MEETING OF
THE HISTORIC DISTRICT COMMISSION

PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

Members of the public also have the option to join the meeting over Zoom
(See below for more details) *

6:30 p.m. **July 08, 2026**

AGENDA

The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.

I. ADMINISTRATIVE APPROVALS

1. 195 State Street, Unit #1
2. 337 Pleasant Street
3. 33 Humphrey's Court
4. 24 Holmes Court

II. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of Michael Dulac, owner, for property located at 325 Marcy Street, wherein permission is requested to allow exterior renovations to an existing structure (replace rear sliding door, install (3) new windows in the kitchen, and remove (2) windows from the (Pickering Street side) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

III. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by Robert M. Snover Revocable Trust, owner, for property located at 58 Humphrey's Court, wherein permission is requested to allow the demolition of the existing single-family home and the new construction of a new two-family dwelling as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 47 and lies within the General Residence B (GRB) and Historic Districts.

B. REQUEST TO WITHDRAW- Work Session requested by Michael Dulac, owner, for property located at 325 Marcy Street, wherein permission is requested to allow exterior renovations to an existing structure (replace the front door and replace attic window) and new construction to an existing structure (construct a new 1-2 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

C. Work Session requested by 80 D Street LLC, owner, for property located at 62 Daniel Street, wherein permission is requested to allow renovations and new construction to an existing structure (McIntyre Federal Building) and the construction of three new multi-story buildings as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 8 and lies within the Character District 4 (CD4), Character District 5 (CD5) and Historic Districts.

IV. HISTORIC DISTRICT BOUNBDARY REVISION- MIDDLE STREET

1. Review of Map and Final Discussion

V. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*
https://us06web.zoom.us/webinar/register/WN_Xy9iZgLnTESqLICkpxoR2Q

HDC

ADMINISTRATIVE APPROVALS

July 08, 2026

1.	**195 State Street, Unit #1**	**-Recommended Approval**
2.	**337 Pleasant Street**	**-Recommended Approval**
3.	**33 Humphrey's Court**	**-Recommended Approval**
4.	**24 Holmes Court**	**-Recommended Approval**

1. 195 State Street, Unit #1 -Recommended Approval

<u>Background</u>: The applicant is seeking approval for the replacement of the existing partition wall/fencing.

<u>Staff Comment</u>: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Devine Millimet |
Attorneys at Law

URBAN | EAD
Woodwork Sh

Penhallow St

Penhallow St

8'

3' gate

12'

12'

4' gate

8'

Cure
American

195

1




EXIT
CURE
RESTAURANT
EXCALIBUR Series
28" x 48" RECTAN
VERSILIA
PROJECT SOURCE




EXIT


EXIT

2. 337 Pleasant Street -Recommended Approval

<u>Background</u>: The applicant is seeking approval for the replacement of the existing wood gutters with a PVC gutter system installed to replicate the existing wood gutter system.

