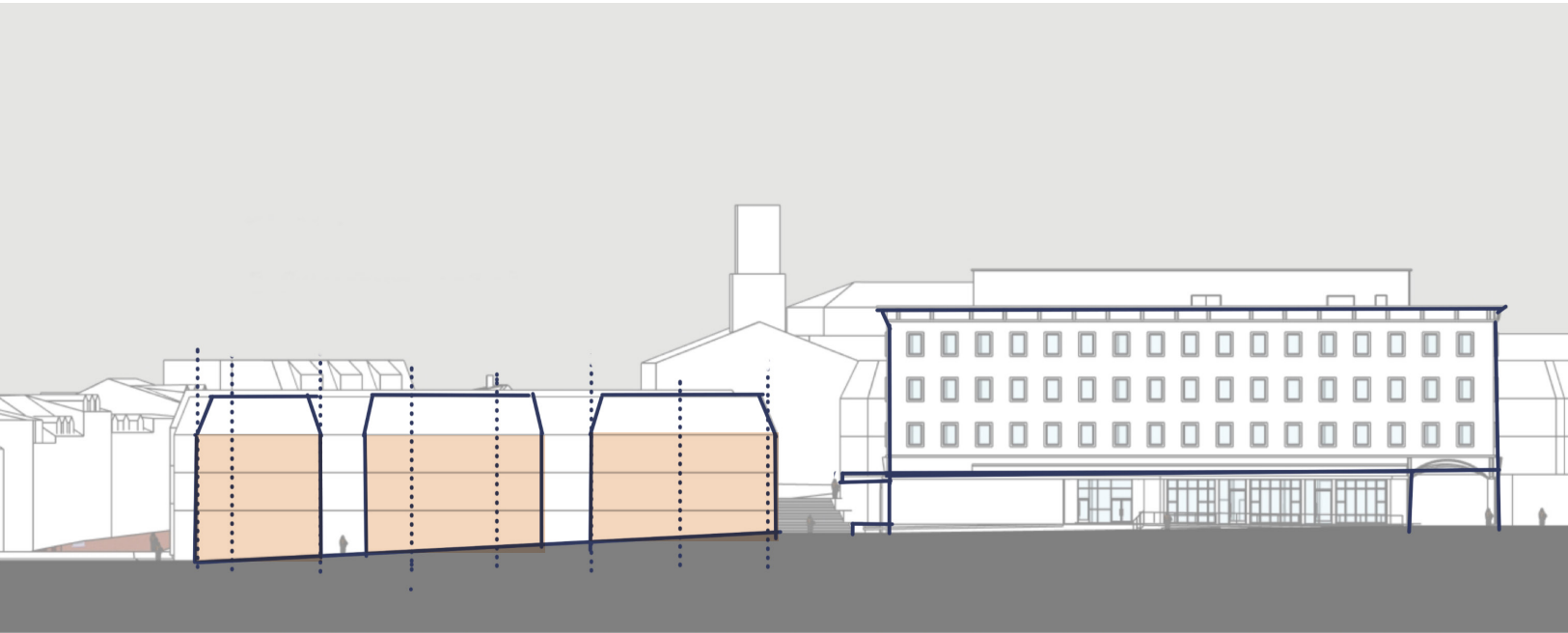
Penhallow Street Massing Study



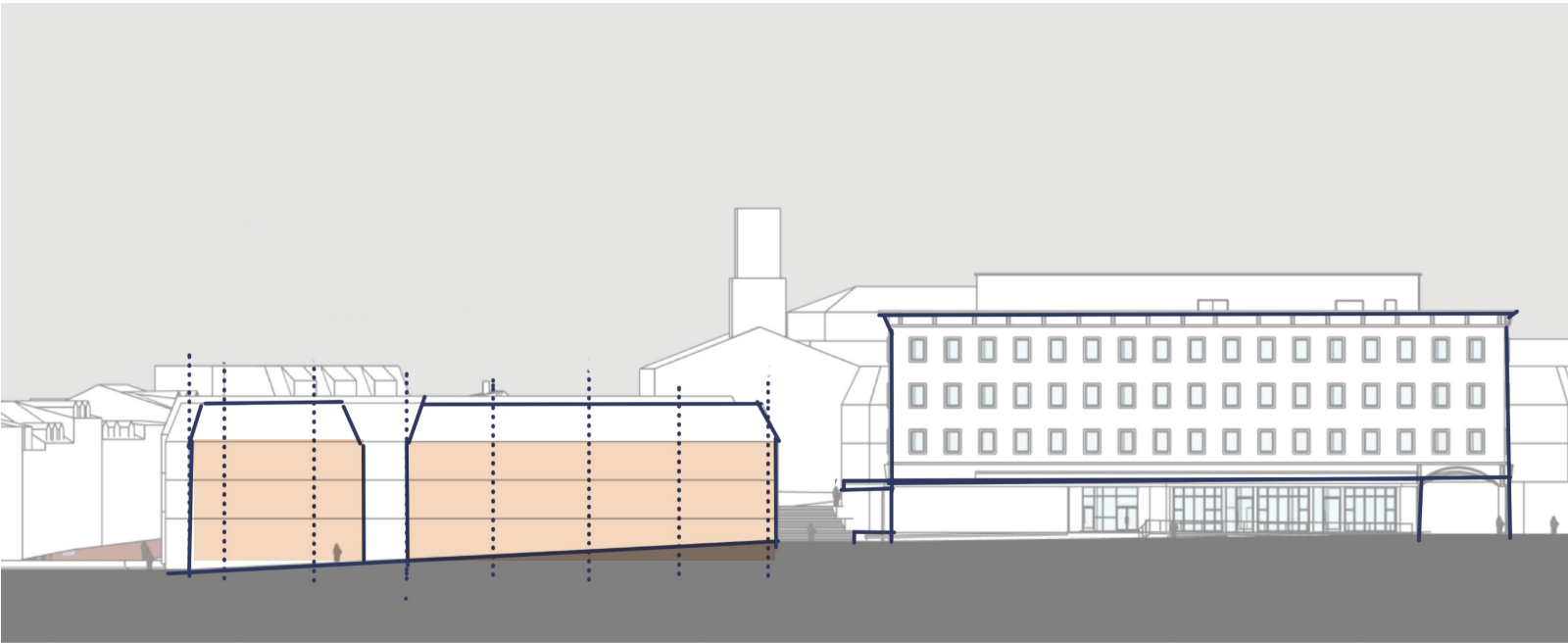
20'-27' Bay Rhythm - Similar to Portsmouth Context



Facade rhythm used as a scale-modulation tool

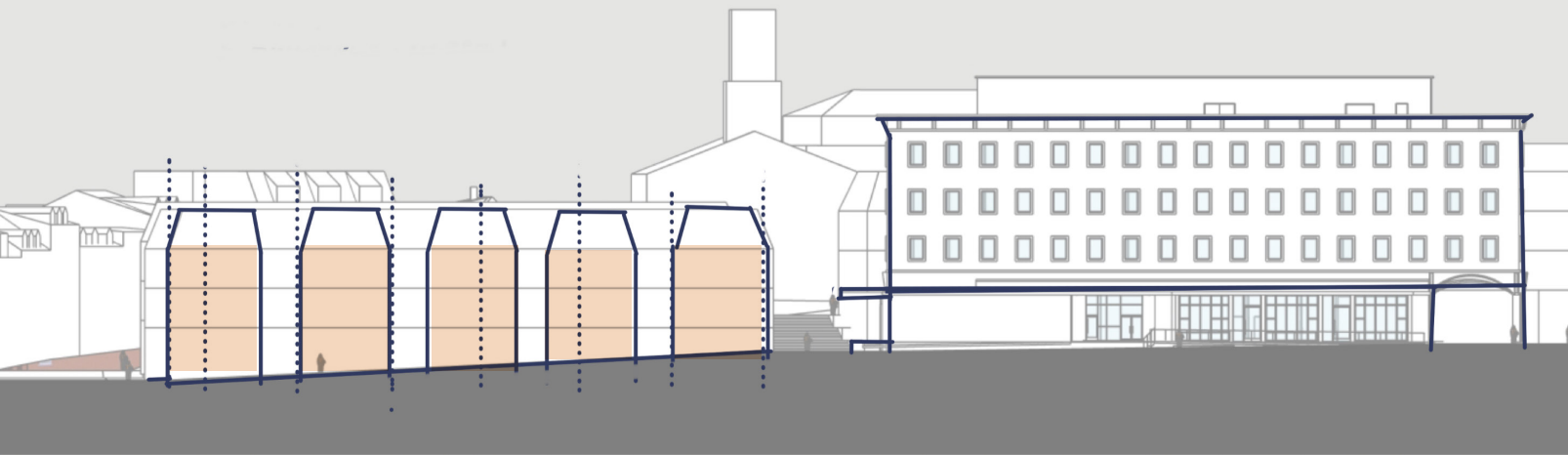


Can be 2-4 massing concepts with gaps being entries, breaks, and/or material change

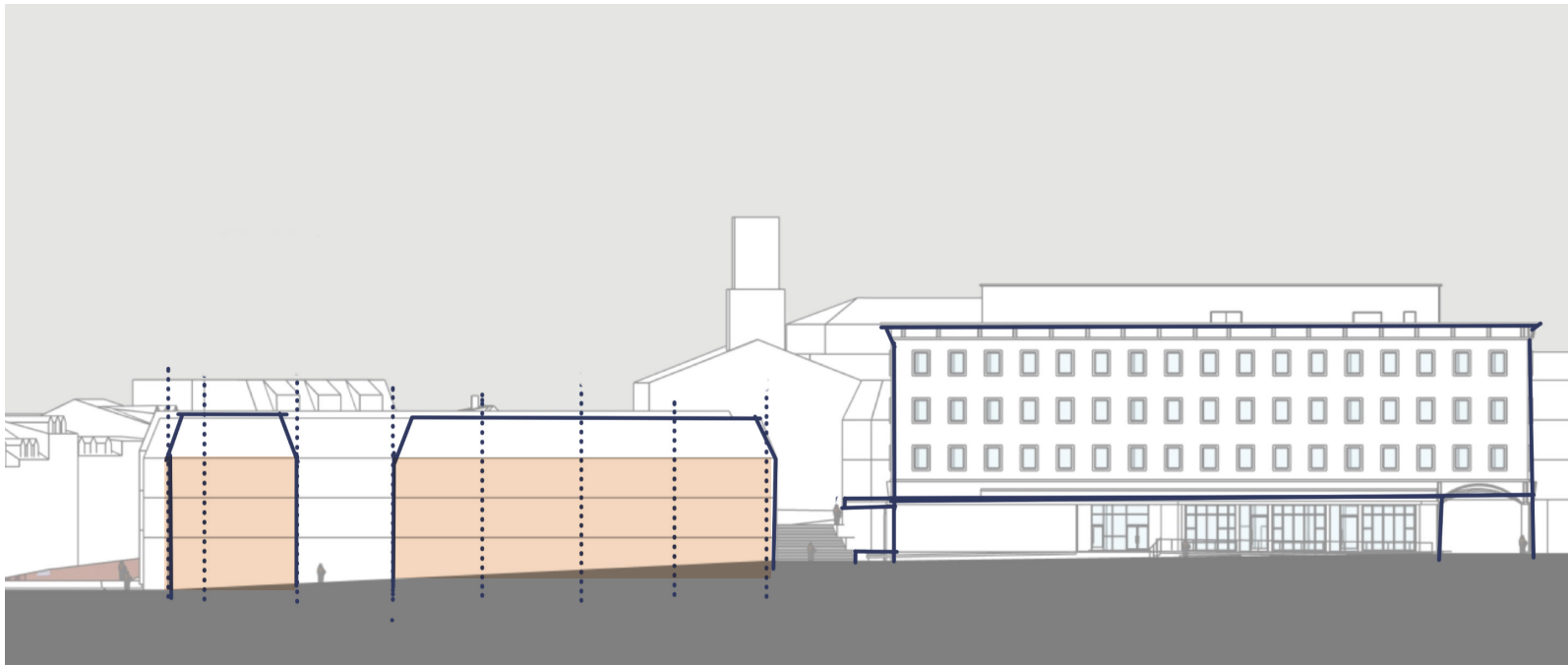
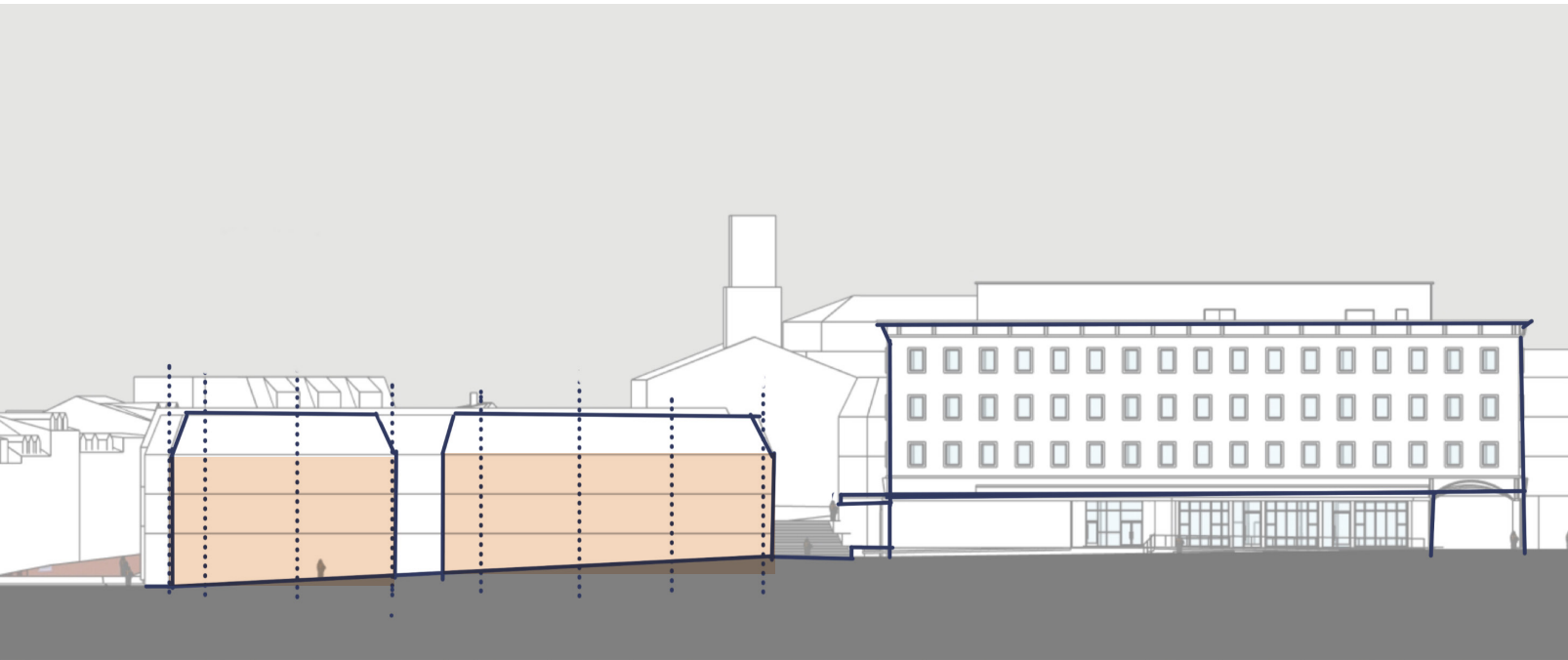
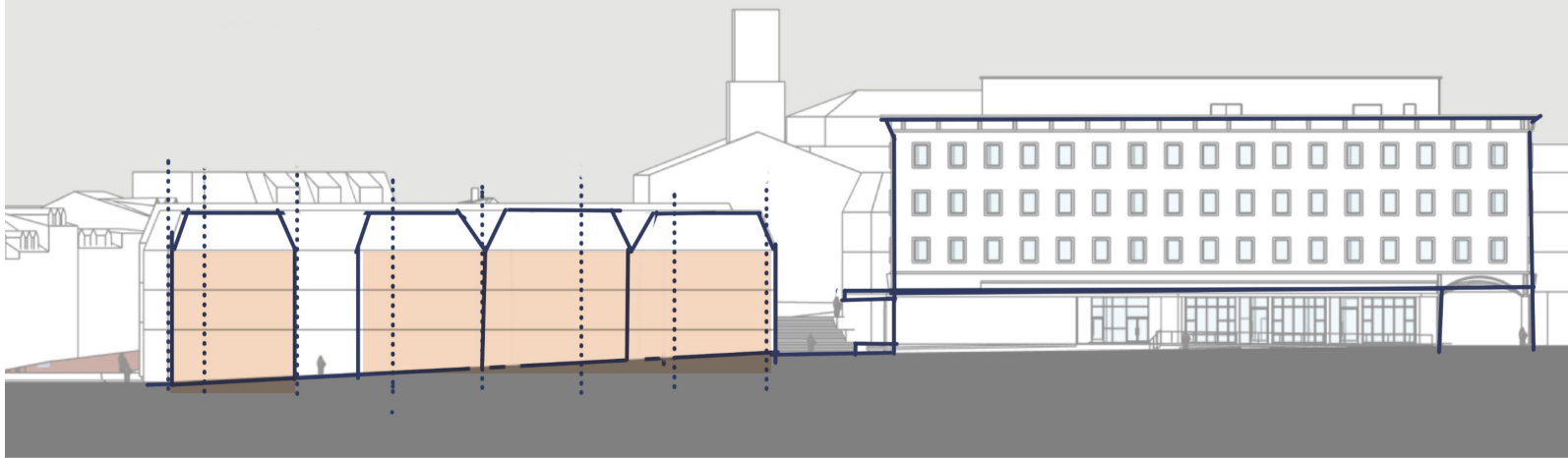