<u>Staff Comment</u>: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



Existing conditions

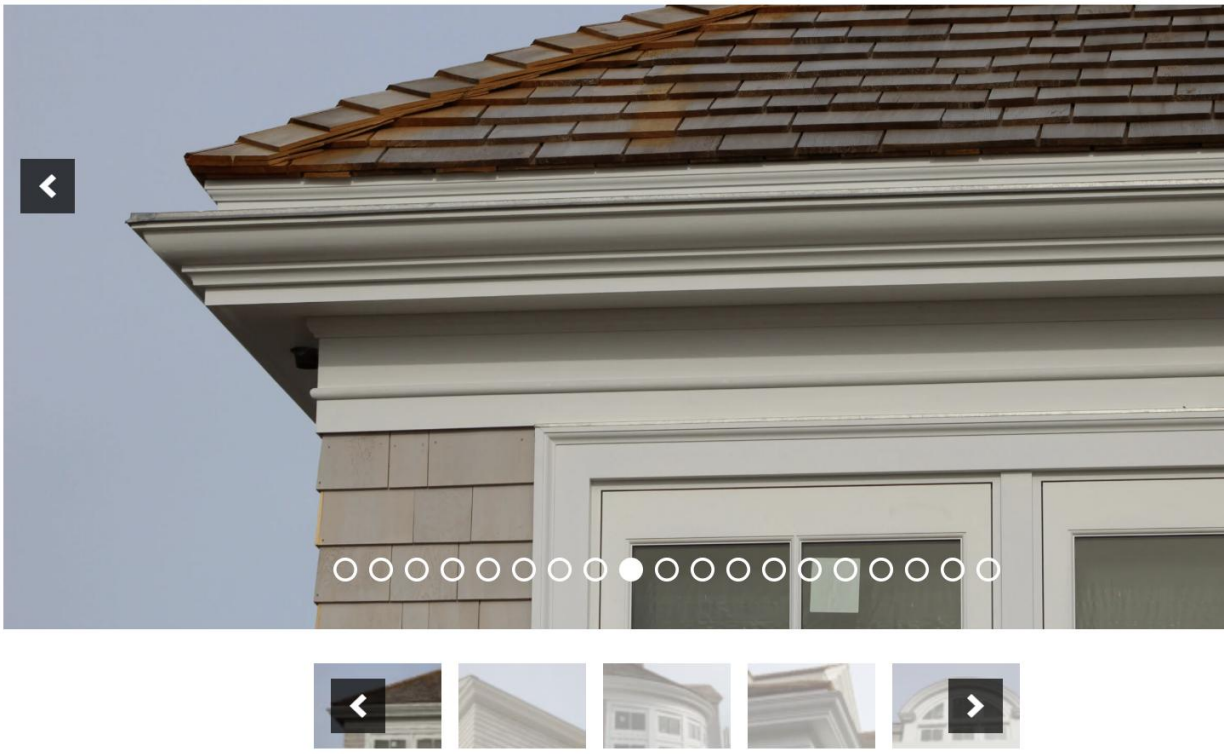


Existing conditions



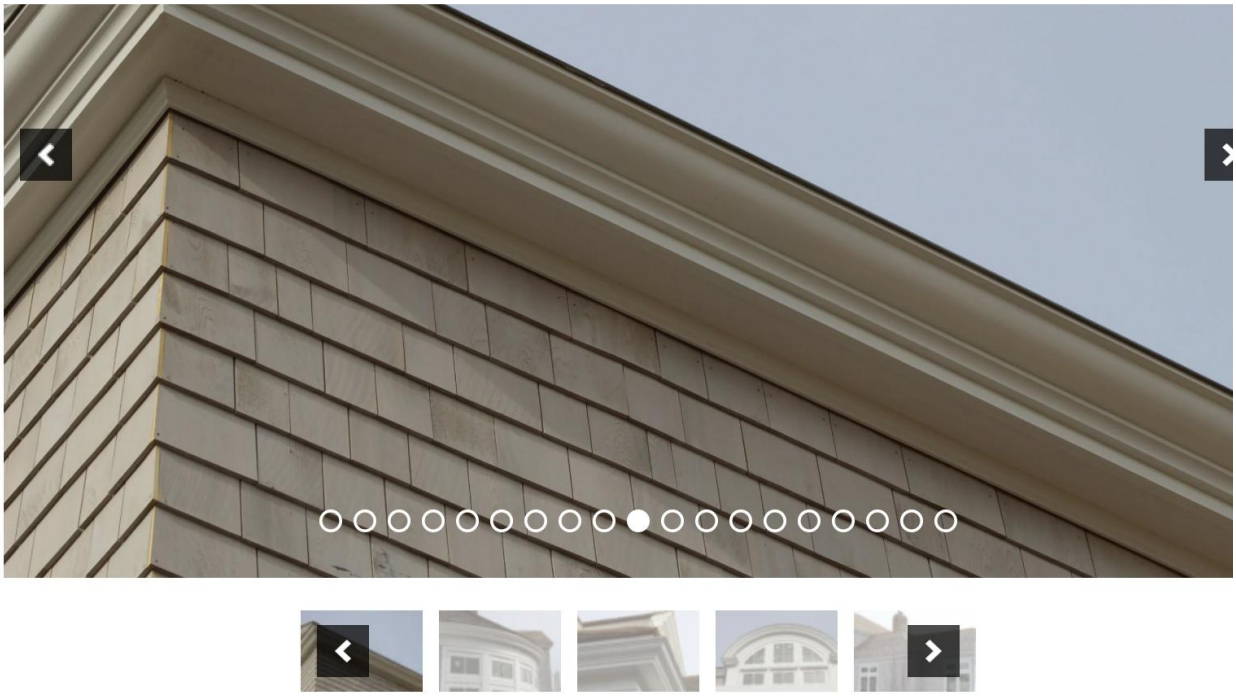
Existing conditions

INTEX™
MILLWORK SOLUTIONS



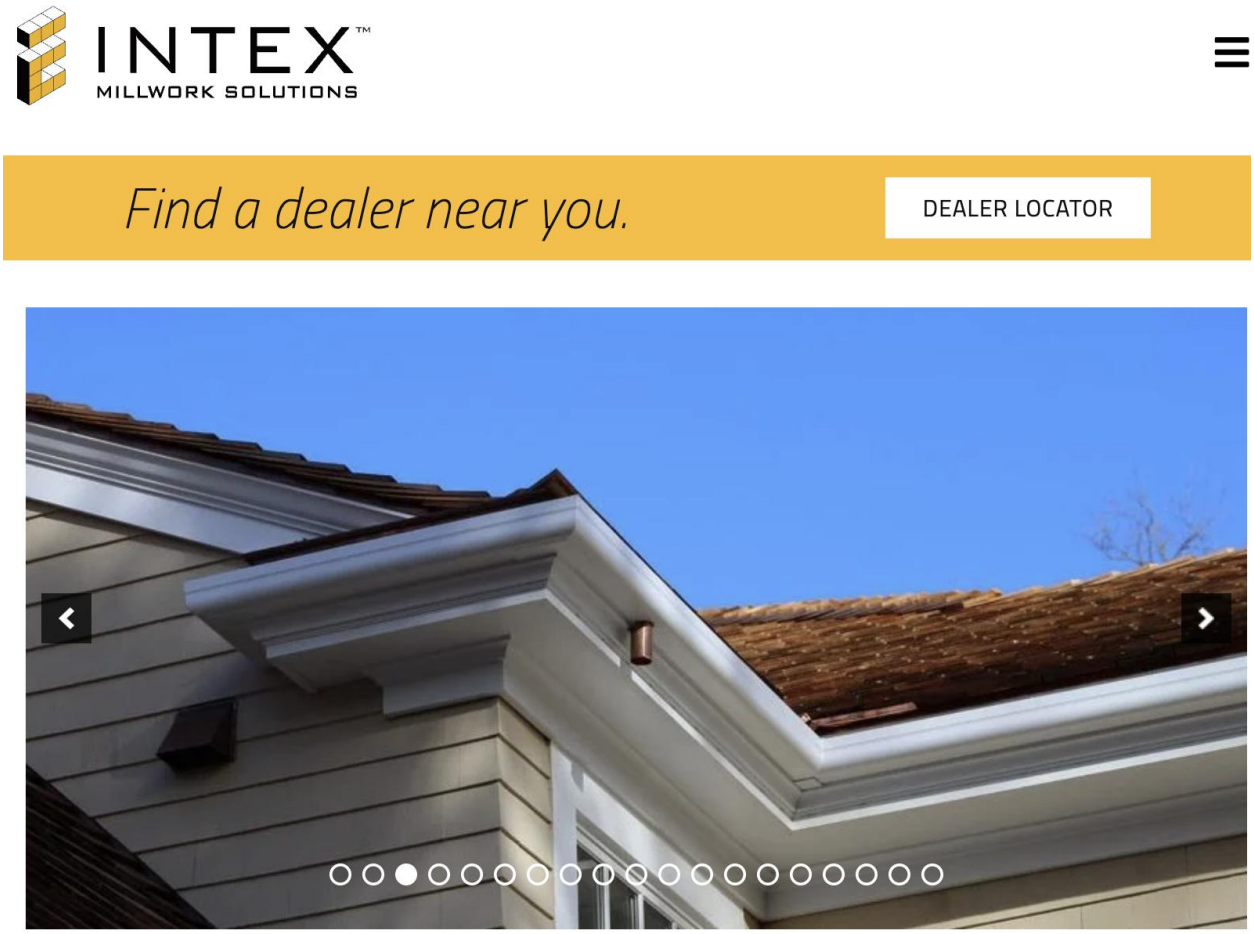
Example

INTEX™
MILLWORK SOLUTIONS



Example

Example



Example

INTEX™
MILLWORK SOLUTIONS



Example

INTEX™
MILLWORK SOLUTIONS

Gutter Systems

Boston Gutter System

The PVC Boston Gutter System offers the full aesthetic appeal of wood with strength and durability, but it weighs less and has more carrying capacity of a standard wood gutter. PVC is easy to install, with no special tools required. With no painting, no oiling, no worrying, the Boston Gutter System is maintenance-free.

Made of extruded cellular PVC and tested by an independent lab, the Boston Gutter System is competitive in price. Gutters are available in 10 and 20-foot lengths, with a bracket system to hang and float. 90° splice kits for inside and outside corners, 180°splice kits, end cap kits and copper down spout outlet kits are also available.

3. 33 Humphrey's Court -Recommended Approval

Background: The applicant is seeking approval for the replacement of a chain link fence with a wood scalloped fence and the replacement of an existing scalloped fence and gate with new fencing and a wider gate of similar design.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



Existing gate to be replaced.



Existing front portion of fencing to be replaced.



Existing chain-link fencing to be replaced with wood scalloped fencing.



Existing chain-link fencing to be replaced with wood scalloped fencing.





Replace broken side 4-foot chain link fence with 4-foot cedar scalloped open face board fence. Replace rotted partial front cedar scalloped open face board fence 4 feet high with fence of same design. Replace four foot wide gate with 4 feet 6 inches wide gate to enable one standard 8-foot scallop matching side fence instead of two non-standard 4 foot 3 inch scallop sections.

Yellow- Existing gate and front fencing to be replaced.

Red- Existing chain-link fence to be replaced.

Estimate #	Date
16912	6/9/2026

125 FENCE INC.

1205 Calef Highway
Barrington, NH 03825
603-868-3025
E-Mail: info@125fence.com

Customer

Rachel Kurshan
33 Humphrey's Court
Portsmouth, NH 03801

Terms	P.O. No.
50% Down Bal upon completion	

Description	Cost	Qty	Total
125 Fence proposes to furnish and install approximately 63 lineal feet of 4' high Scalloped 1x5 Cedar Space Board fencing with a molded cap strip. There will be one walk gate installed at the specified location. This fencing will be installed to replace the existing 4' high wood and chain link fences along the right side of the property. Materials: All #1 Cedar 7) 4' x 8' Scalloped 1x4 Cedar Space Board Panels w/ Molded Cap Strips 1) 4' x 2' (+/-) Scalloped 1x4 Cedar Space Board Panel w/ Molded Cap Strip 1) 4' x 48" - 54" Wide Walk Gate w/ Hardware 11) 5x5x7' Chamfered Top Cedar Posts	4,195.00		4,195.00
Option to add 5x5 Colonial Pyramid style Post Caps: 11) 5x5 Colonial Pyramid Post Caps	308.00	0	0.00
Removal & Disposal of the existing fence materials (15' of wood & 50' of chain link):	175.00		175.00
125 FENCE IS A WOMAN OWNED SMALL BUSINESS ALL PRICING IS GOOD FOR 10 DAYS FROM THE DATE ON THE CONTRACT UNLESS OTHERWISE SPECIFIED Payment Terms: 50% Deposit with balance due upon completion. Payment made with credit/debit cards will incur a 3% fee. 125 Maintenance & Fence Inc. does not assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located than it is recommended the customer have the property surveyed. Any permits shall be the responsibility of the customer. Additional work not covered in this contract that was requested by the customer will be added. Any rock drilling, cement work, or pinning of posts will incur additional charges. Any canceled project will incur a 20% restocking fee if materials have been fabricated or ordered. All wood materials and custom orders are non-refundable. Any and all legal expenses that may occur because of non-payment will be added to customers balance. 125 Fence will assume responsibility for having public utilities located and marked. However, 125 Fence assumes no responsibility for unmarked privately owned lines or any other known/unknown buried lines or objects not covered by DigSafe. The customer will assume all liability for any damage caused by directing 125 Fence to dig in the immediate vicinity of know/unknown utilities.			
Sales Tax	6.25%		0.00

Customer Signature	Date:	**Total**	$4,370.00

4. 24 Holmes Court -Recommended Approval

Background: The applicant is seeking approval for the replacement of the existing roof top decking and railing system with composite materials.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

24 Holmes Ct - Proposal for Alteration to Existing Structure:

To replace the decking and railings on an existing roof top deck with composite materials. New railings have traditional milled wood look and will be sized to preserve existing scale and detailing. Balustrade to be stainless steel cable. No change to structure. Requesting use of different materials only. The deck is not original to the house and the garage on which the deck is built was torn down and rebuilt in 2008. The deck is not visible from surrounding public right of ways. None of the siding, trim, or windows are original to the house.

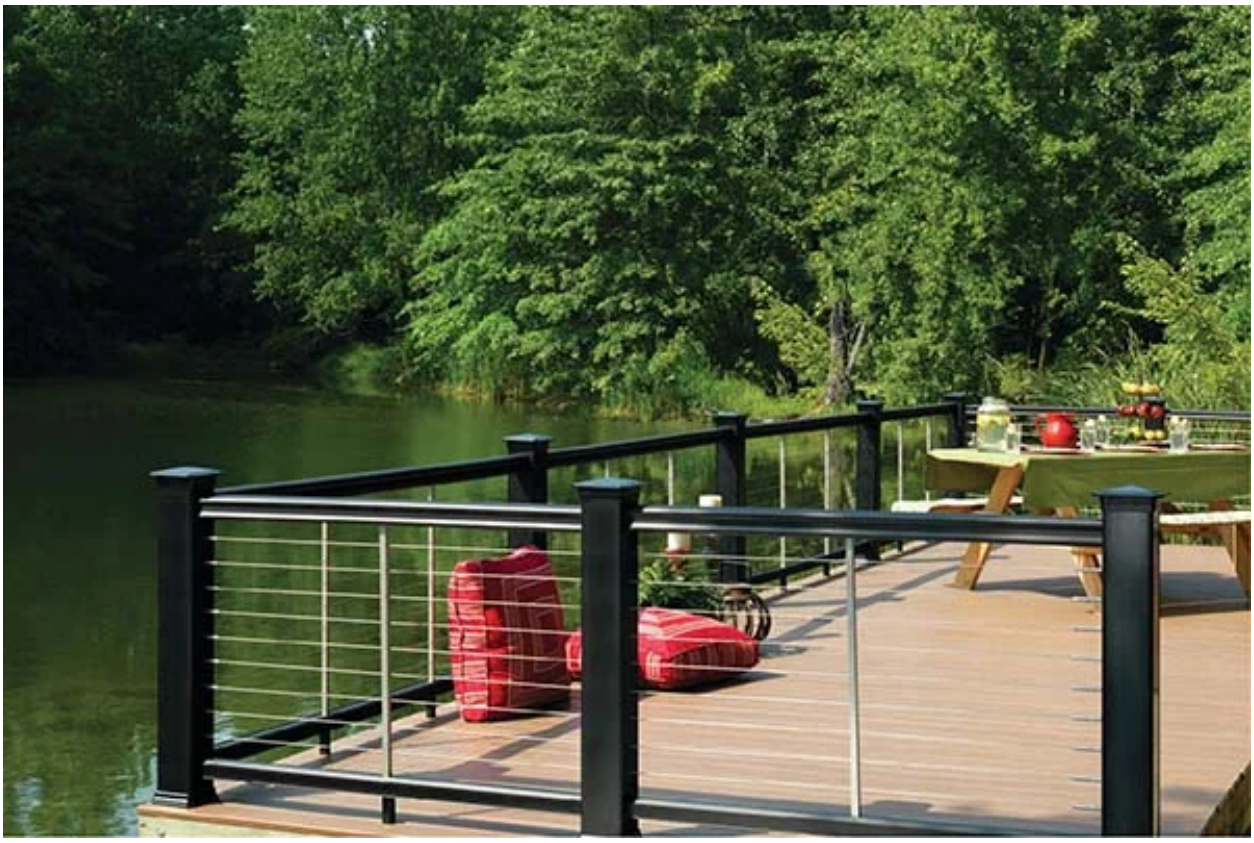
	Existing Materials	Proposed Materials
Decking	1 x 5.5 painted treated wood	1 x 5.5 composite decking
Railing top rail	1.5 x 3.5 painted wood	2.9 x 2.9 black composite
Balusters	1.25 square painted wood	Stainless steel cable
Post Wraps	5 x 5 painted wood	5 x 5 white composite
Post Caps	Pyramid metal	Pyramid white composite

Proposed Materials:



Timbertech square edge decking, Trex Pebble Beach or similar composite product

Timbertech Radiance Rail with cable balustrade







Available in
4" x 4"
5" x 5"
5.5" x 5.5"