Facade rhythm used as a scale-modulation tool
Can be 2-4 massing concepts with gaps being entries, breaks, and/or material change

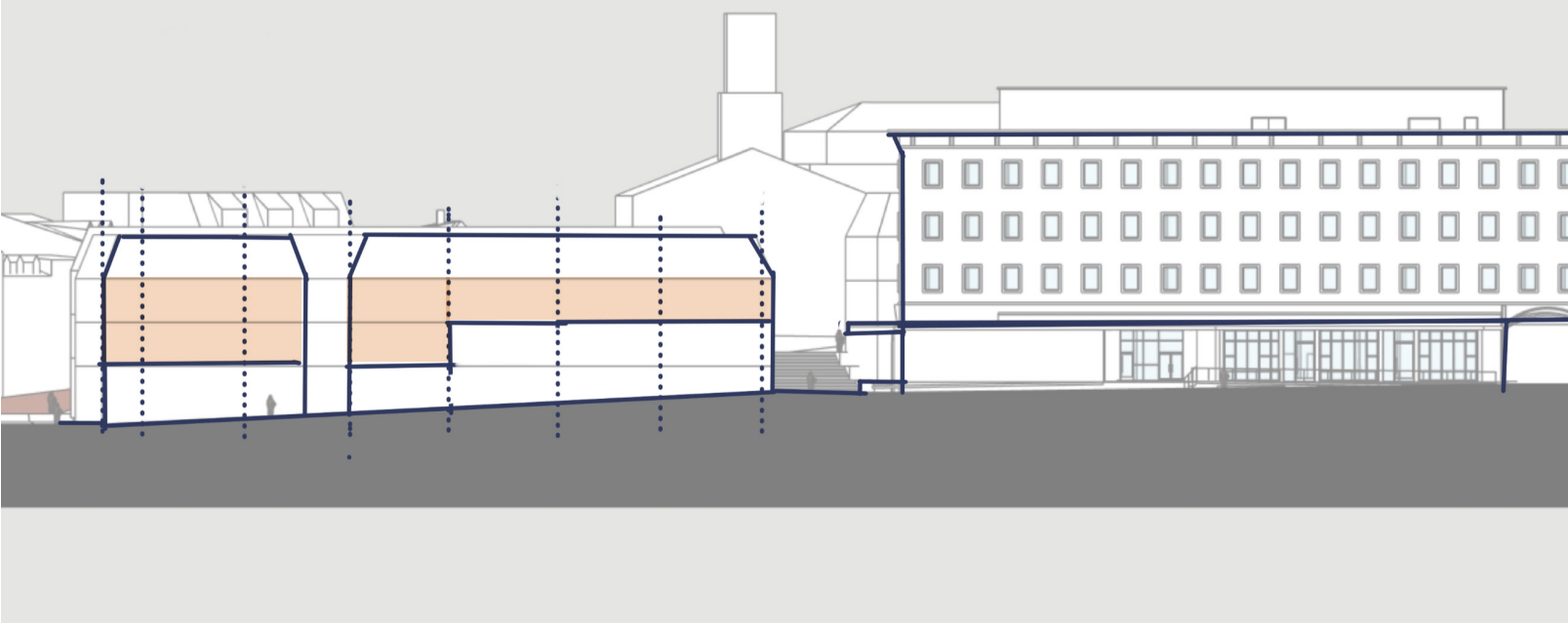
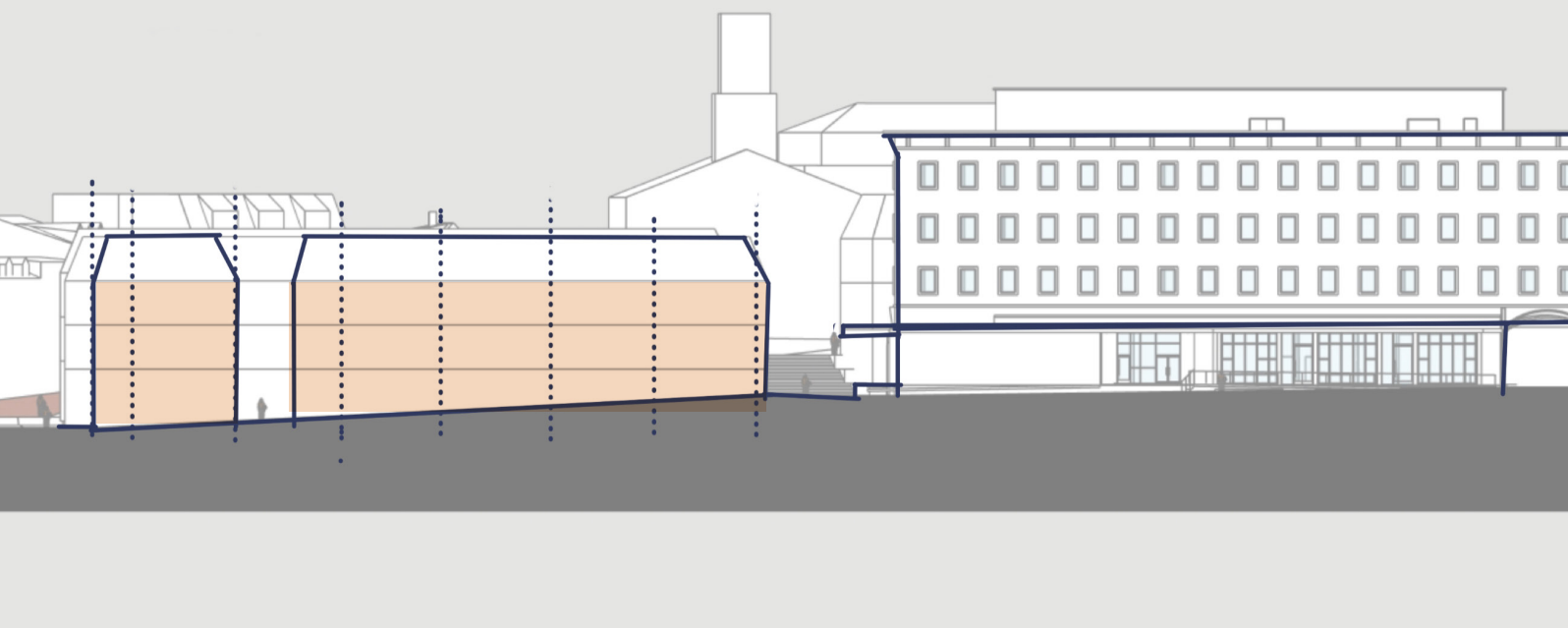
Penhallow Street Massing Study



Facade rhythm used as a scale-modulation tool
Can be 2-4 massing concepts with gaps being entries, breaks, and/or material change

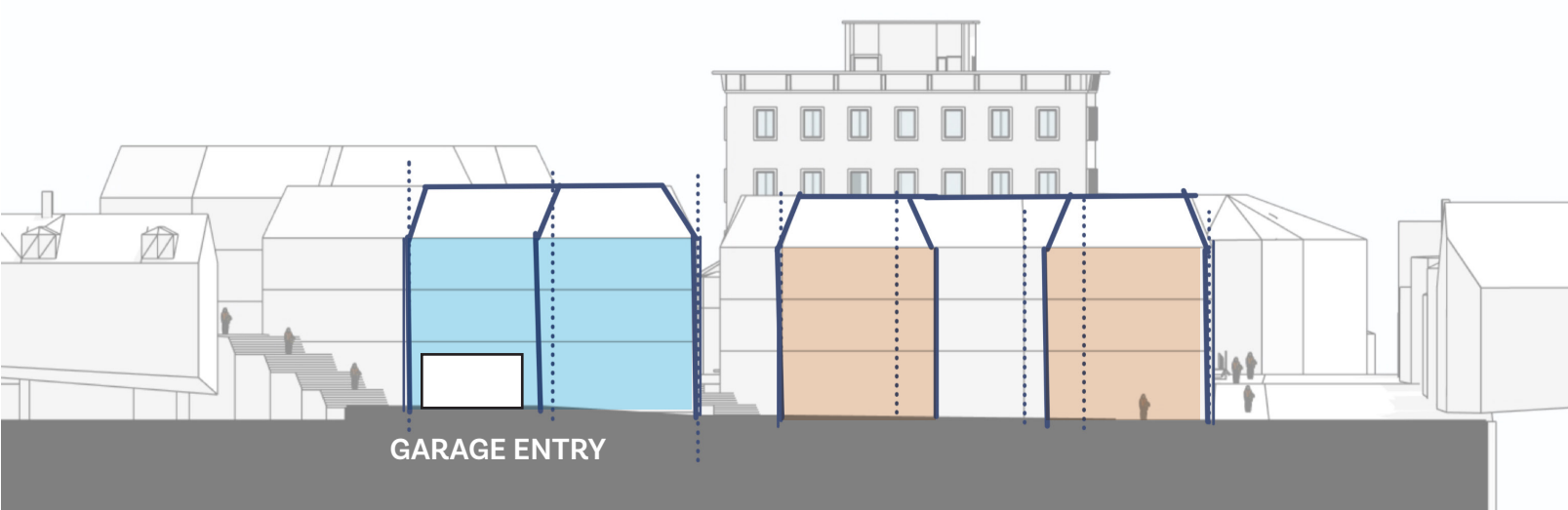
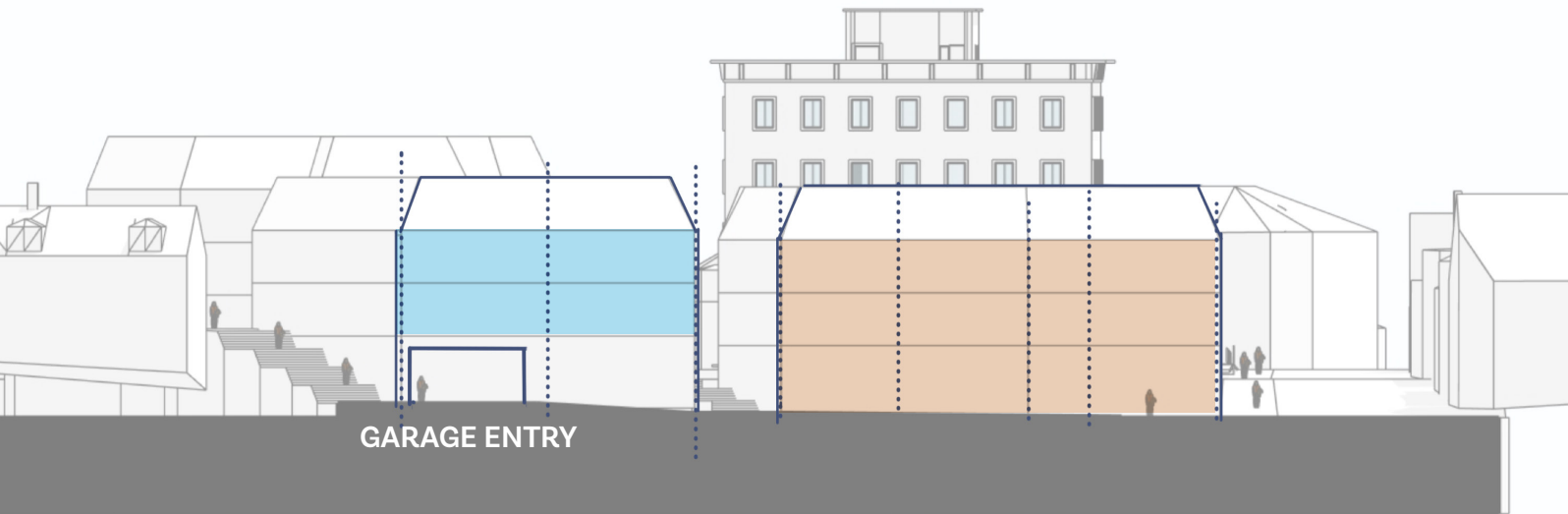


Penhallow Street Massing Study



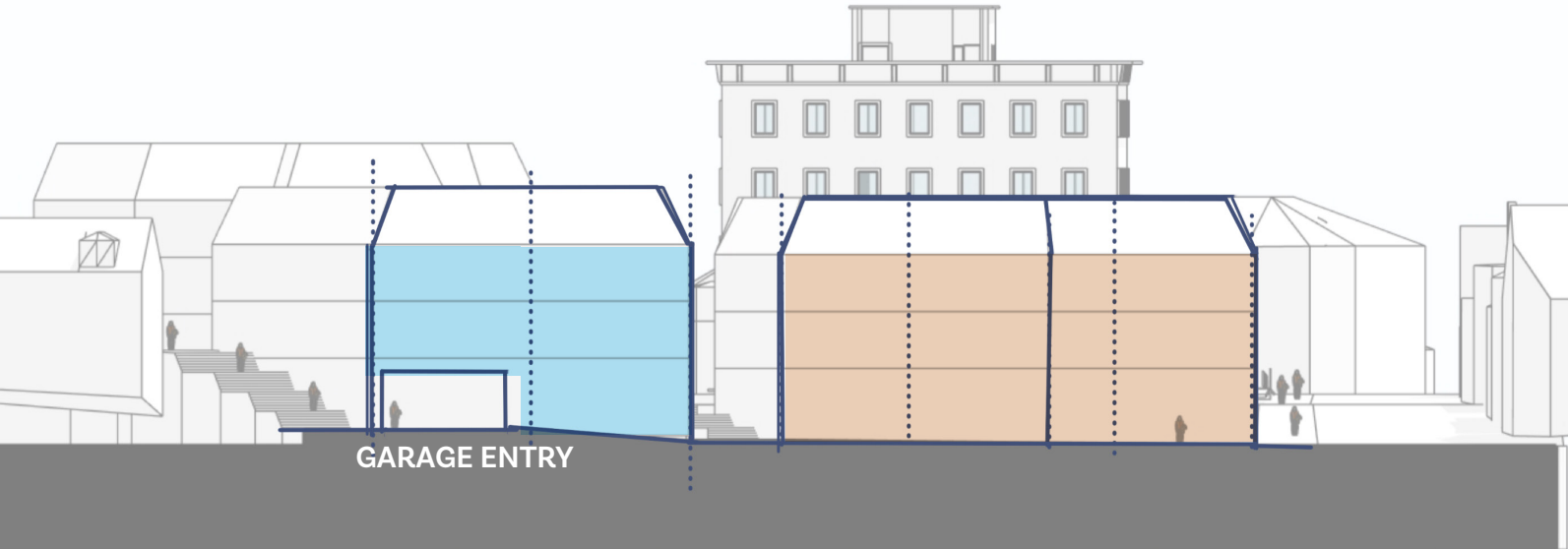
Facade rhythm used as a scale-modulation tool
 Can be 2-4 massing concepts with gaps being entries, breaks, and/or material change. Buildings can shift vertically to accommodate sloped entries.

Bow Street Massing Study



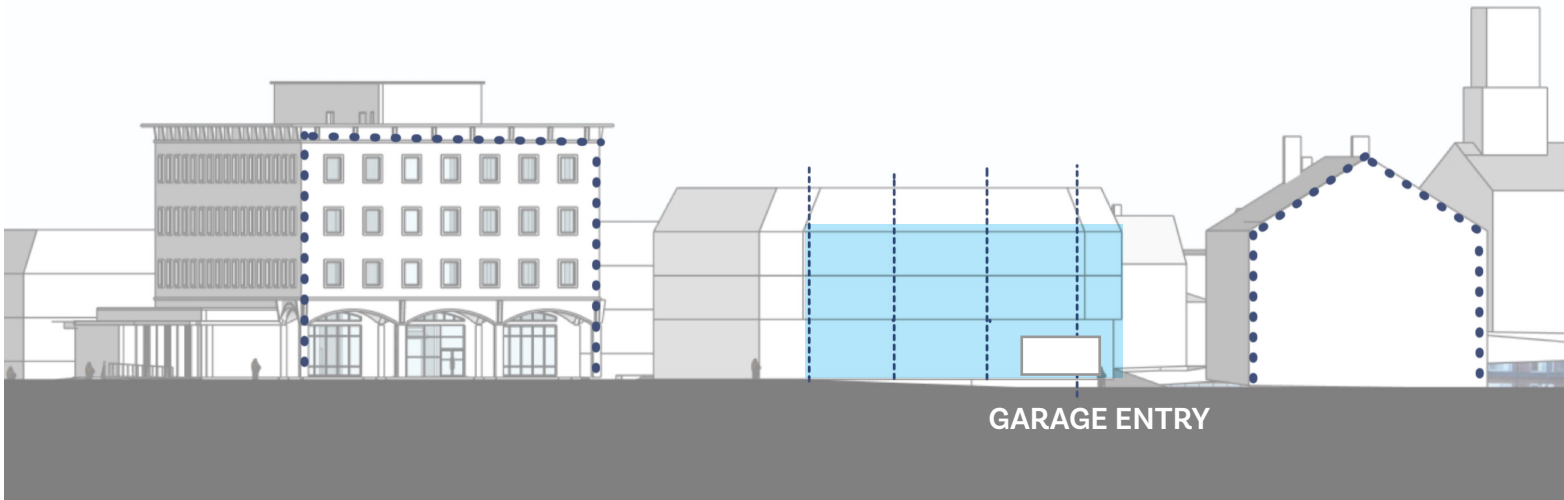
Facade rhythm used as a scale-modulation tool
 Can be 2-4 massing concepts with gaps being entries, breaks, and/or material change. Entries at sloped grade.

Bow Street Massing Study

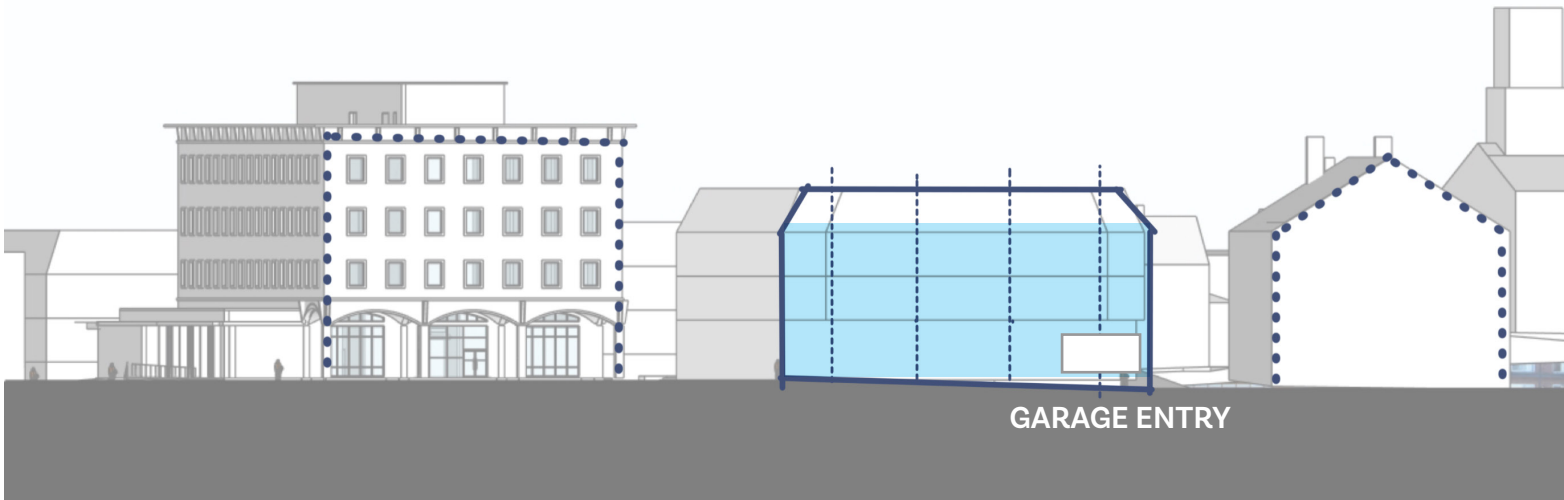
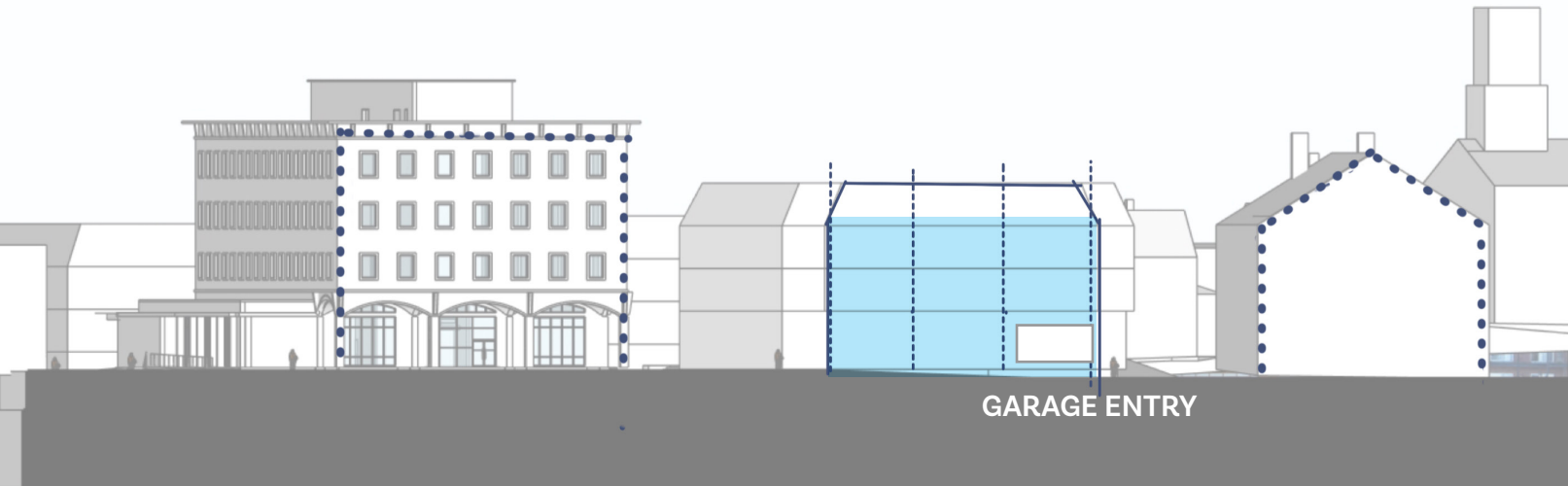


Gaps between buildings should be scaled appropriately and respond to the rhythm and scale of the buildings across the street.

Daniel Street Massing Study



Daniel Street Massing Study



Portsmouth Historic District: Corner and Entry Examples



Angled corners



Sloped sidewalks and entries



Gaps in street wall



Urban corner anomalies



Rounded entries and corners



Stairs to plazas

Linden Square: The McIntyre Block
Portsmouth, New Hampshire
80 D Street, LLC

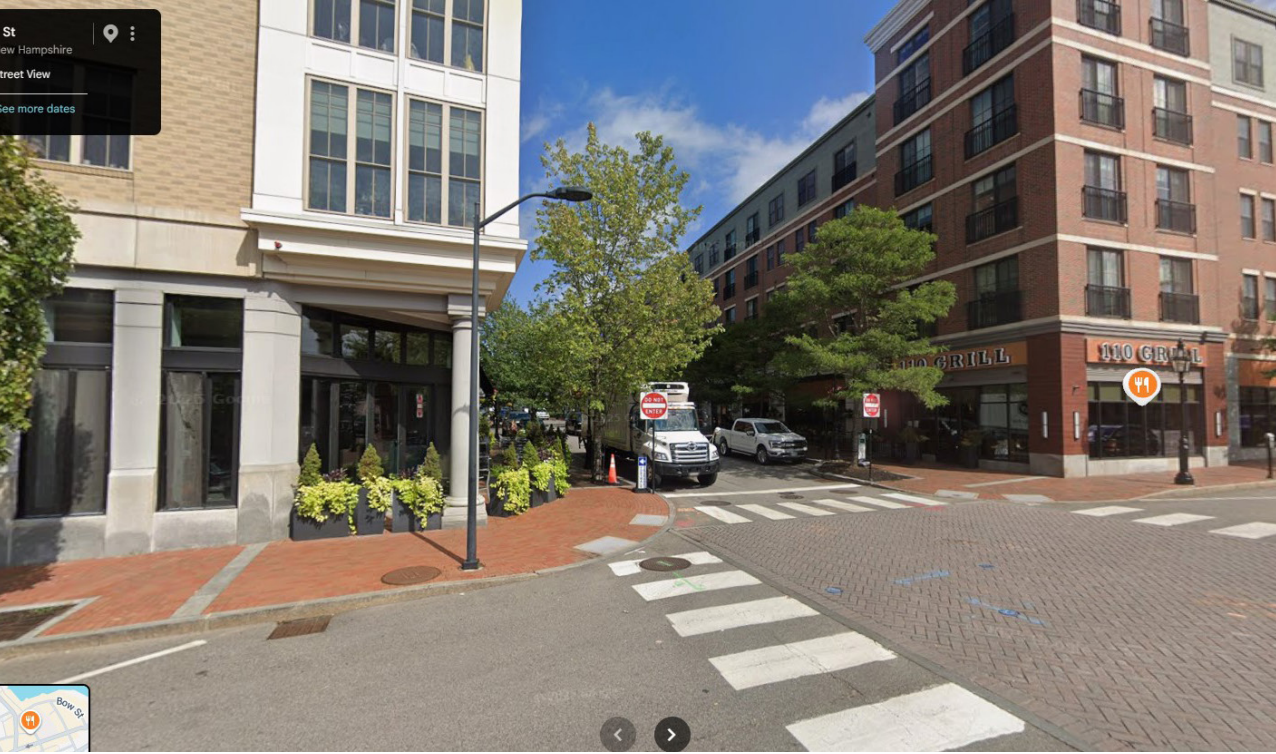
Portsmouth Historic District: Corner and Entry Examples



Recessed entry on sloped sidewalk (stair and ramp)



Recessed entry on sloped sidewalk (stair and ramp)



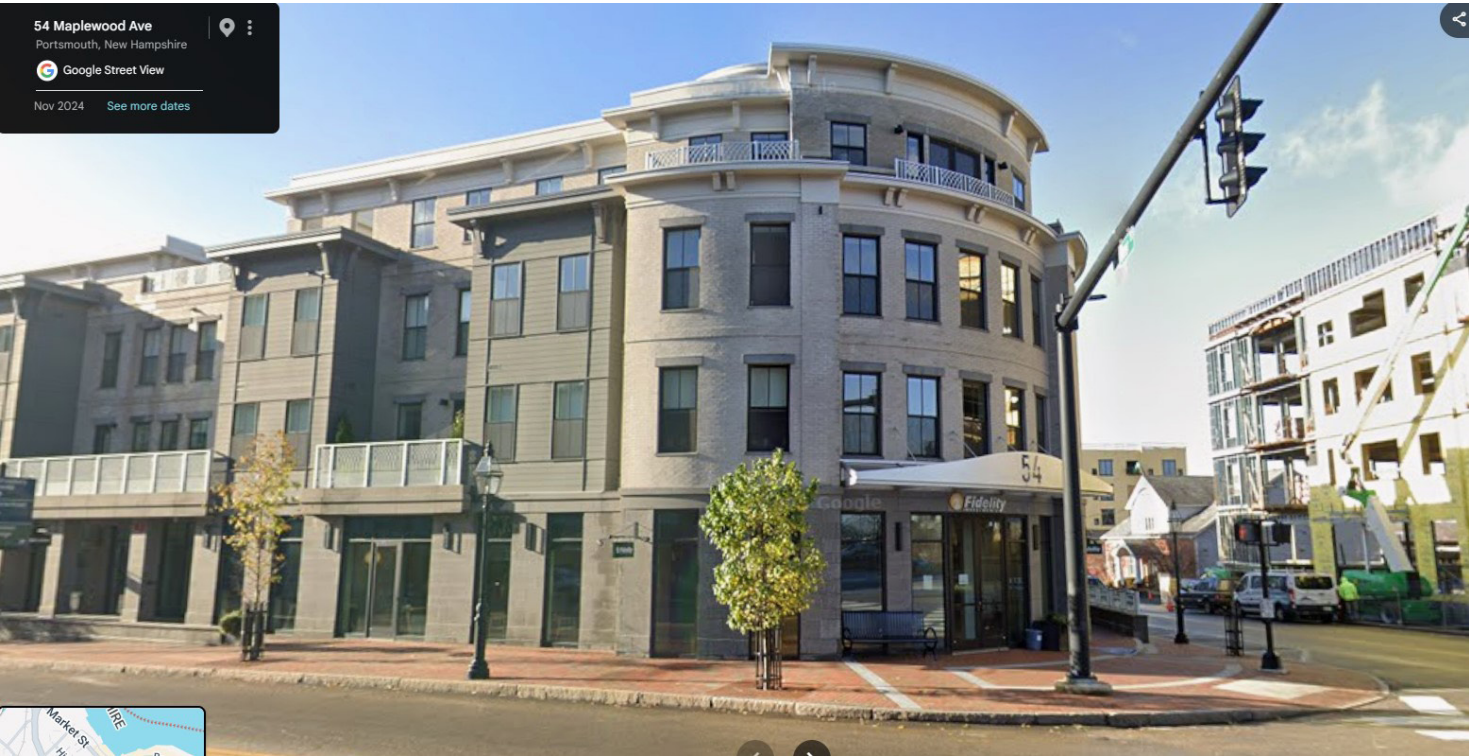
Completing urban corners by solid massing or maintaining a corner with a column and creating a pass through