4" X 4" Cap



4" X 4" Island Cap



5" X 5" Cap



5.5" X 5.5" Island Cap



5.5" X 5.5" Pyramid Cap

Existing Deck









Holmes Ct @ Marcy

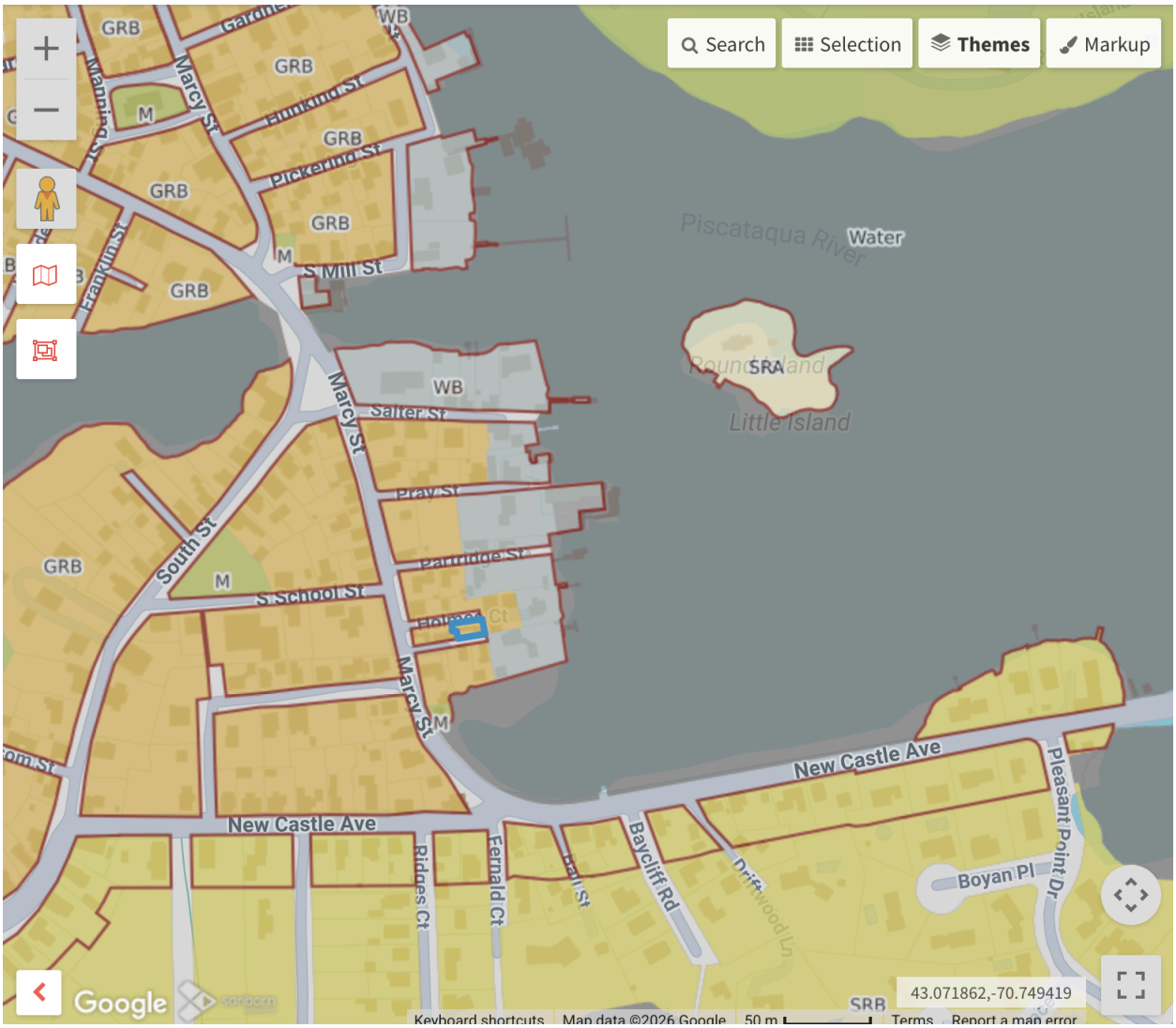




Newcastle Ave @ Marcy






Search
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Markup
GRB
WB
Marcy St
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Pickering St
S Mill St
Franklin St
Piscataqua River
Water
Round Island
SRA
Little Island
Salter St
Pray St
Partridge St
South St
S School St
Holmes Ct
New Castle Ave
Ridges Ct
Fernald Ct
Bay St
Baycliff Rd
Driftwood Ln
Boyan Pl
Pleasant Point Dr
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Map data ©2026 Google
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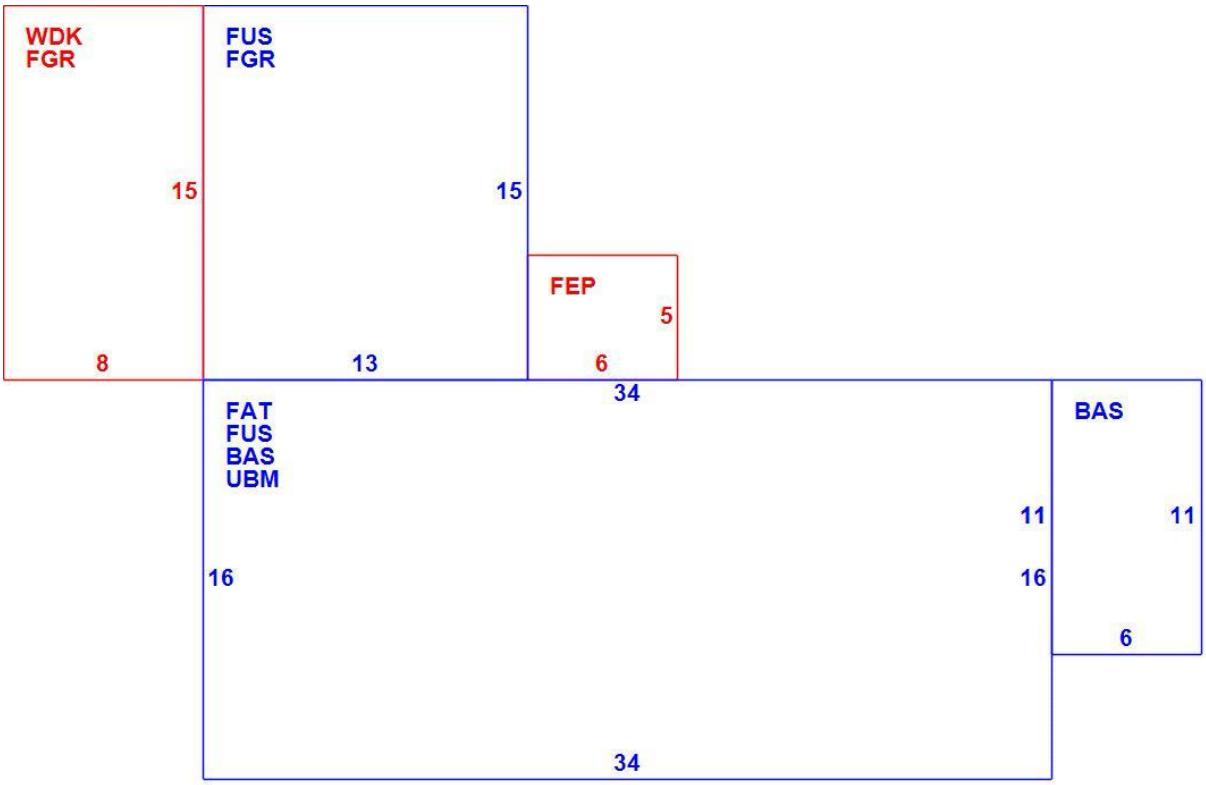
Terms
Report a map error


WDK
FGR
15
8
FUS
FGR
15
13
FEP
5
6
34
FAT
FUS
BAS
UBM
11
16
16
34
BAS
11
6

Historic District Commission

Staff Report

Wednesday, July 08, 2026

Project Address: **325 Marcy Street**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing A**



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 2,200 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: Marcy Street
- Unique Features: N/A
- Neighborhood Association: South End

B. Proposed Work:

Exterior renovations to an existing structure (replace rear sliding door, install (3) new windows in the kitchen, and remove (2) windows from the (Pickering Street side)

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- This project will not require additional Land Use approval(s).



HISTORIC SURVEY RATING

C

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties





A101

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

Date:
6/4/26

Scale:
NO SCALE

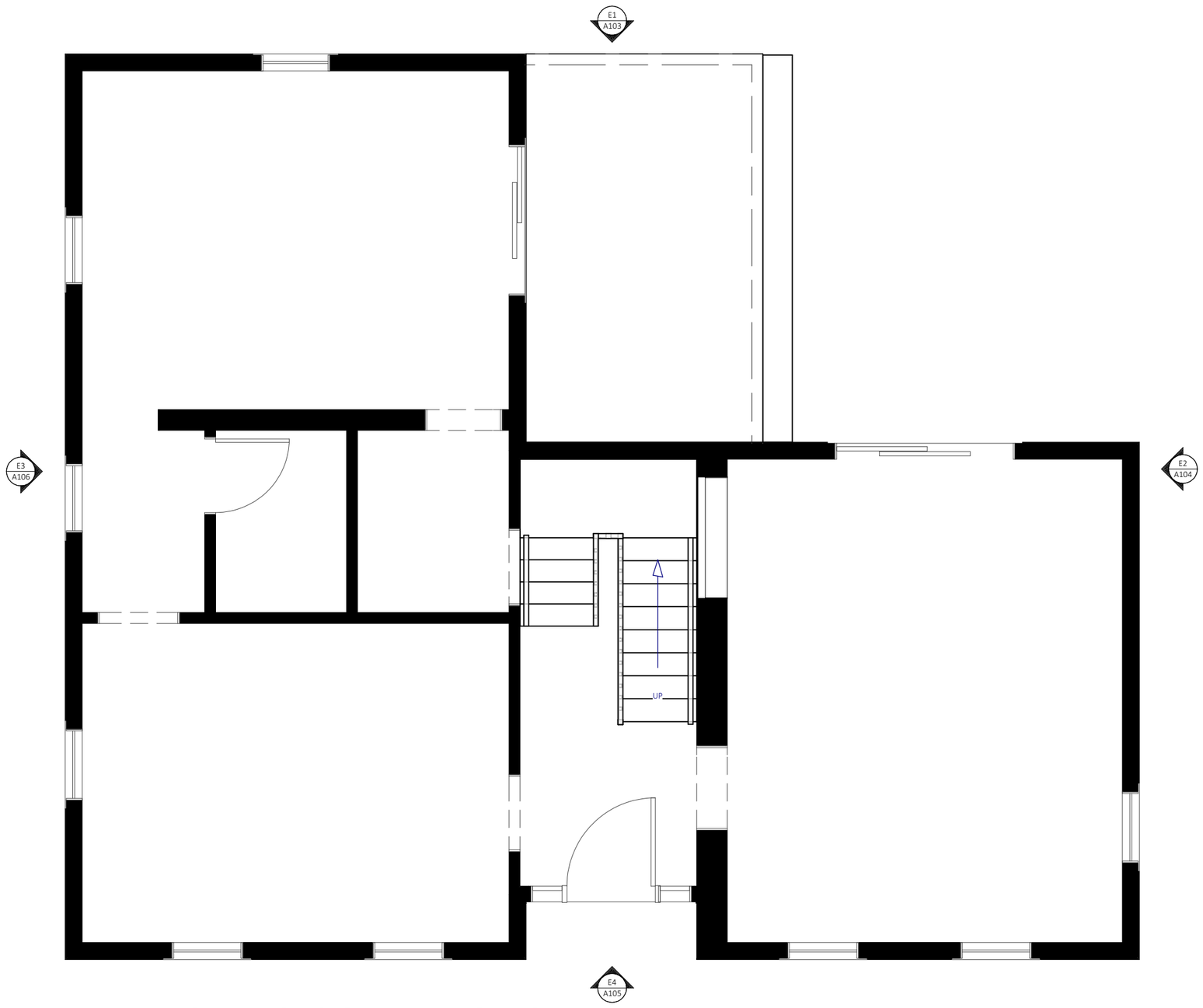
Drawings Issued For:
Conceptual Design

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Existing Renderings

Revision Table		
Number	Date	Revised By

DOCKHAM
BUILDERS



EXISTING CONDITIONS

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Existing Conditions- Plan

Date: 6/4/26

Scale: 1/2" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A102



E1 ELEVATION 1

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table		
Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Existing- Elevation 1

Date: 6/4/26

Scale: 1/4" = 1' 0"

Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A103



E2 ELEVATION 2

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Existing- Elevation 2

Date: 6/4/26

Scale: 1/4" = 1' 0"

Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A104



E4 ELEVATION 4

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Existing- Elevation 3

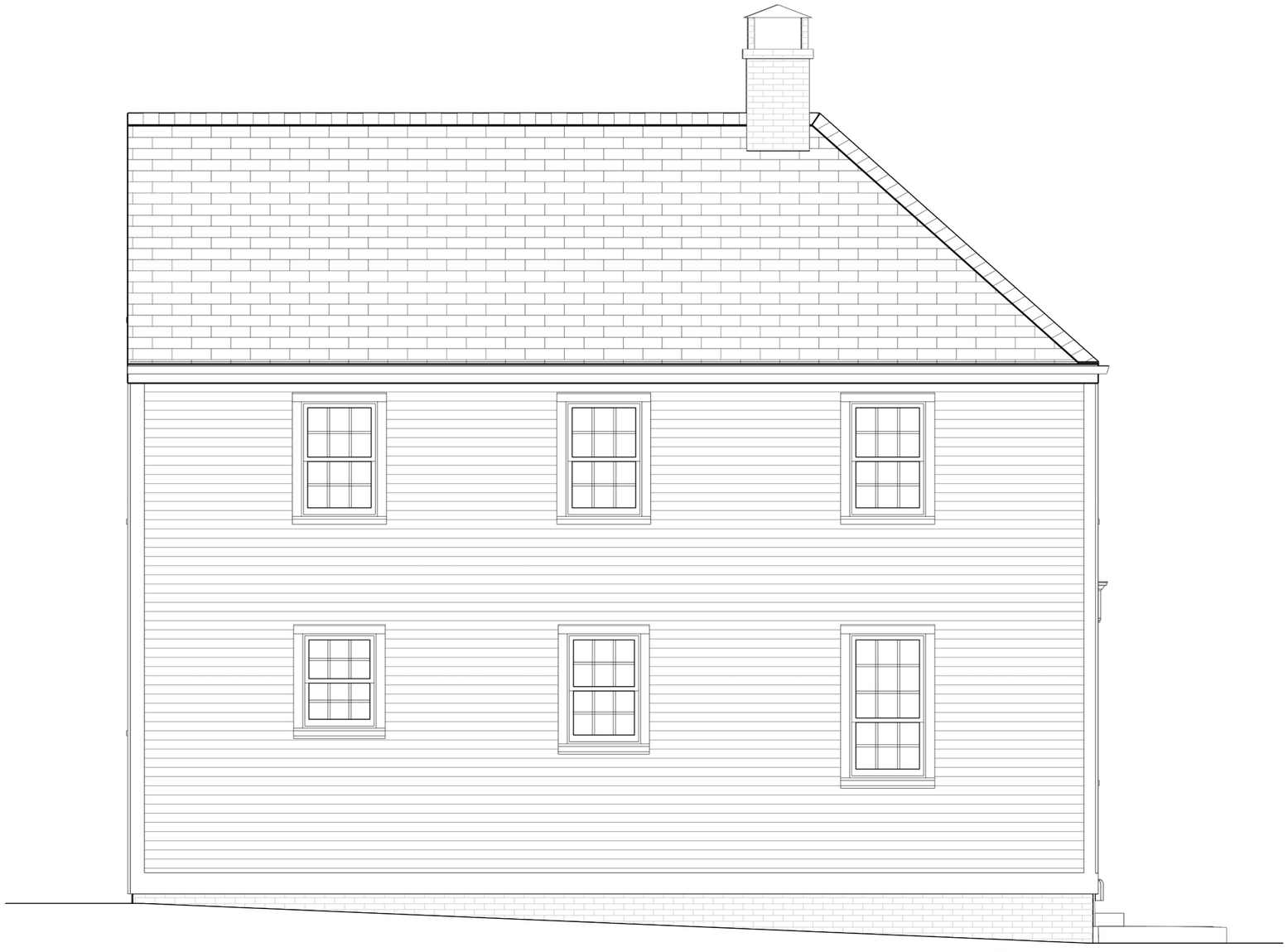
Date: 6/4/26

Scale: 1/4" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A105



E3 ELEVATION 3

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table		
Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Existing- Elevation 4

Date: 6/4/26

Scale: 1/4" = 1' 0"

Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A106





A201

Drawings Provided By:

Dockham Builders
676 Portsmouth Ave
Greenland, NH

Date:
6/4/26

Scale:
1/4" =1' 0"

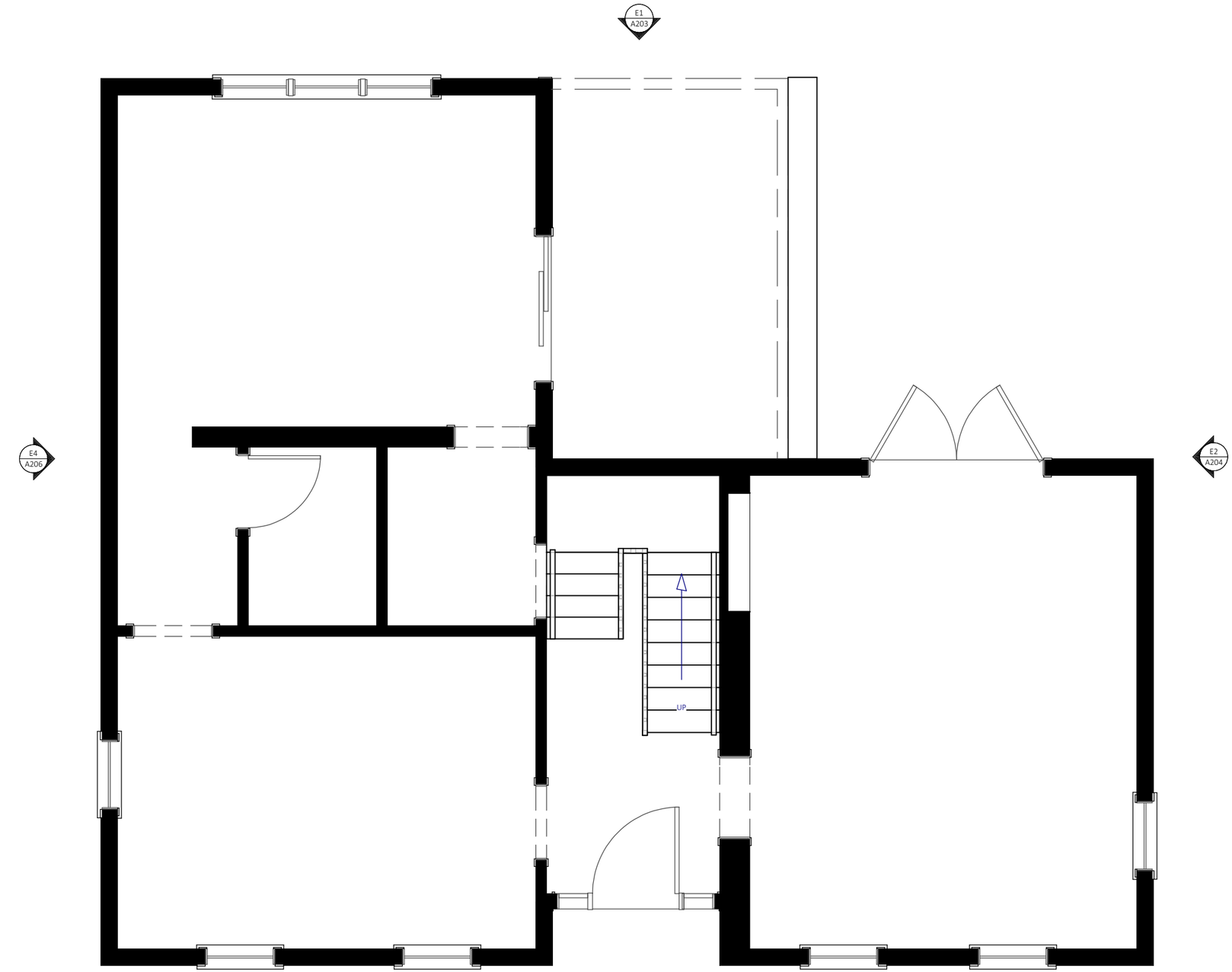
Drawings Issued For:
Conceptual Design

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Proposed Renderings

Revision Table		
Number	Date	Revised By

DOCKHAM
BUILDERS



PROPOSED FLOOR PLAN

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Proposed Floor Plan

Date: 6/4/26

Scale: 1/4" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A202



ELEVATION 1

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For: Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Proposed- Elevation 1

Date: 6/4/26

Scale: 1/4" = 1' 0"

Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A203



ELEVATION 2

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Proposed - Elevation 2

Date: 6/4/26

Scale: 1/4" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A204



E3 ELEVATION 3

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Proposed - Elevation 3

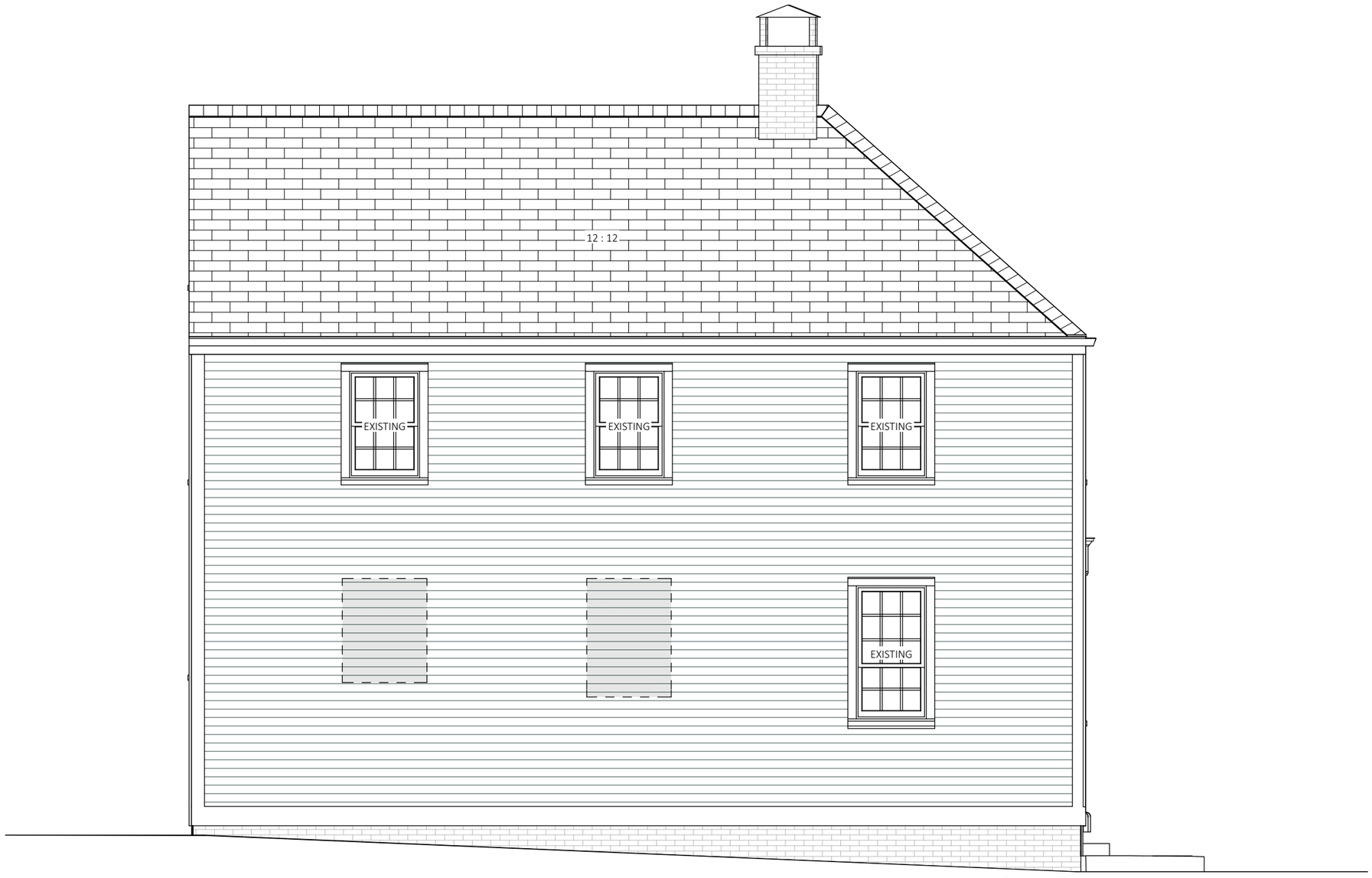
Date: 6/4/26

Scale: 1/4" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A205



E4 ELEVATION 4

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Proposed - Elevation 4

Date: 6/4/26

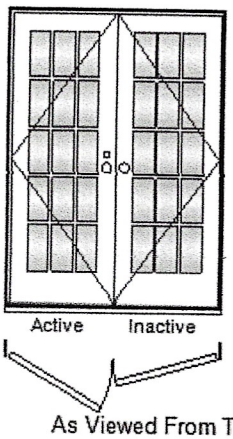
Scale: 1/4" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A206

MARVIN



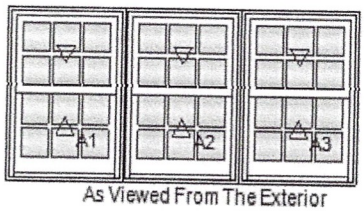
As Viewed From The Exterior

Entered As: CN x RO
RO 61 5/8" X 80"
Egress Information
Width: 51 47/64" Height: 75 7/8"
Net Clear Opening: 27.26 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.36
CPD Number: MAR-N-477-02989-00001
Performance Grade
Licensee #1163
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG40 3632X2489 mm (143X98 in)
Water Resistance: 6.06 psf
LC-PG40 DP +40/-40
FL39756

Stone White Clad Exterior
Primed Pine Interior 127.64
Ultimate Outswing French Door G2 4 9/16" - XX Right Hand 5,481.16
CN 50 X Rough Opening 80"
Rough Opening 61 5/8" X 80"
Left Panel
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Tempered Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar 88.37
7/8" SDL - With Spacer Bar - Silver 846.84
Rectangular - Special Cut 3W5H
Stone White Clad Ext - Primed Pine Int
Putty Exterior Glazing Profile
Ogee Interior Glazing Profile
Standard Bottom Rail
Right Panel
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Tempered Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar 88.37
7/8" SDL - With Spacer Bar - Silver 846.84
Rectangular - Special Cut 3W5H
Stone White Clad Ext - Primed Pine Int
Putty Exterior Glazing Profile
Ogee Interior Glazing Profile
Standard Bottom Rail
Traditional Lever(s)
Multi-Point Lock on Active Panel
White Active Exterior Handle Set on Active Panel Keyed 187.37
White Active Interior Handle Set on Active Panel
Keyed
Keyed Alike - Keyed Alike Group 1 ..... 21.27
Multi-Point Lock on Inactive Panel
White Inactive Exterior Handle Set on Inactive Panel
White Inactive Interior Handle Set on Inactive Panel
White Adjustable Hinges 3 Per Panel- 83.46
Ebony Performance Sill
Black Weather Strip
4 9/16" Jambs
Thru Jamb Installation w/ Nailing Fin
***Note: **Unit Availability and Price is Subject to Change**

Line #7 Qty: 1	Mark Unit: W 106	Net Price: Ext. Net Price:	USD	3,683.55 3,683.55

MARVIN



As Viewed From The Exterior

Entered As: Size by Units
RO 76 3/4" X 36"
Egress Information A1, A2, A3
Width: 21 21/32" Height: 12 11/16"
Net Clear Opening: 1.91 SqFt
Performance Information A1, A2, A3
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 55
CPD Number: MAR-N-425-23552-00001
Performance Information OA
Performance Grade A1, A2, A3
Licensee #1127
AAMA/WDMA/CSA 101/I.S.2/A440-17
LC-PG50 1149X2223 mm (45.3X87.5 in)
Water Resistance: 7.52 psf
LC-PG50 DP +50/-50
FL17635

Stone White Clad Exterior
Primed Pine Interior 142.37
3W1H - Rectangle Assembly
Assembly Rough Opening
76 3/4" X 36"

Unit: A1 ..... 705.29
Ultimate Double Hung G2
CN 2014
Rough Opening 26 1/4" X 36"
Top Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar 27.82
7/8" SDL - With Spacer Bar - Silver 195.55
Rectangular - Standard Cut 3W2H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar 27.82
7/8" SDL - With Spacer Bar - Silver 195.55
Rectangular - Standard Cut 3W2H
Stone White Clad Ext - Primed Pine Int

For product warranty information please visit, www.marvin.com/support/warranty

Performance Grade Mull
Licensee #1127
AAMA 450-10
LC-PG65 1149X1613 mm (45.25X63.5 in)
Water Resistance: 7.52 psf
LC-PG65 DP 65
Performance Grade Overall Assembly
Water Resistance: 7.52 psf
LC-PG50 DP +50/-50

Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A2 . . . . . 705.29
Ultimate Double Hung G2
CN 2014
Rough Opening 26 1/4" X 36"
Top Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar 27.82
7/8" SDL - With Spacer Bar - Silver 195.55
Rectangular - Standard Cut 3W2H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar 27.82
7/8" SDL - With Spacer Bar - Silver 195.55
Rectangular - Standard Cut 3W2H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A3 . . . . . 705.29
Ultimate Double Hung G2
CN 2014
Rough Opening 26 1/4" X 36"
Top Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar 27.82
7/8" SDL - With Spacer Bar - Silver 195.55
Rectangular - Standard Cut 3W2H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar 27.82
7/8" SDL - With Spacer Bar - Silver 195.55
Rectangular - Standard Cut 3W2H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen

Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
Standard Mull Charge 85.09
4 9/16" Jambs
Nailing Fin
***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.
***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	33,696.94
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	33,696.94

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

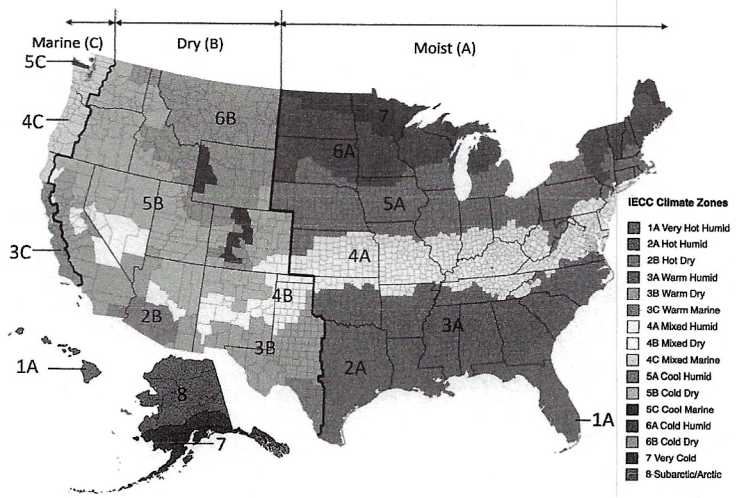
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

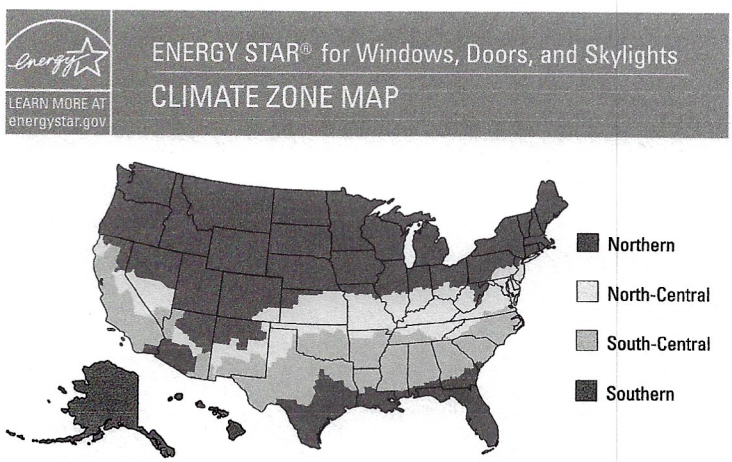
Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:



ENERGY STAR Version 7 Climate Zone Map:



Project Address: **58 Humphrey's Court**

Permit Requested: **Work Session**

Application: **Work Session A**



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 9,920 SF +/-
- Estimated Age of Structure: c.1965
- Building Style: Modern/Split Level
- Number of Stories: 2
- Historical Significance: Non-Contributing
- Public View of Proposed Work: Humphrey's Court
- Neighborhood Association: South End

B. Proposed Work: The demolition of the existing single-family home and the new construction of a new multi-family dwelling.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- This project has gone before the Technical Advisory Committee, The Board of Adjustment, and will need a future Public Hearing.