Angled or chamfered corners

Linden Square: The McIntyre Block
 Portsmouth, New Hampshire
80 D Street, LLC

Portsmouth Historic District: Corner and Entry Examples



Rounded corners with micro plaza



Set back corner with cafe plaza



Street corner set back creating public space



Rounded corner

Linden Square: The McIntyre Block
 Portsmouth, New Hampshire
80 D Street, LLC

Portsmouth Historic District: Corner and Entry Examples



Recessed entry next to public alley



Three different corner treatments on same block

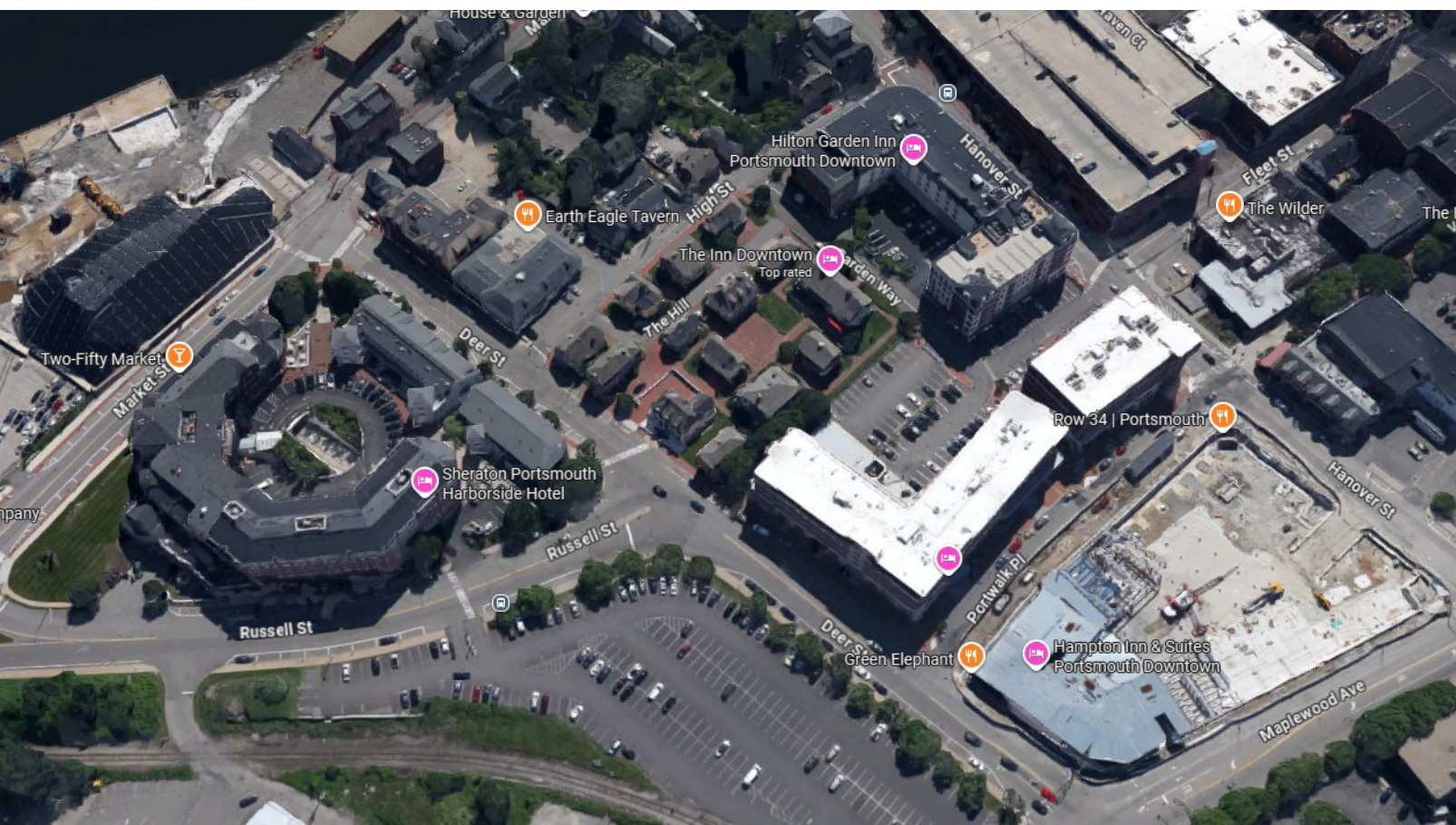


Concave and convex opposing corners

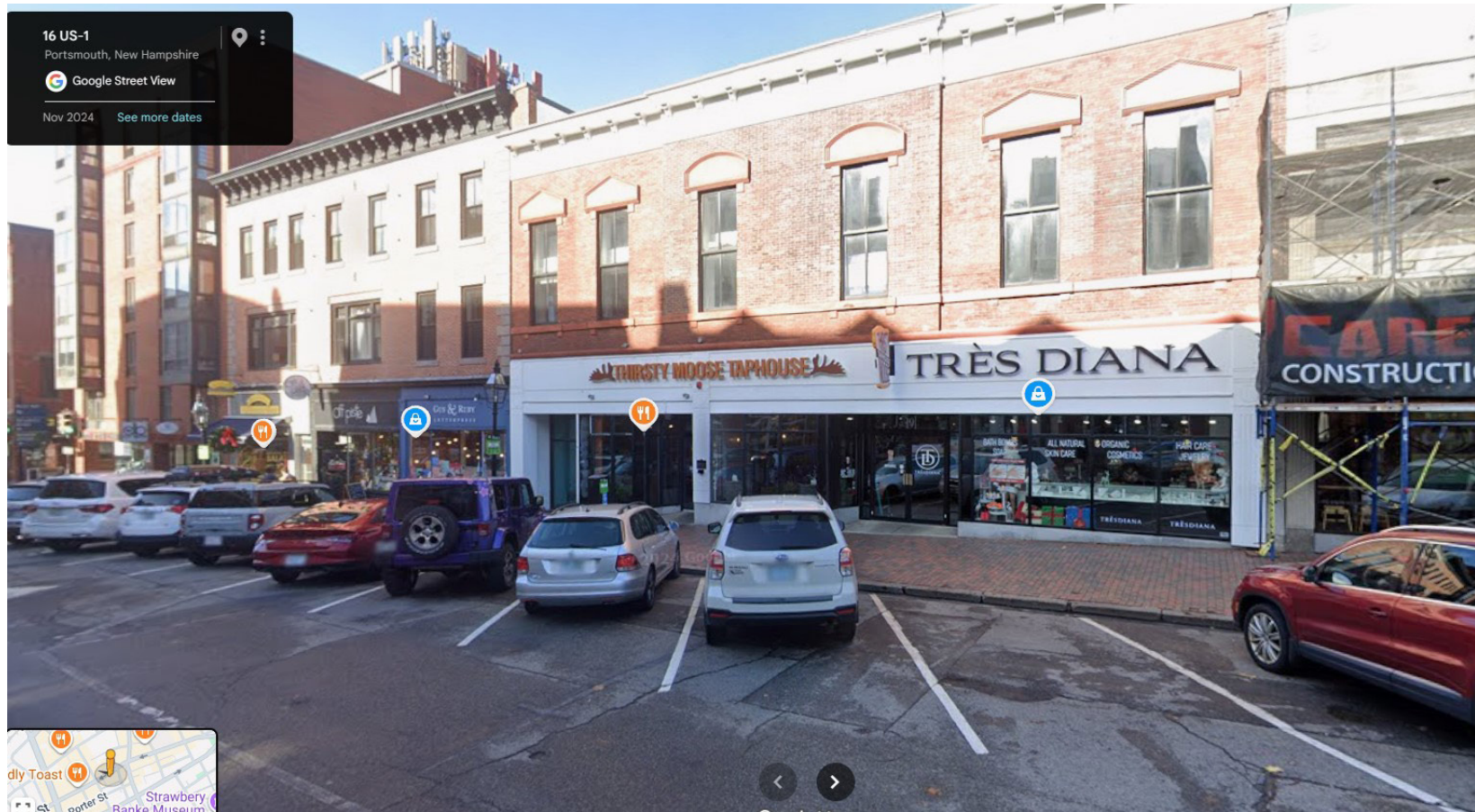


Two opposing solid corners with extended sidewalk for safer crossing

Portsmouth Historic District: Corner and Entry Examples

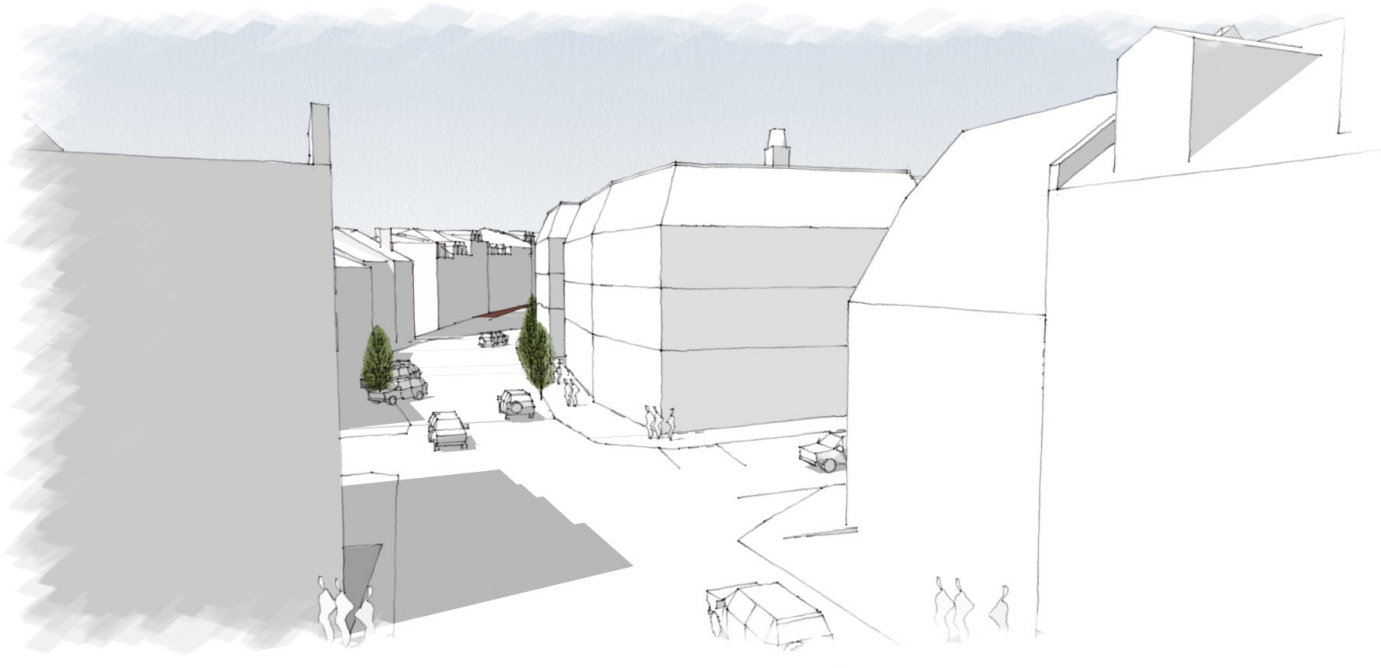


Block shape, site geometry, and building form are not always identical. The goal is to find the right balance between efficient building form and meaningful open space.

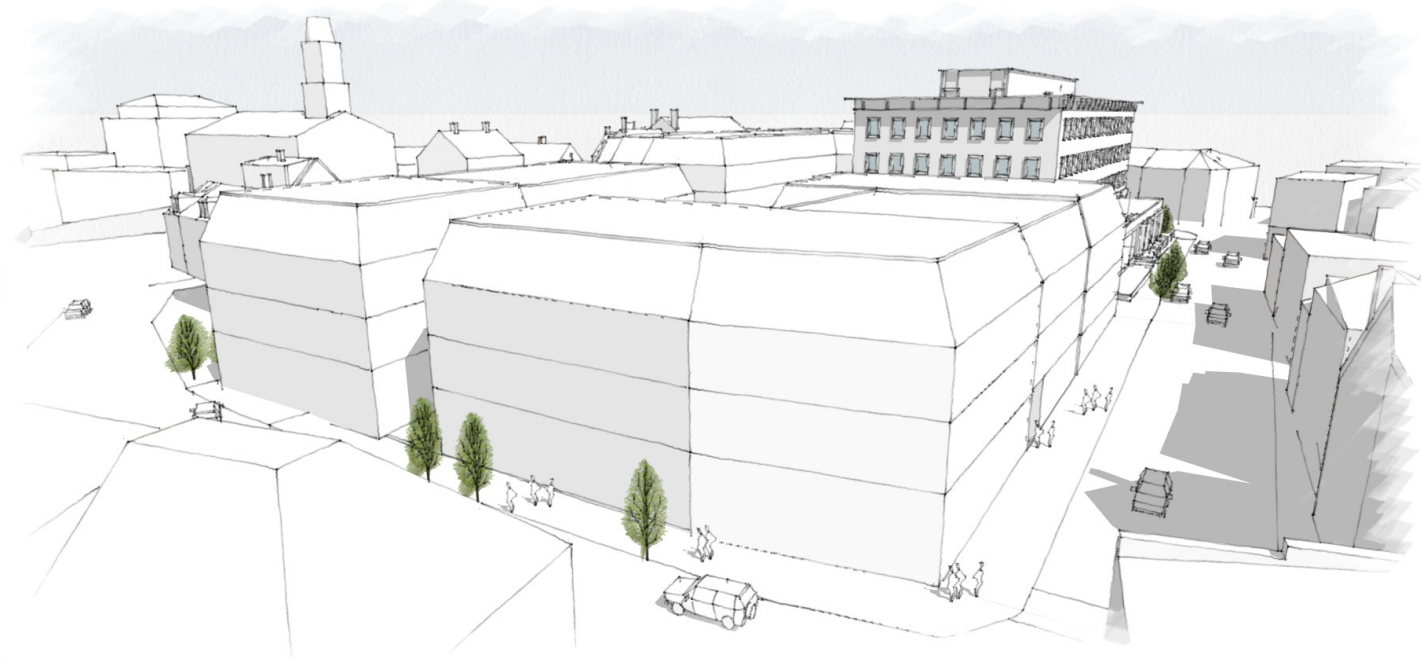


Sloped sidewalk with stepped entries

Context Examples of Corners and Entries



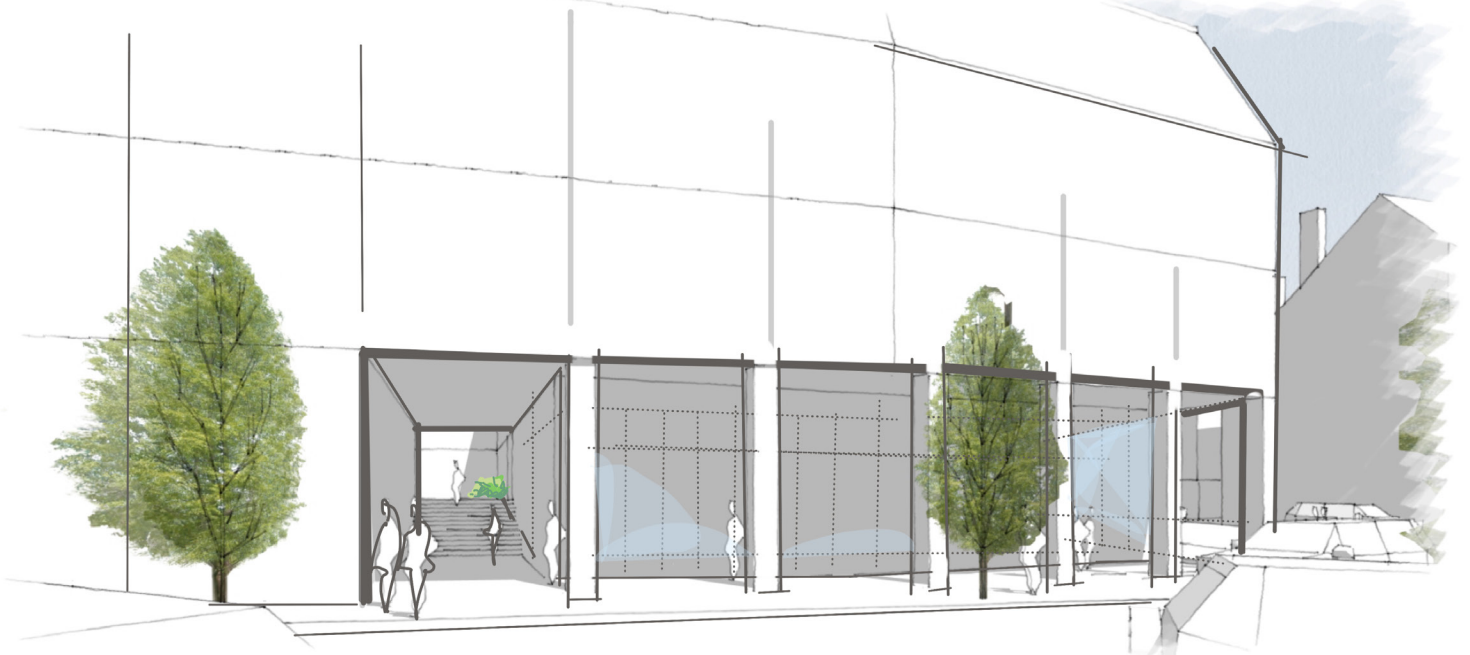
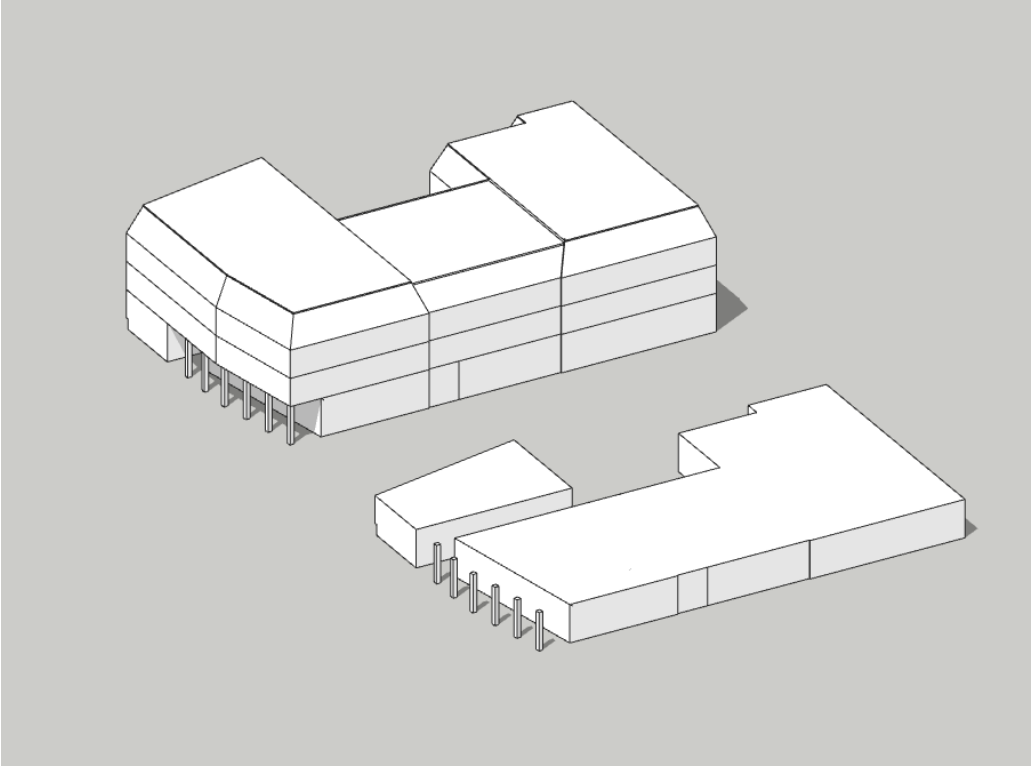
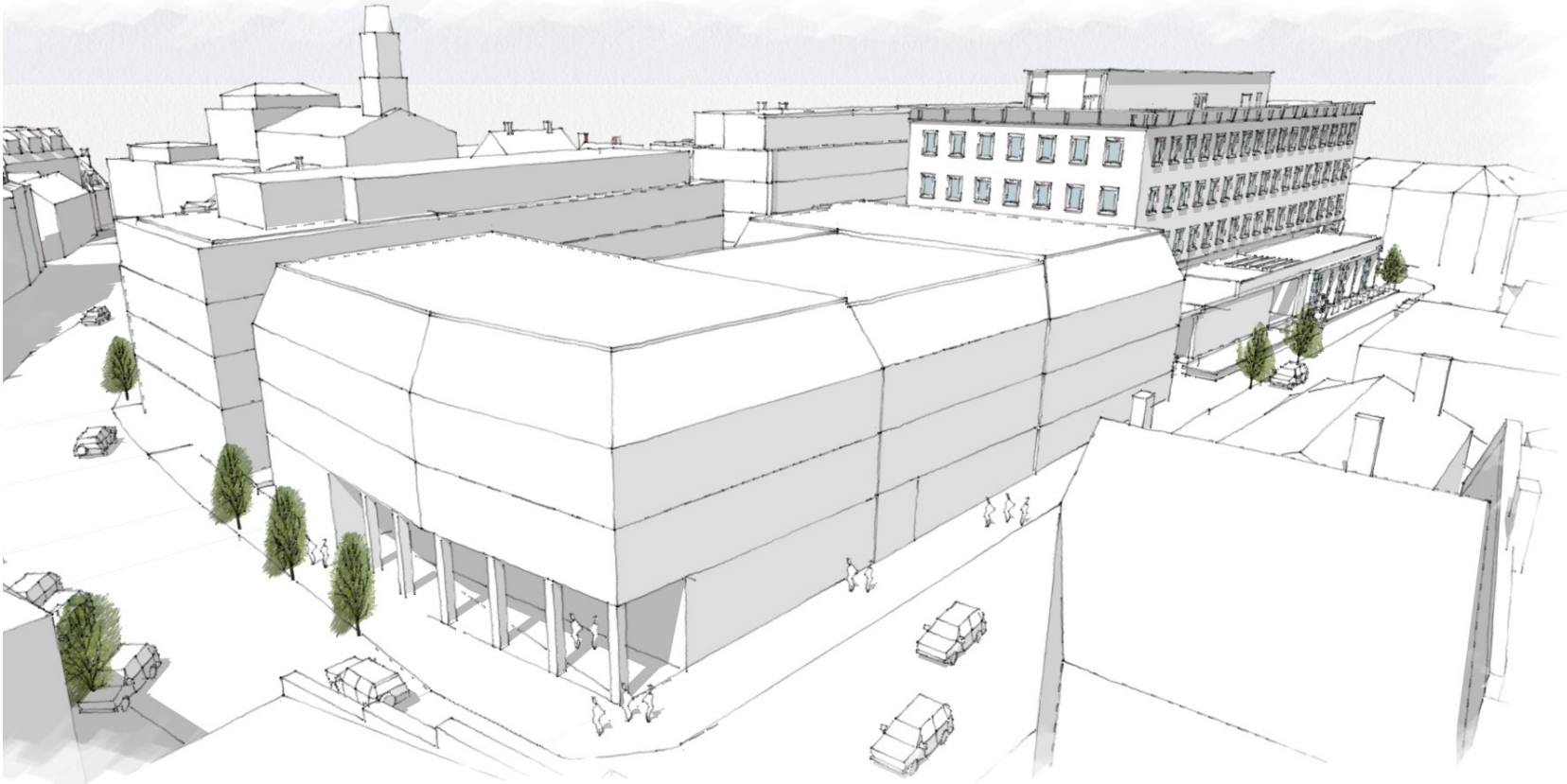
Solid Corner



Linden Square: The McIntyre Block
Portsmouth, New Hampshire
80 D Street, LLC

Context Examples of Corners and Entries

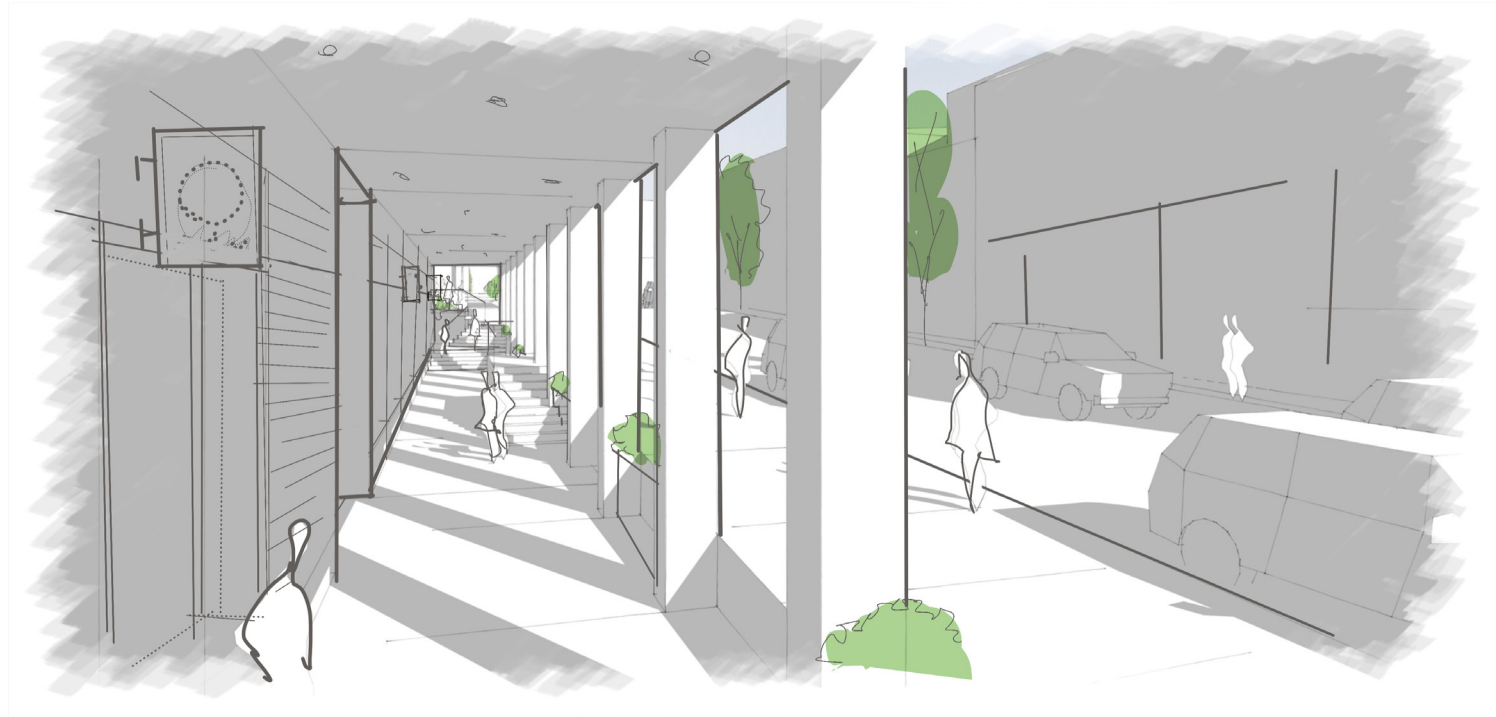
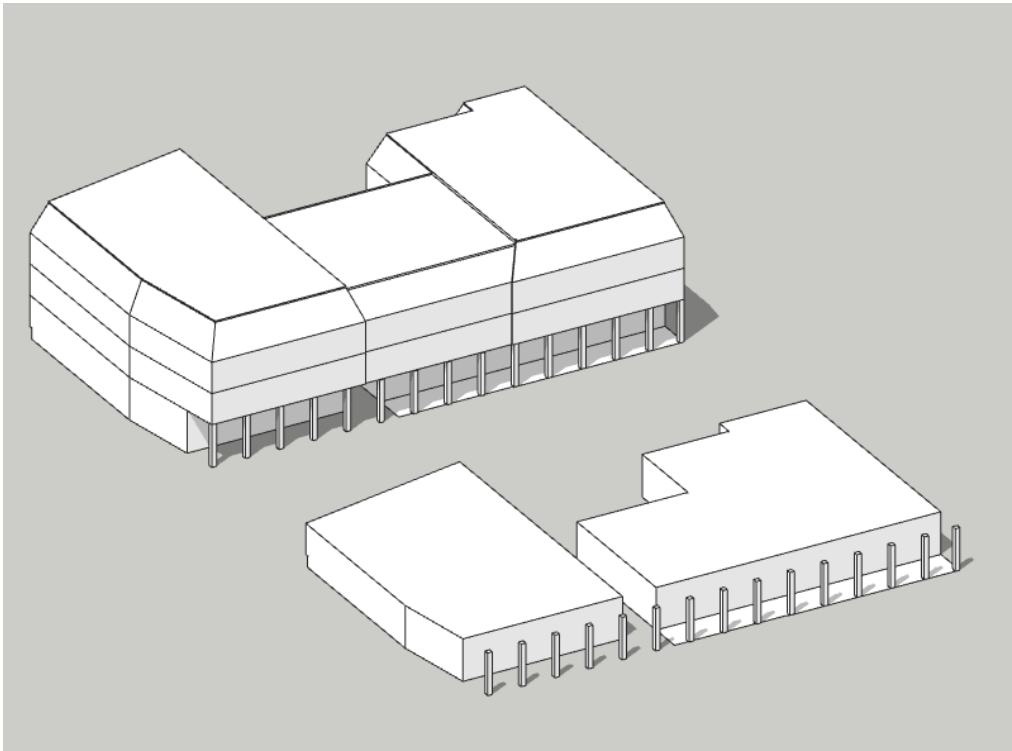
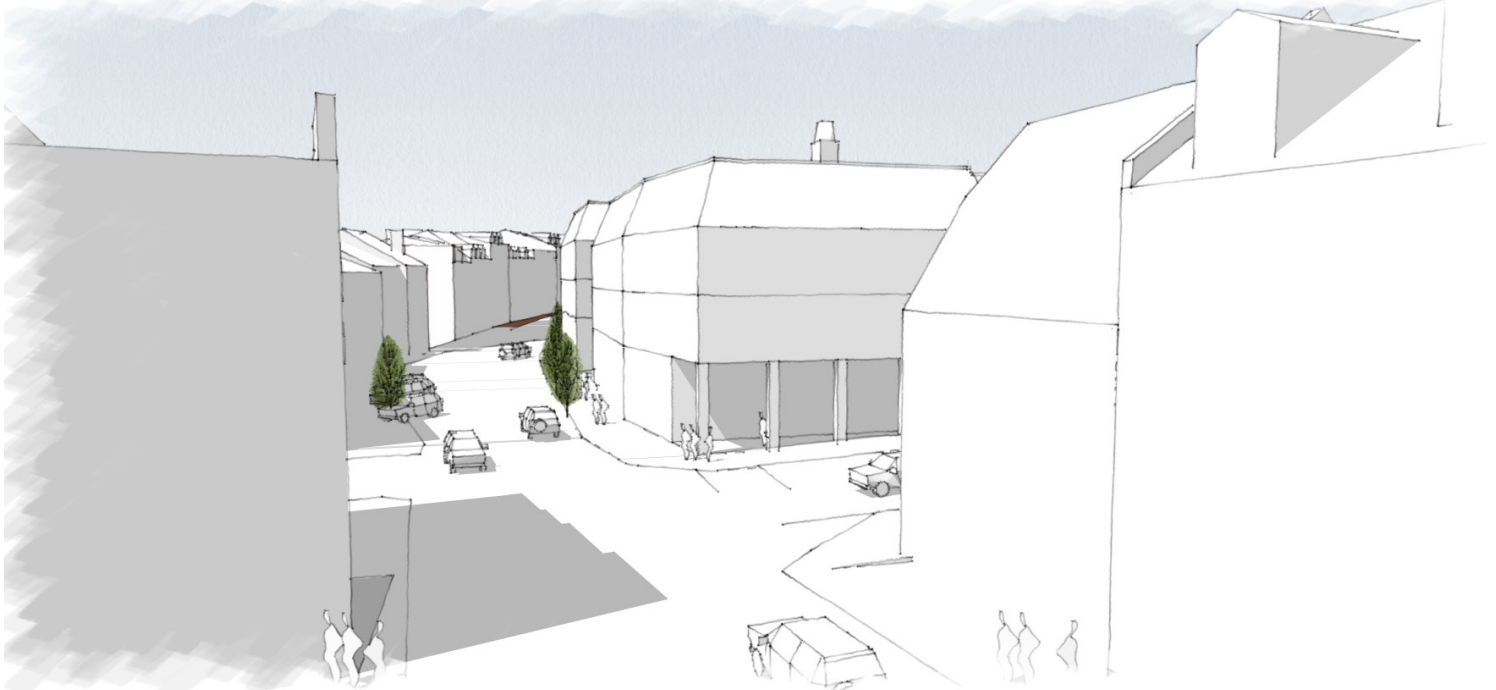
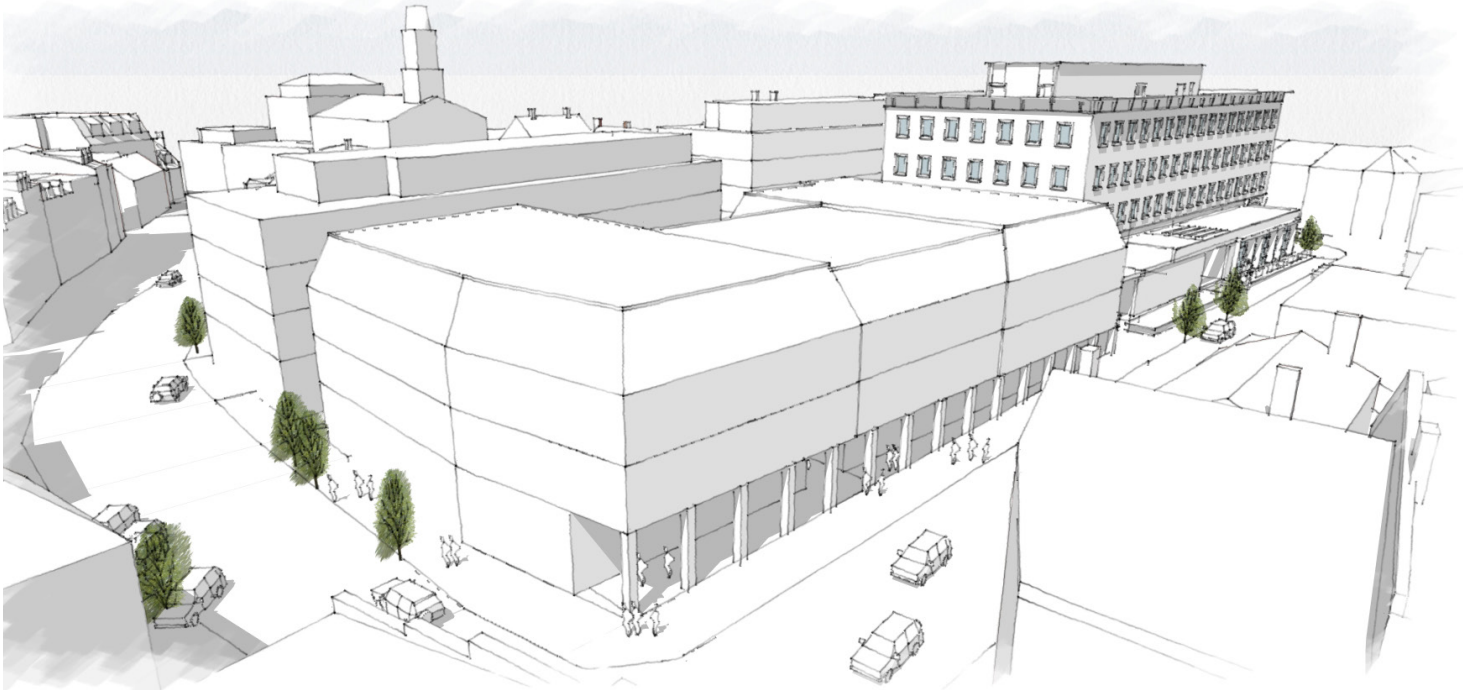
Open corner that extends along Bow St.



Open connector to plaza

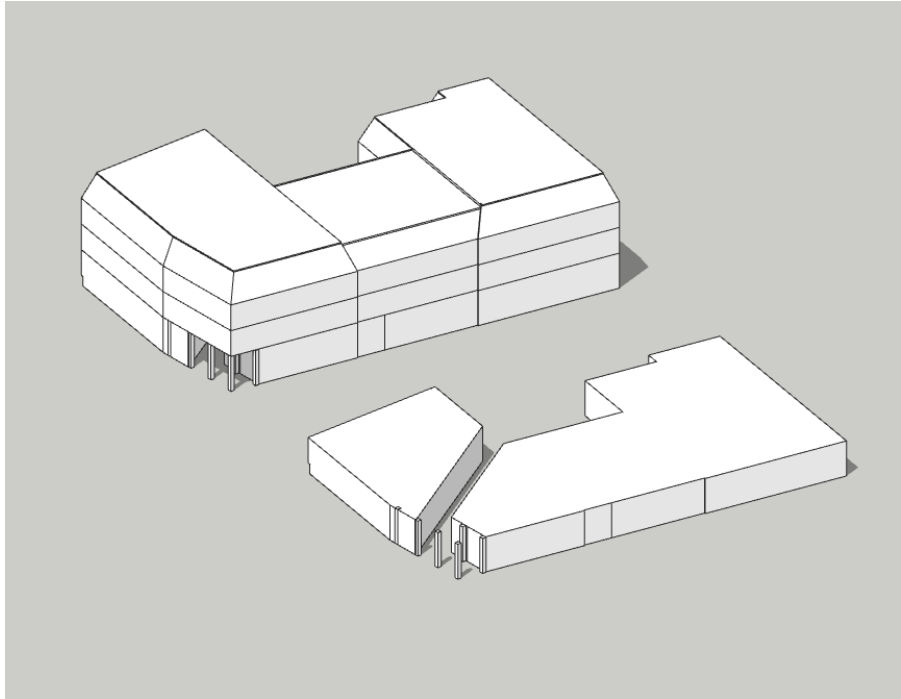
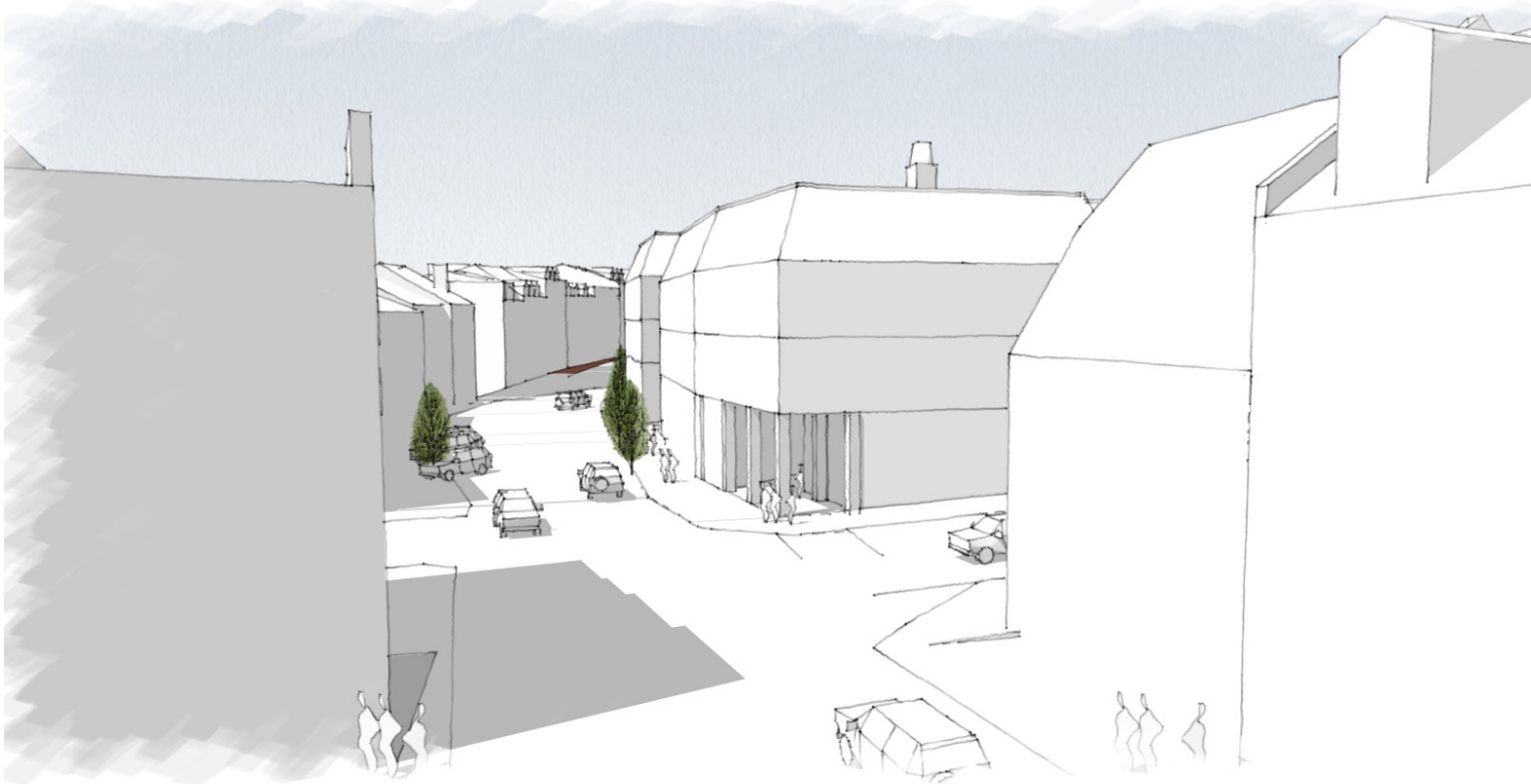
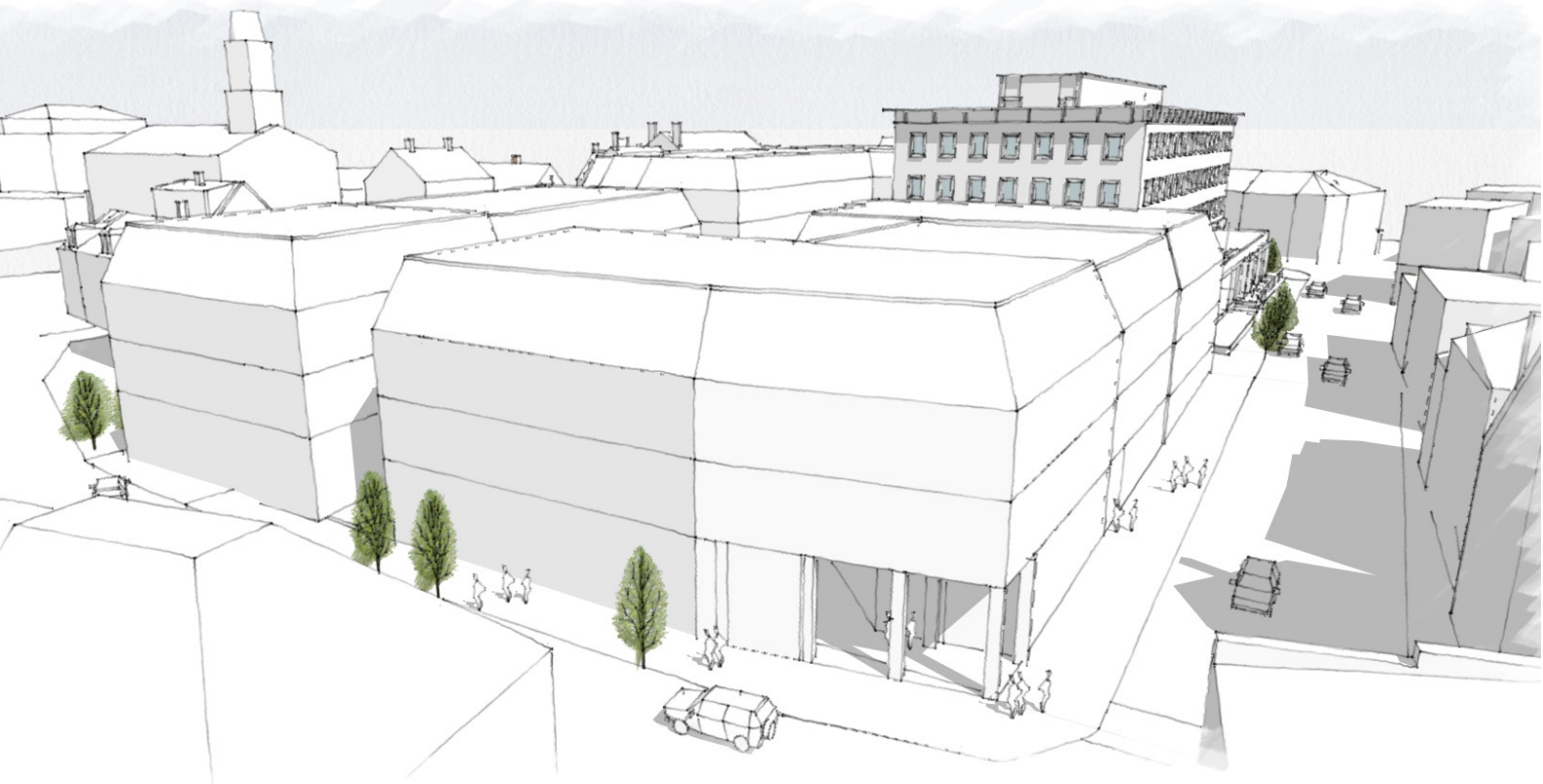
Context Examples of Corners and Entries

Open corner and arcade along Penhallow St.



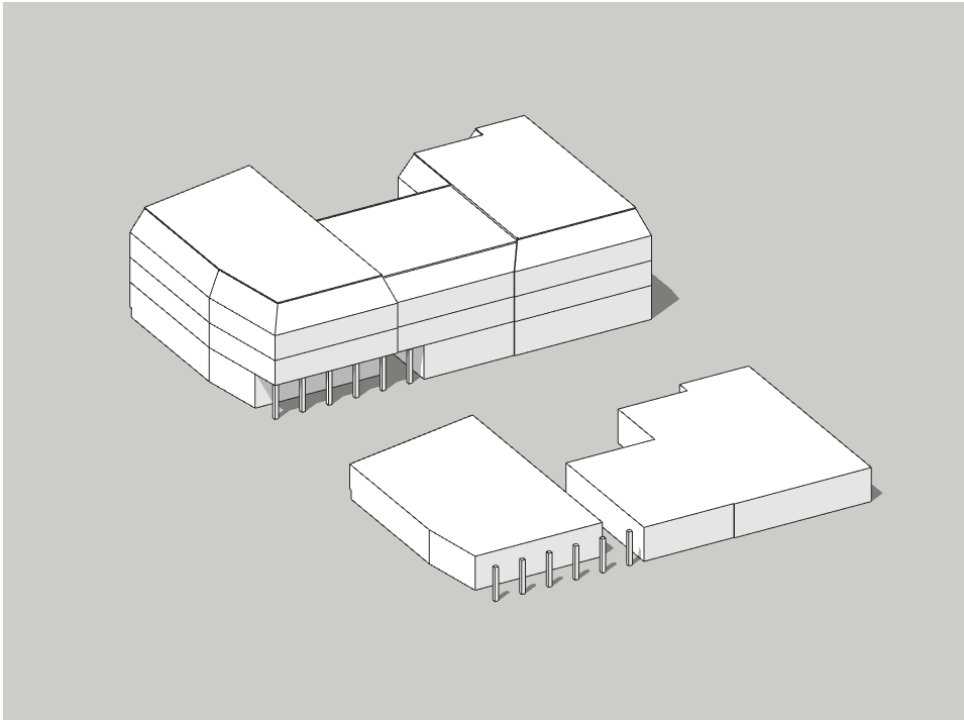
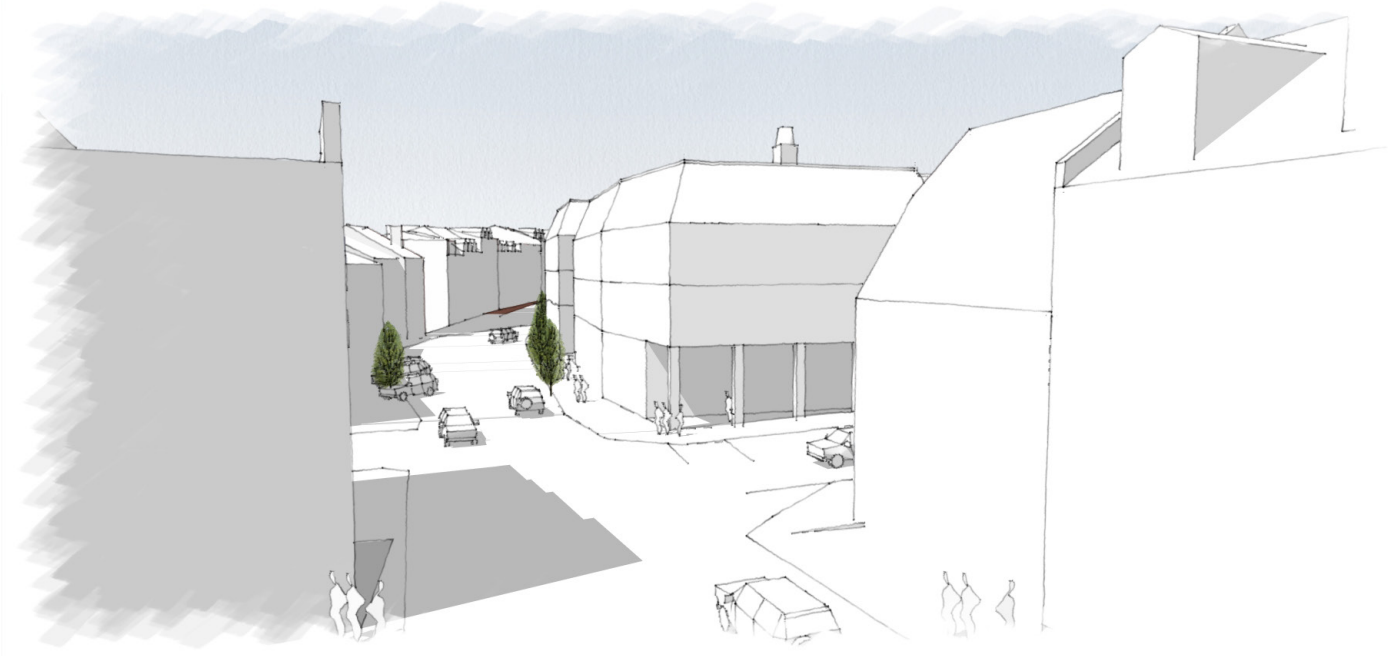
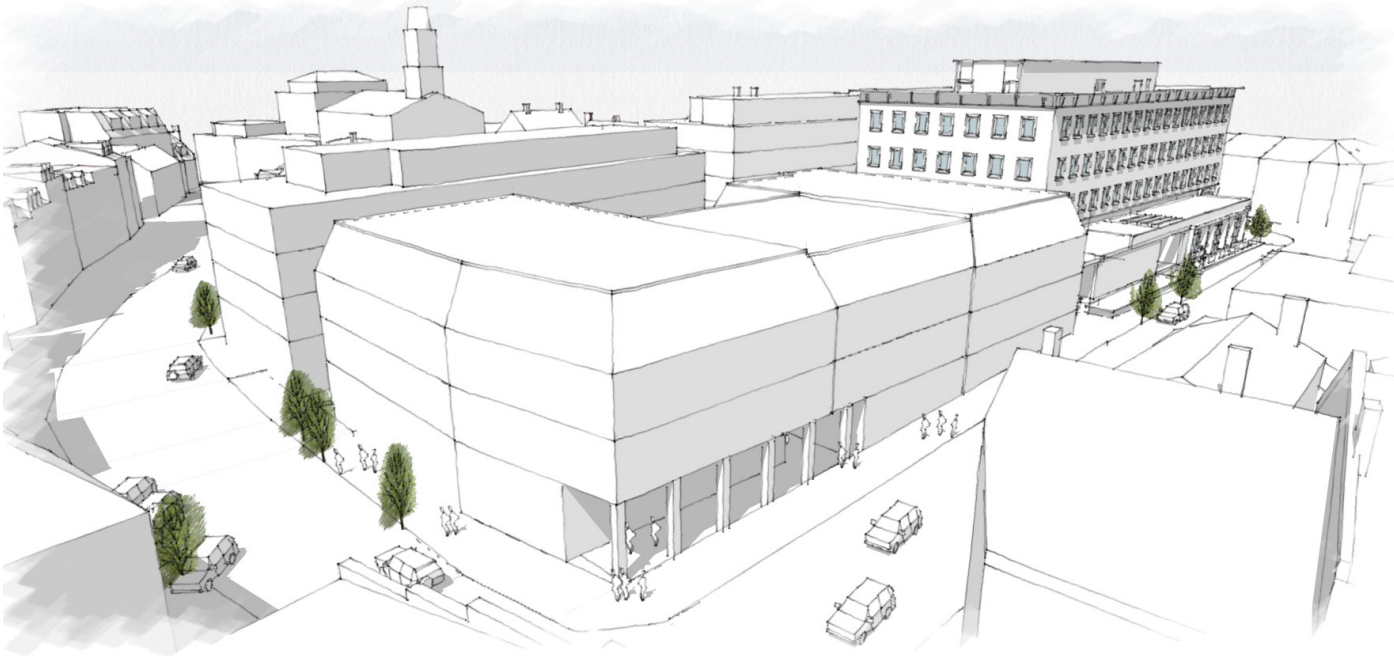
Context Examples of Corners and Entries

Small open corner with cut-through to plaza



Context Examples of Corners and Entries

Open corner that extends along Penhallow St to plaza connector



Context Examples of Corners and Entries

Daniel Street Views



Option 1



Option 2 - Extended Plaza



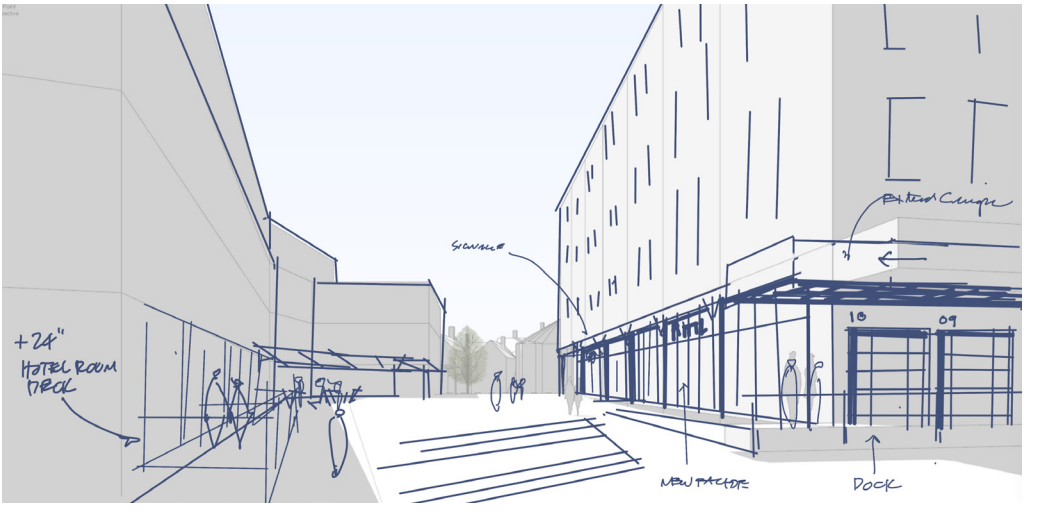
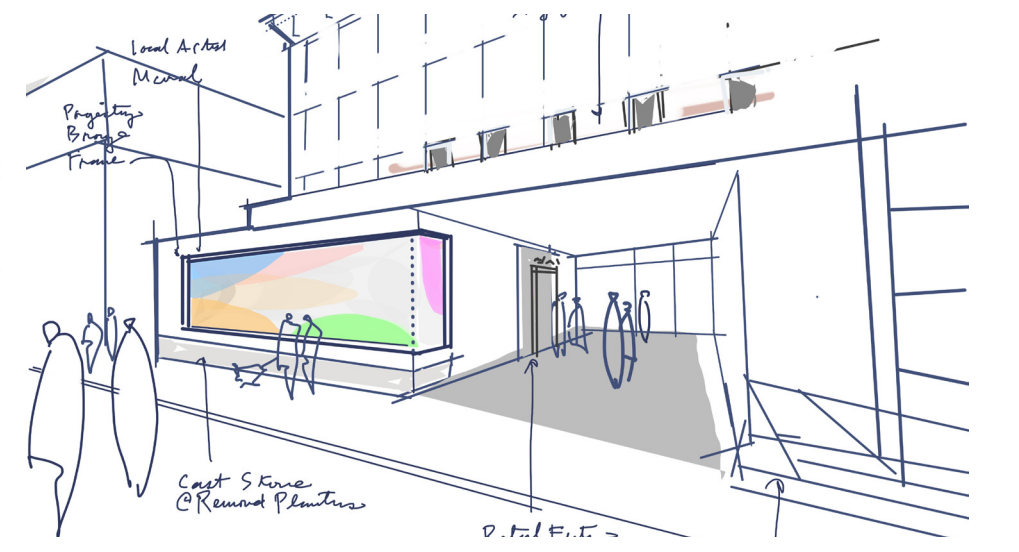
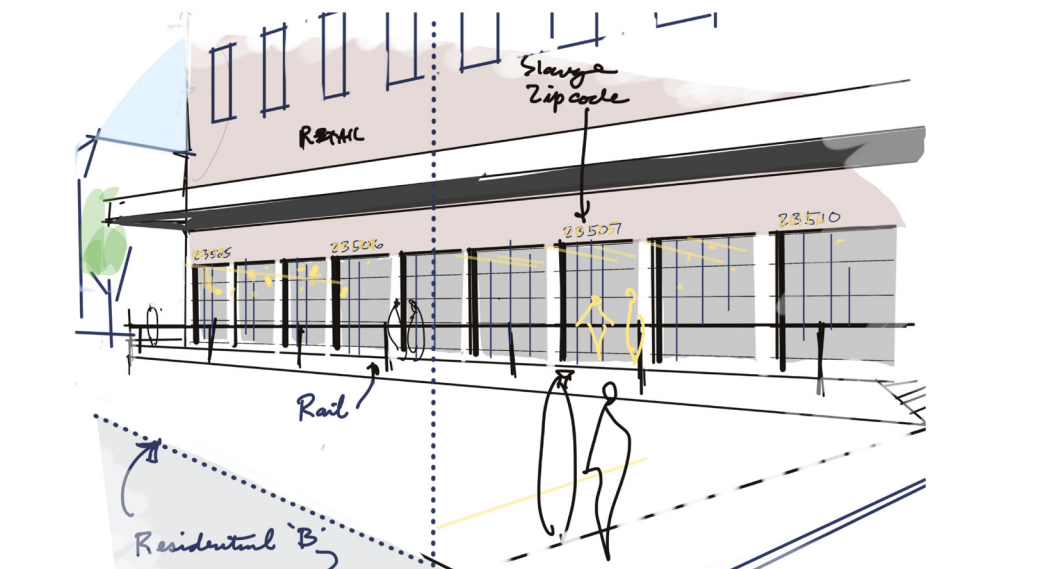
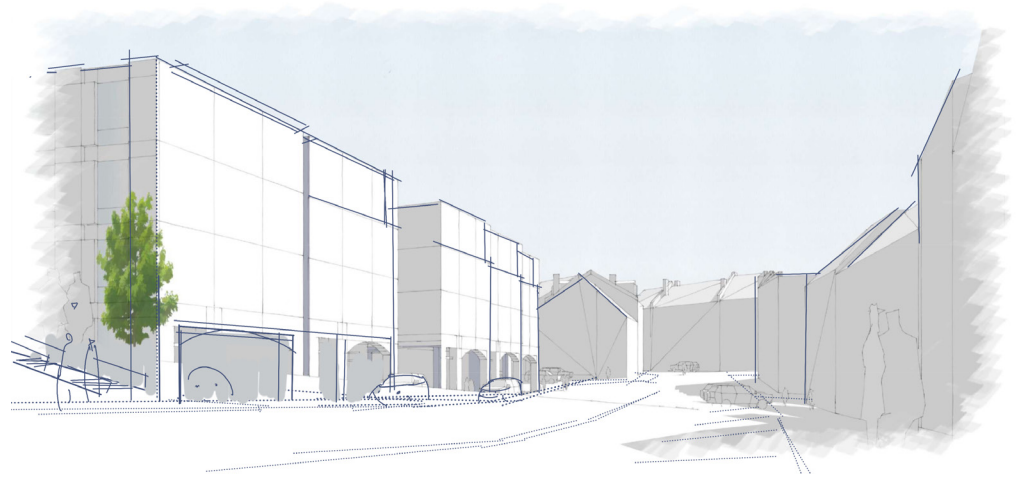
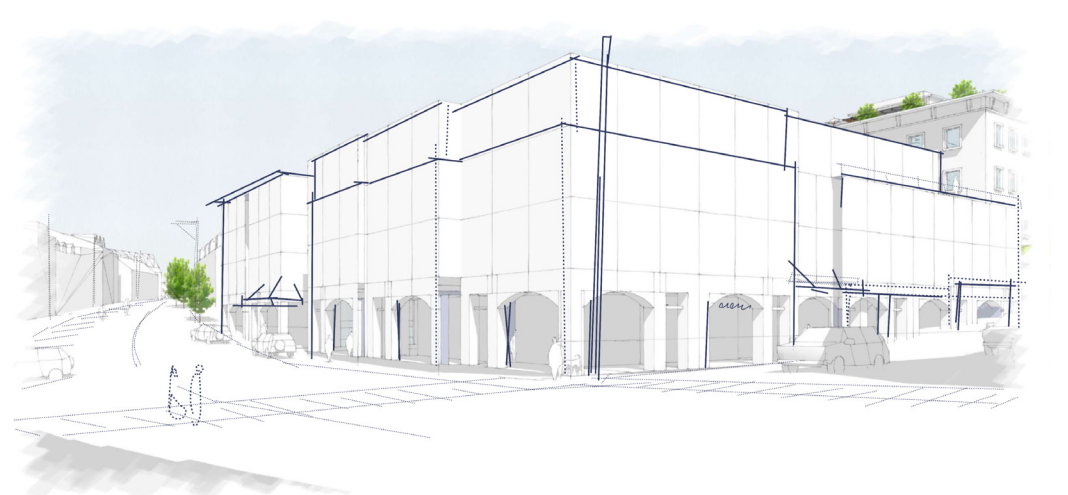
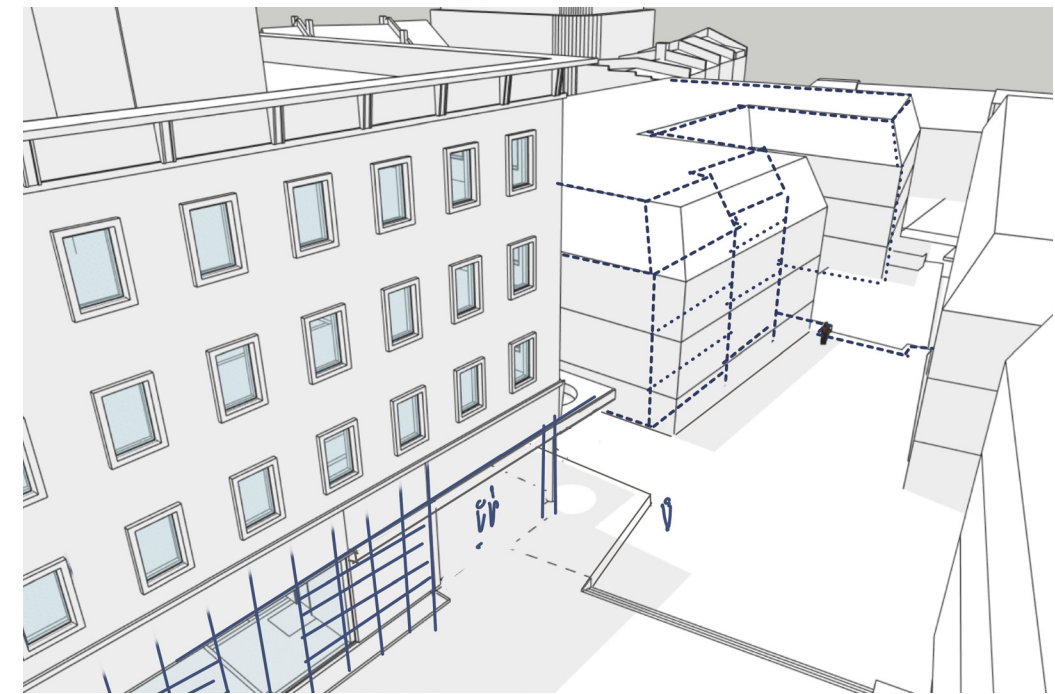
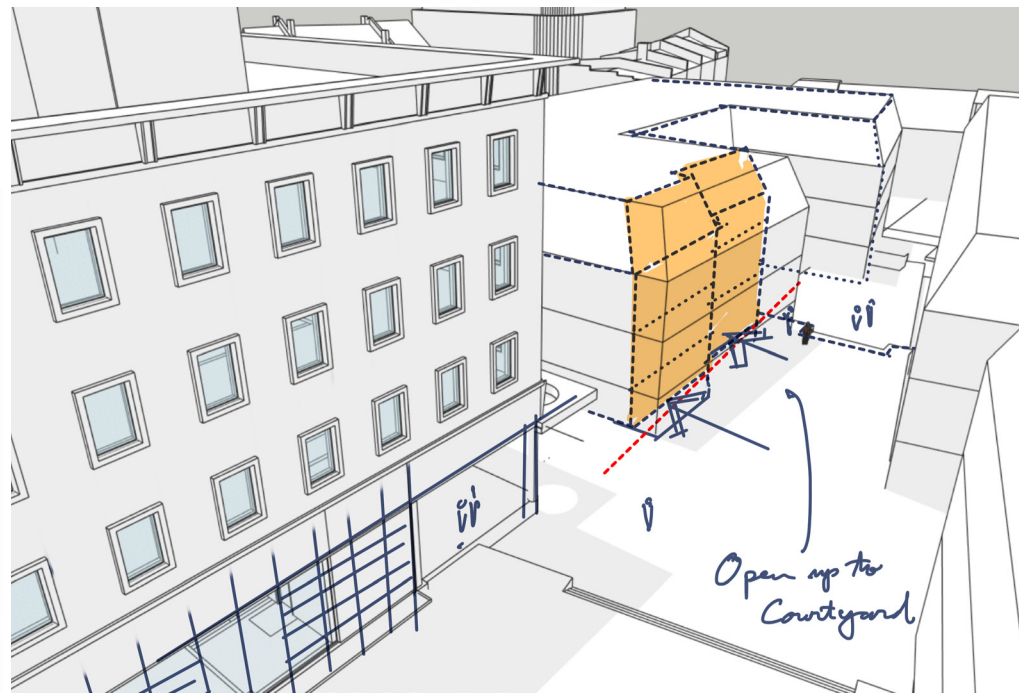
CUP - Option 1



CUP - Option 2 - Extended Plaza

Concept Sketchbook

Exploratory concept sketches intended to test massing, corner conditions, and public-space relationships



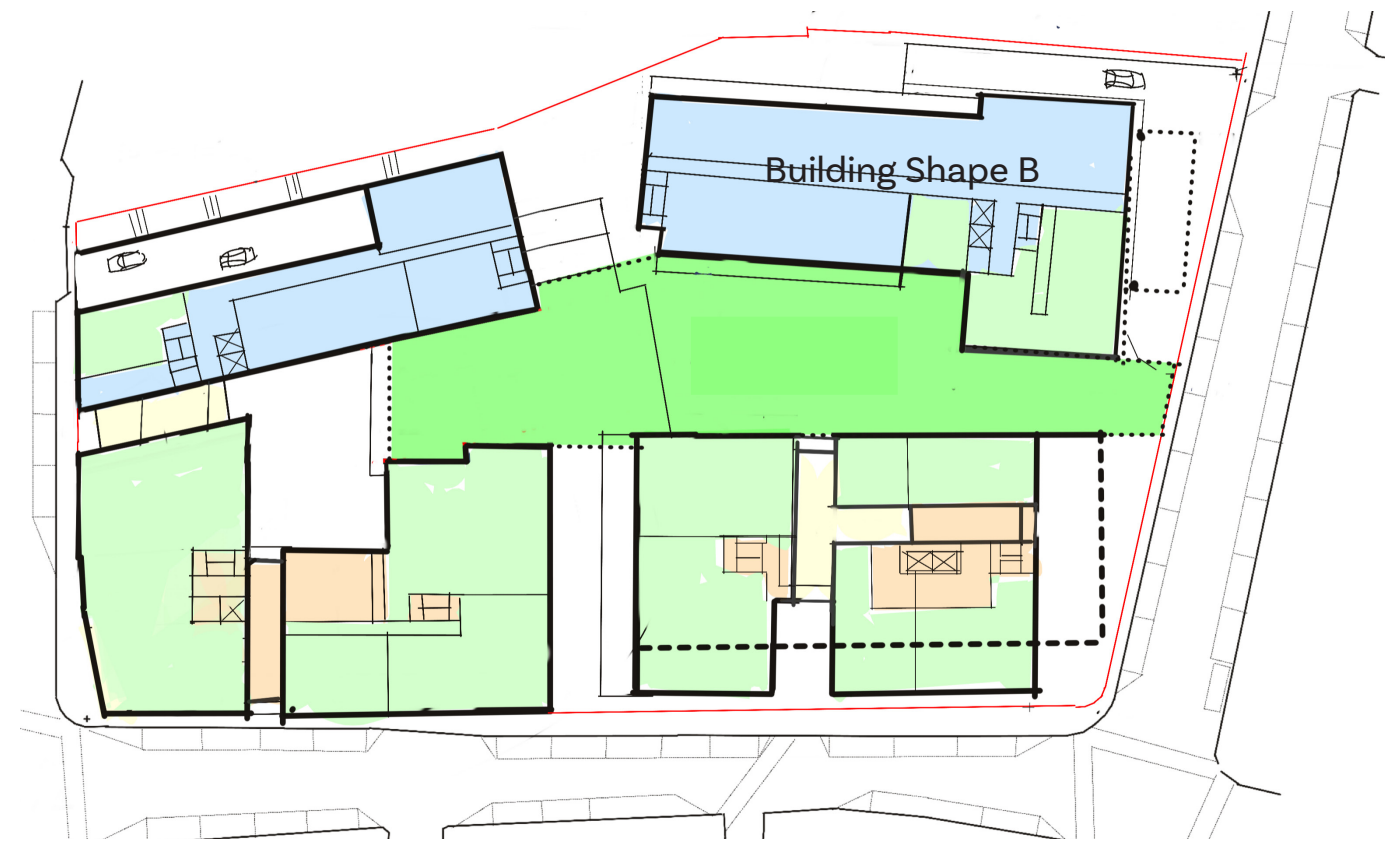


PLAZA CONCEPTS

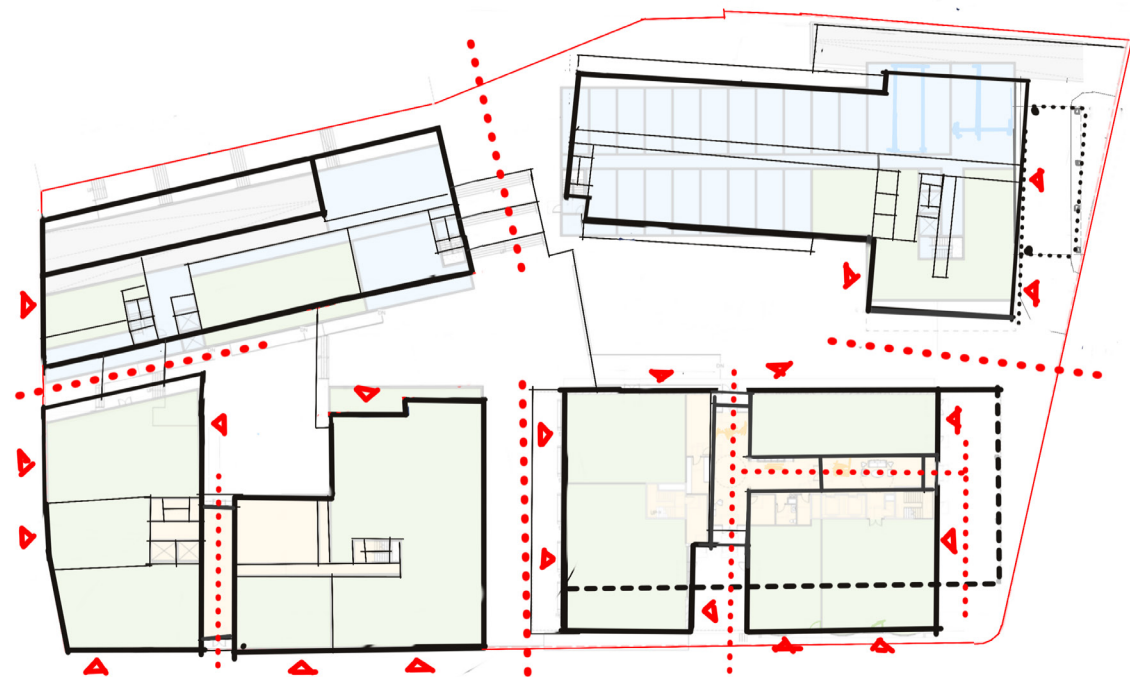


Extended Plaza Option

Although there will be a deeper dive into the shaping, programming and developing the plaza/open space, this is a conceptual start of the parameters that will help define the direction.

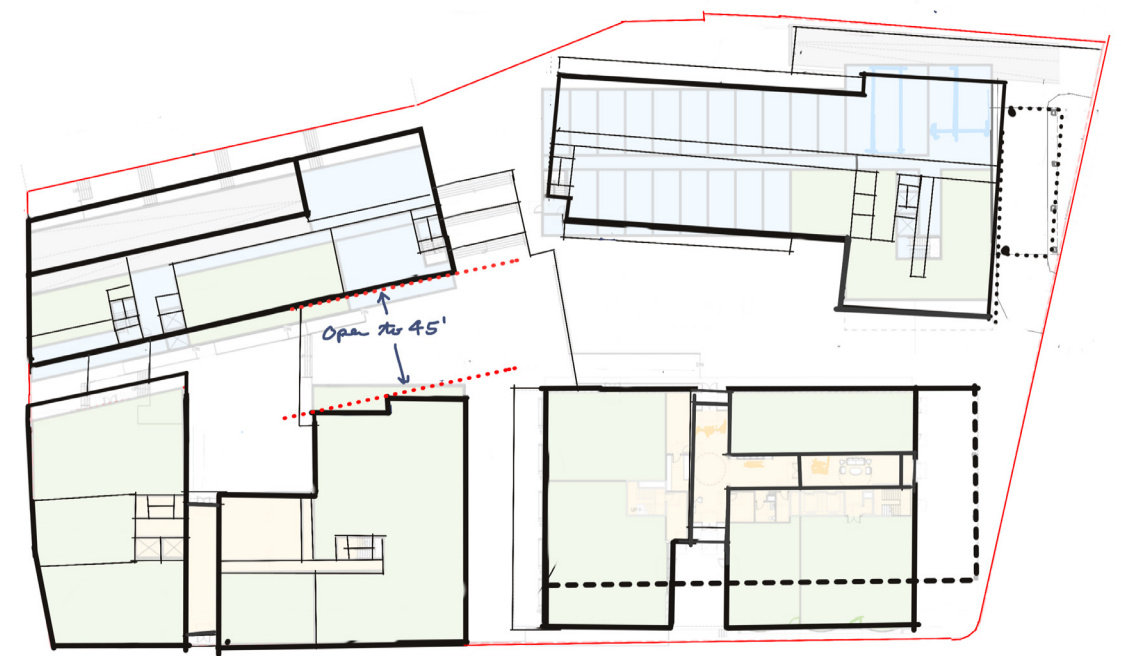


CUP Option



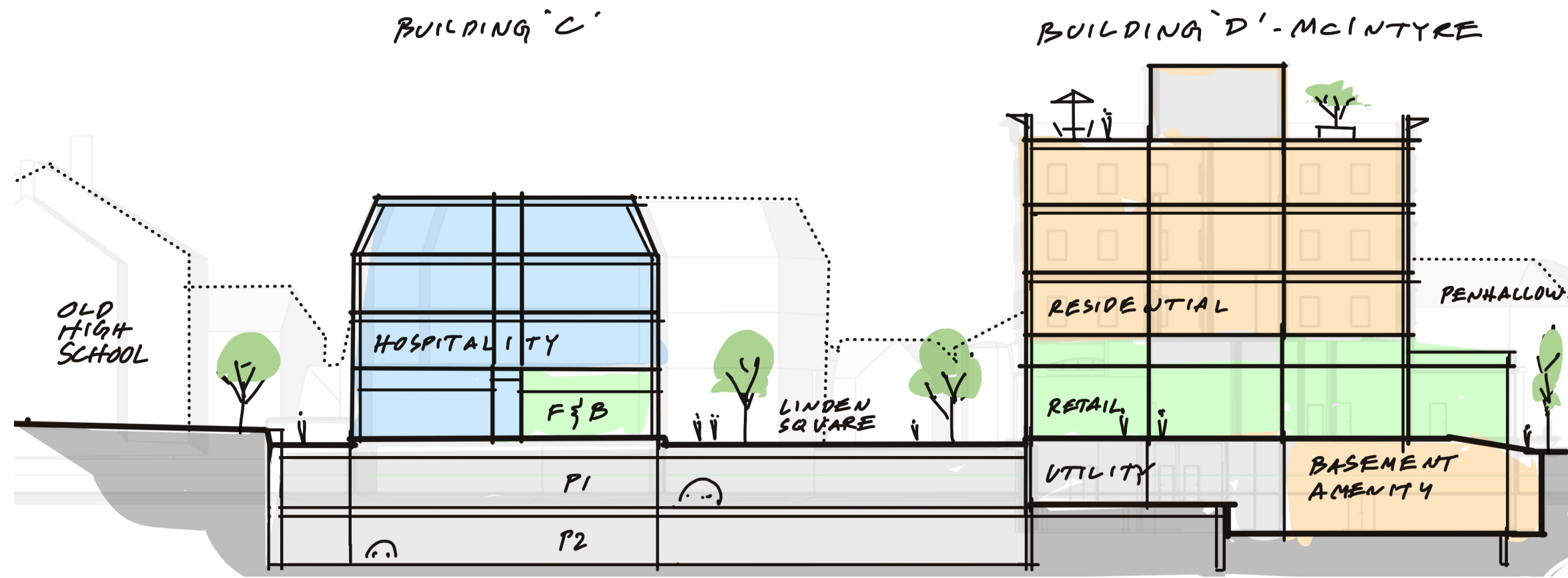
Plaza Entry Points

Refining the building shapes, pushes and pulls, protrusions at the ground and upper levels will guide the quality of open space, how sunlight will hit the space and the areas that can be programmed for activities, artwork, and making a dynamic sense of place.



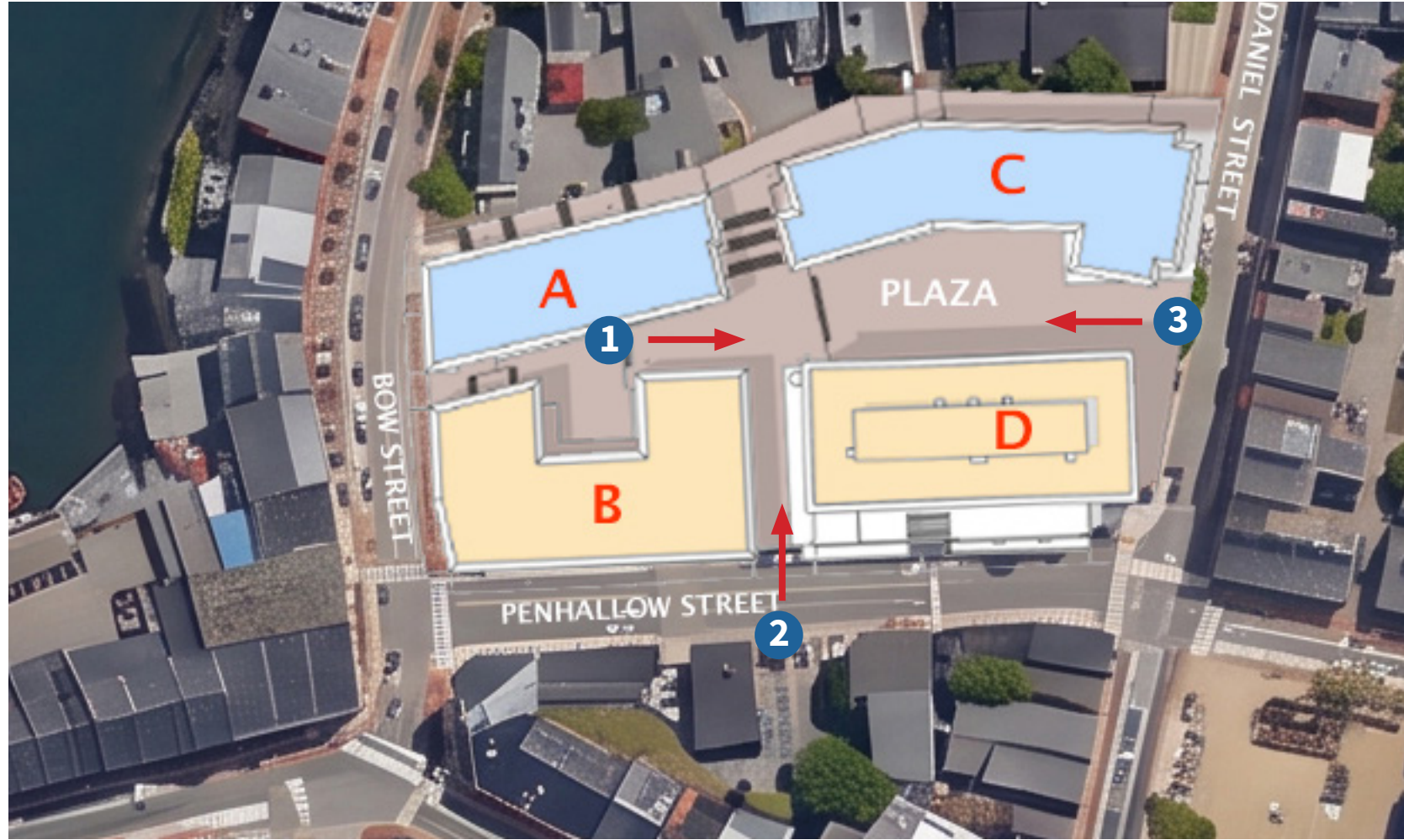
Plaza Widths and Shaping

Site Section



Site Cross Section Through Plaza (East-West)

Plaza



Extended Plaza Concept



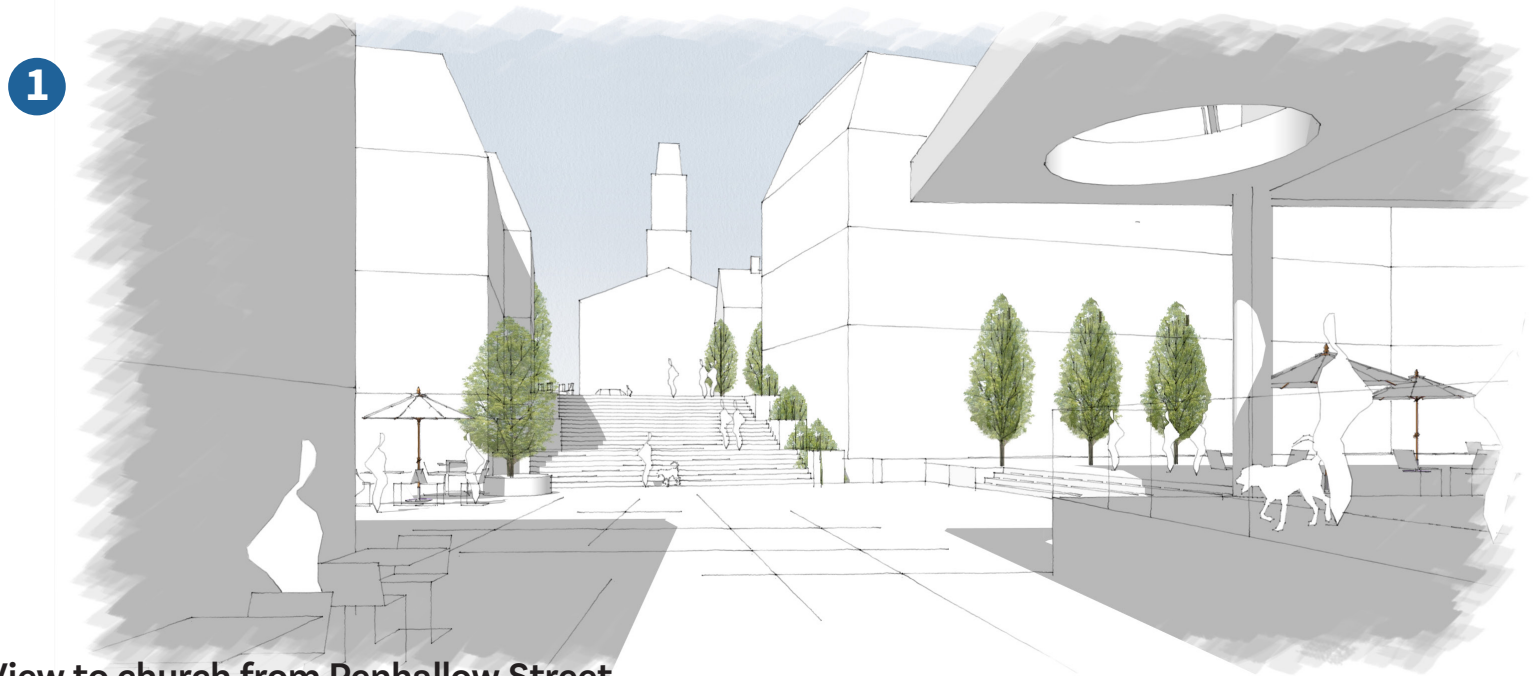
View towards Bow Street



Plaza concept "cross shaped" hospitality building



Extended plaza concept



View to church from Penhallow Street

Inspiration Images



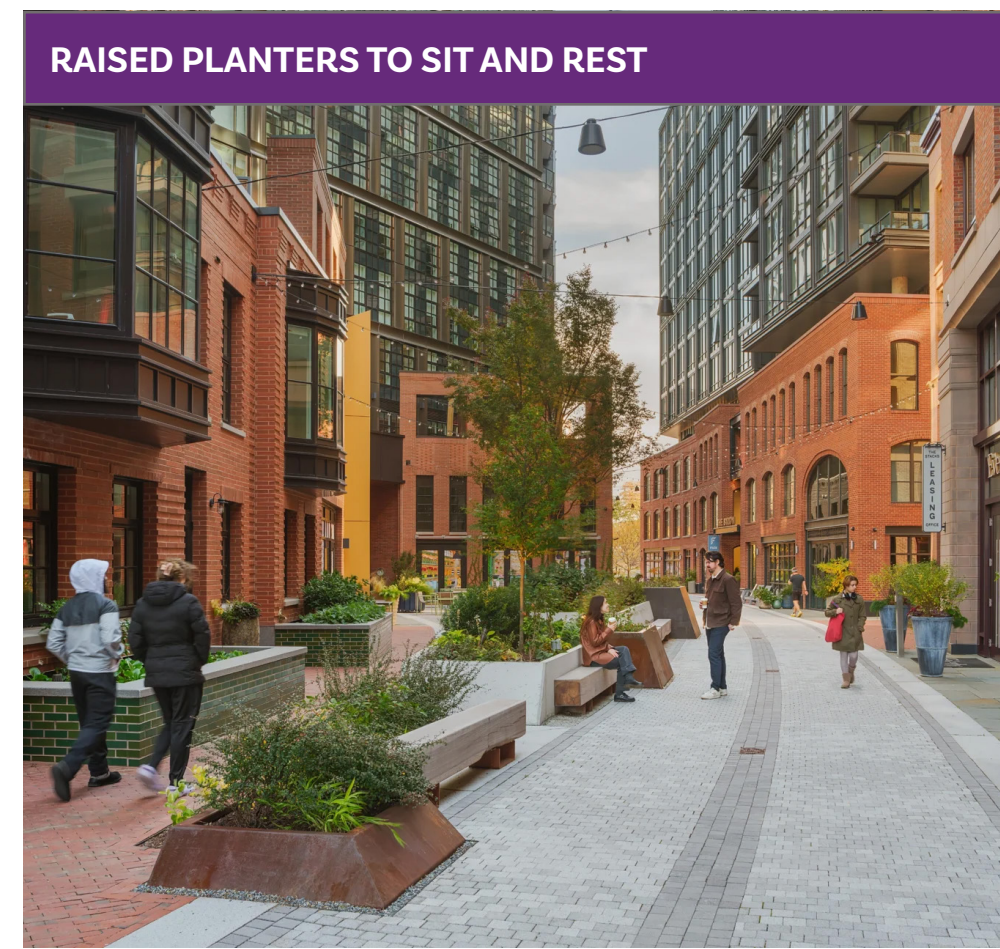
DYNAMIC LANDSCAPE FORMS TO ACTIVATE PLAZA



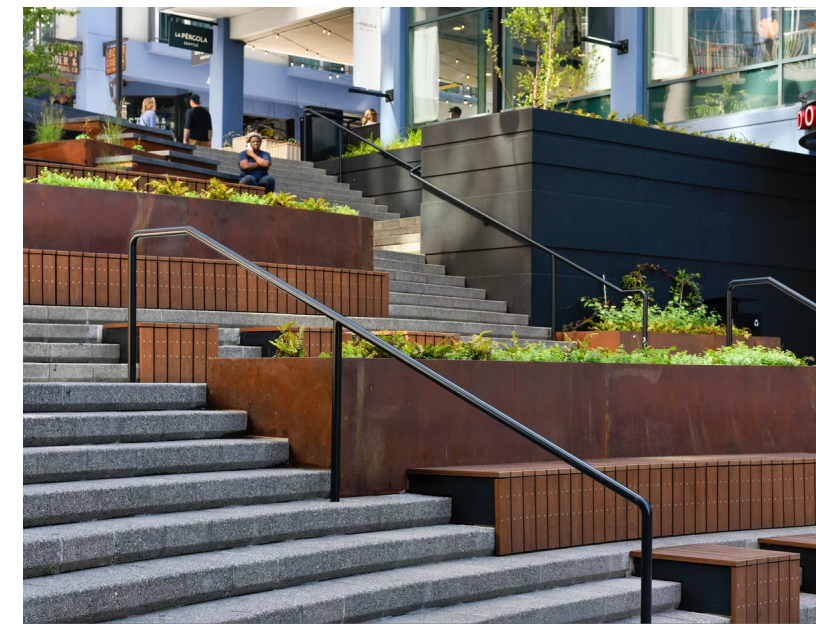
LANDSCAPE THAT DEFINES PATH



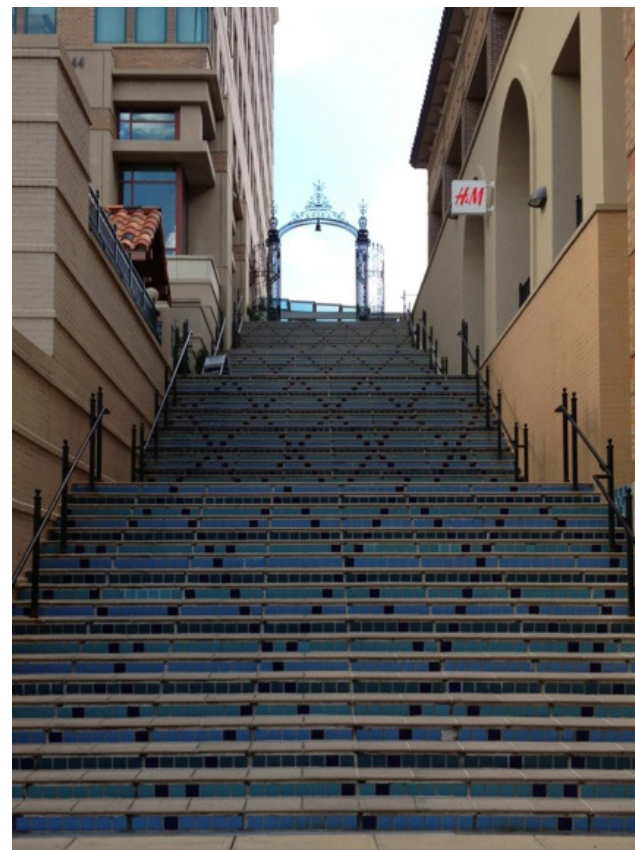
INTERACTIVE ART AND SCULPTURE



RAISED PLANTERS TO SIT AND REST



SIT STAIRS TO CONNECT PLAZA TO UPPER LEVEL



SIT STAIRS TO CONNECT PLAZA TO UPPER LEVEL



INTERACTIVE ART AND SCULPTURE



SIT STAIRS TO CONNECT PLAZA TO UPPER LEVEL

COMMERCIAL SPACES WITH PLAZA SEATING



COMMERCIAL SPACES WITH PLAZA SEATING



SEATING ON PERIPHERY AND PLAZA CENTER TO PROGRAM



PLAZA AS PROGRAMMED PERFORMANCE SPACE

FOOD TRUCKS AND FESTIVALS



ENGAGING ART



SEASONAL OUTDOOR GAMES



SEASONAL OUTDOOR GAMES

Linden Square: The McIntyre Block

Historic District Commission

Work Session #2
July 1, 2026

80D Street, LLC

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