HISTORIC SURVEY RATING

N-C

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties







58 Humphreys Court





Tax Map of Neighborhood

LEGEND:

DESCRIPTION	SYMBOL
ASSESSOR'S MAP & LOT	101/39
BENCHMARK	
FINISHED FLOOR	F.F.
HYDRANT	
IRON ROD/ IRON PIPE FOUND	
RAILROAD SPIKE SET	
NOW OR FORMERLY	N/F
SEWER MANHOLE	S
SPOT ELEVATION	10.2
TEMPORARY BENCHMARK	TBM
TREE	
UTILITY POLE	
WATER GATE VALVE	WGV
WATER SHUT OFF	
EDGE OF GRAVEL	
EDGE OF PAVEMENT	
FENCE	X X
MINOR FOOT CONTOUR	98
MAJOR FOOT CONTOUR	100
OVERHEAD UTILITY LINE	OHU
APPROXIMATE ABUTTER'S PROPERTY LINE	
PROPERTY LINE	
STONE WALL	
EDGE OF TRAVELED WAY	
TIE / REFERENCE LINE	

PLAN REFERENCES:

1. PROPERTY OF W.G.MARSHALL AND HEIRS OF W.P. BENNETT PORTSMOUTH, N.H., DATED: APRIL 10, 1900, PREPARED BY: L.E. SCRUTON, C.E., RCRD PLAN #0092.
2. PLAN OF LAND PORTSMOUTH, N.H. FOR: EDMUND L. PRICE, SCALE: 1" = 20', DATED: NOVEMBER 1983, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., RCRD C-12278.
3. SKETCH OF LAND, 58 HUMPHRETS COURT PORTSMOUTH, N.H., FOR HAROLD WHITEHOUSE, SCALE: 1" = 20', DATED: 8/31/98, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.
4. SUBDIVISION OF LAND NEW CASTLE AVE. & MARCY ST. PORTSMOUTH, NEW HAMPSHIRE FOR EDMUND L. PRICE, SCALE: 1" = 20', DATED: 7-31-03, PREPARED BY: JAMEV VERRA & ASSOCIATES, INC., RCRD D-31582.
5. STANDARD BOUNDARY SURVEY, TAX MAP 101 LOT 39, PROPERTY OF ZOE DABOUL, 35 HUMPHREY'S COURT, COUNTY OF ROCKINGHAM, PORTSMOUTH, NEW HAMPSHIRE, SCALE: 1" = 10', DATED: MARCH 8, 2012, PREPARED BY: MSC CIVIL ENGINEERS & LAND SURVEYORS, RCRD D-37165.
6. STANDARD BOUNDARY SURVEY TAX MAP 101-LOT 43, PREPARED FOR STEVE CRAIGE LAND OF BRIAN J. BEDNAREK, 10 HUMPHREY'S COURT CITY OF PPORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 10', DATED: 4/10/17, PREPARED BY AMBIT ENGINEERING, INC., NOT RECORDED.

DEMOLITION NOTES:

A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.

B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.

E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.

F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.

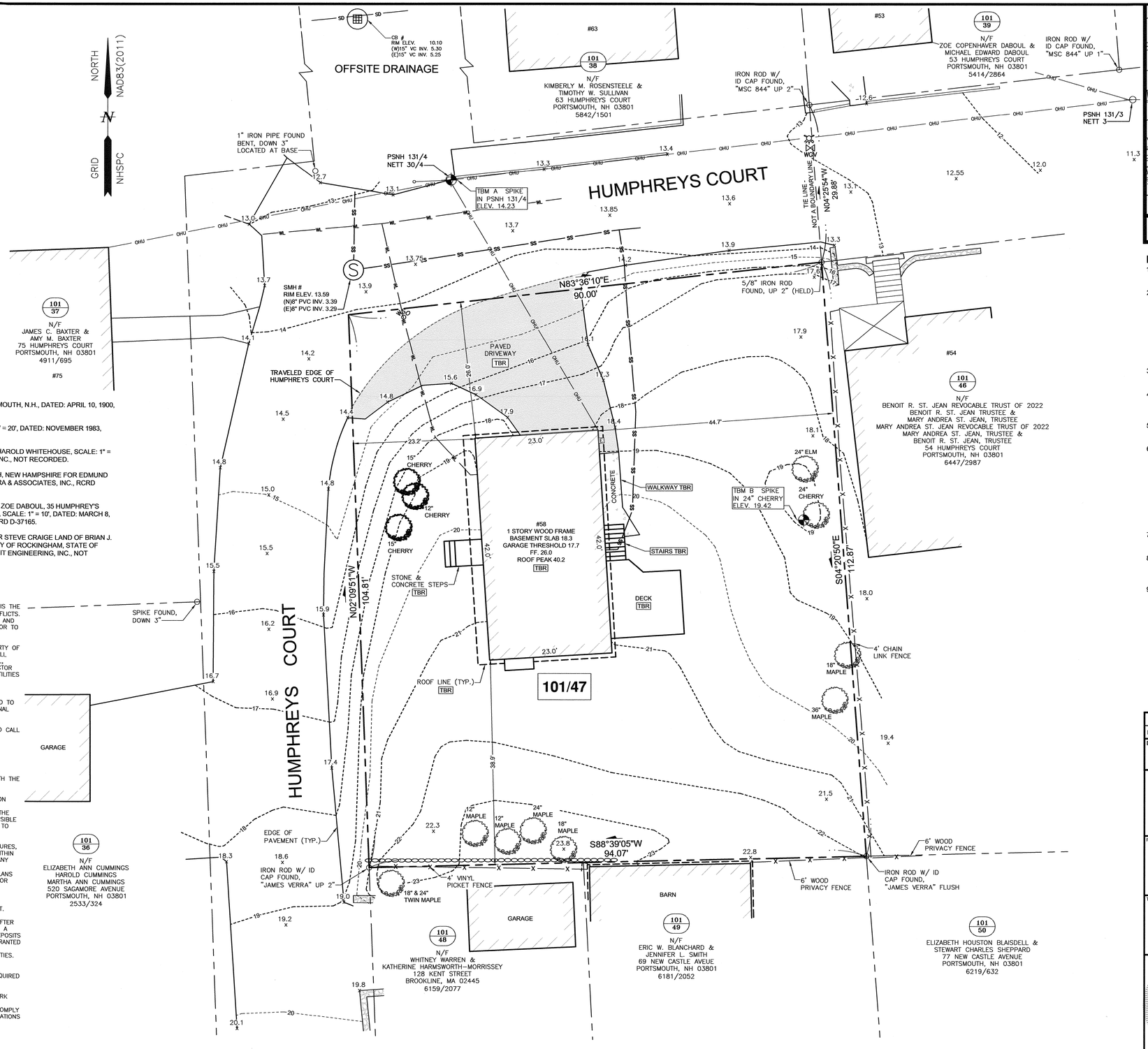
G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

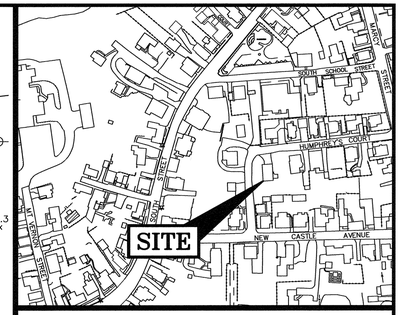
H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.

I) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.

J) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

K) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS





LOCATION MAP SCALE: 1" = 200'

NOTES:

1. PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 101 AS LOT 47.
2. OWNERS OF RECORD:
   ROBERT M. SNOVER REVOCABLE TRUST
   DARCY E. DAVIDSON, TRUSTEE
   ROBERT M. SNOVER, TRUSTEE
   60 TJ GAMESTER AVENUE
   PORTSMOUTH, NH 03801
   6589/369
   RCRD PLAN # 0092 LOTS 9&10
3. PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
4. EXISTING LOT AREA:
   10,005 S.F.
   0.2297 ACRES
5. PARCEL IS LOCATED IN GENERAL RESIDENCE B (GRB) AND HISTORIC OVERLAY DISTRICT.
6. DIMENSIONAL REQUIREMENT:

MIN LOT AREA:		5,000 S.F.
FRONTAGE:		80 FEET
SETBACKS:	FRONT	5 FEET
	SIDE	10 FEET
	REAR	25 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		30%
MINIMUM OPEN SPACE:		25%

7. VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
8. THE PURPOSE OF THIS PLAN IS SHOW THE EXISTING CONDITIONS AND DEMOLITION OF THE EXISTING STRUCTURE OF ASSESSOR'S MAP 101 LOT 47 IN THE CITY OF PORTSMOUTH.
9. ABUTTING STRUCTURE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY.

GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)
1 inch = 10 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
0	03/06/26	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

PROJECT

ROBERT M. SNOVER TRUST
58 HUMPHREY'S COURT, PORTSMOUTH, N.H.

TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

DATE	SCALE
MARCH 2026	1" = 10'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	---	JRC

PROJECT No.	FIELD BOOK & PAGE
5010515	FB 379 PG 45

DRAWING No. **C101** REV. **1**

FILE LOCATION: P:\NH\5010515-ROBERT_SNOVER\00\1-58 HUMPHREY'S COURT, PORTSMOUTH - CSA\00-CAD_FILES\5010515-C-BP.DWG, 2026.03.11, 7:17 AM



22 Humphreys Court



44 Humphreys Court



54 Humphreys Court



53 Humphreys Court



43 Humphreys Court



33 Humphreys Court

Neighboring Residences



75 Humphreys Court



63 Humphreys Court

Neighboring Residences



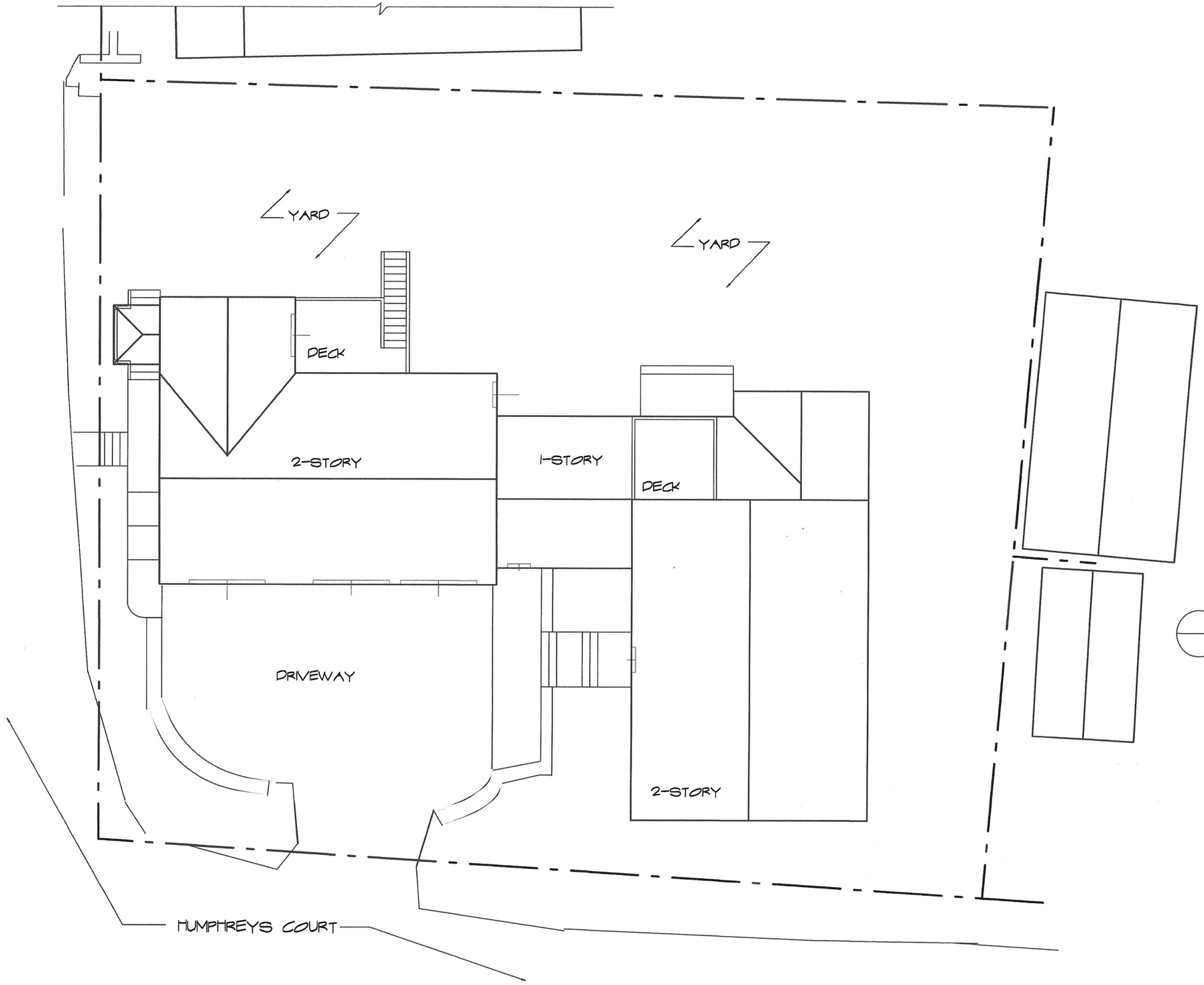
59 New Castle Ave



View to New Castle Ave



39 New Castle Ave



SCHEMATIC ROOF PLAN

SCALE : 1/12" = 1' 0"

0 5' 10' 20'

CONCEPT DESIGN

58 HUMPHREYS COURT
PORTSMOUTH, NH

801 Islington St, Suite 32
Portsmouth, NH 03801
603-502-4387
archwhit@aol.com

ANNE WHITNEY ARCHITECT

Project:	Date:	
#2501	3/11/26	1 OF 3



EAST ELEVATION
SCALE : 1/8" = 1' 0"



NORTH ELEVATION
SCALE : 1/8" = 1' 0"

CONCEPT DESIGN
58 HUMPHREYS COURT
PORTSMOUTH, NH

801 Islington St, Suite 32
Portsmouth, NH 03801
603-502-4387
archwhit@aol.com

ANNE WHITNEY ARCHITECT

Project:	Date:	
#2501	3/10/26	2 OF 3



WEST ELEVATION
SCALE : 1/8" = 1' 0"



SOUTH ELEVATION
SCALE : 1/8" = 1' 0"

CONCEPT DESIGN
58 HUMPHREYS COURT
PORTSMOUTH, NH

801 Islington St, Suite 32
Portsmouth, NH 03801
603-502-4387
archwhit@aol.com

ANNE WHITNEY ARCHITECT

Project:	Date:	
#2501	3/10/26	3 OF 3

Project Address: **62 Daniel Street**

Permit Requested: **Work Session**

Application: **Work Session C**



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4, Character District 5, and Downtown Overlay
- Land Use: Commercial
- Land Area: 2.16 acres +/-
- Estimated Age of Structure: c.1967
- Building Style: Modern
- Number of Stories: 4
- Historical Significance: Not Contributing
- Public View of Proposed Work: Penhallow Street, Bow Street, and Daniel Street
- Neighborhood Association: Downtown

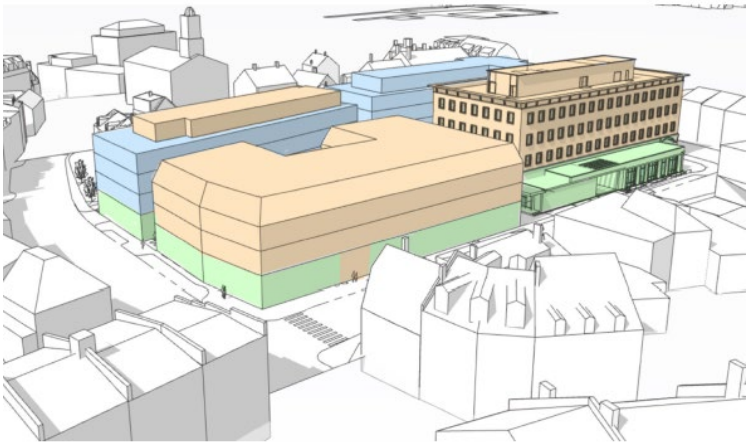
B. Proposed Work:

Renovations to the existing structure and the Construction of three multi-story buildings on the site.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- This project will need a future Public Hearing and additional Land Use approvals.



HISTORIC SURVEY RATING

N/C

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
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4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
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E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

Linden Square: The McIntyre Block

Historic District Commission

Work Session #2
July 1, 2026

80D Street, LLC

sparc
THINKSPARC.COM

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

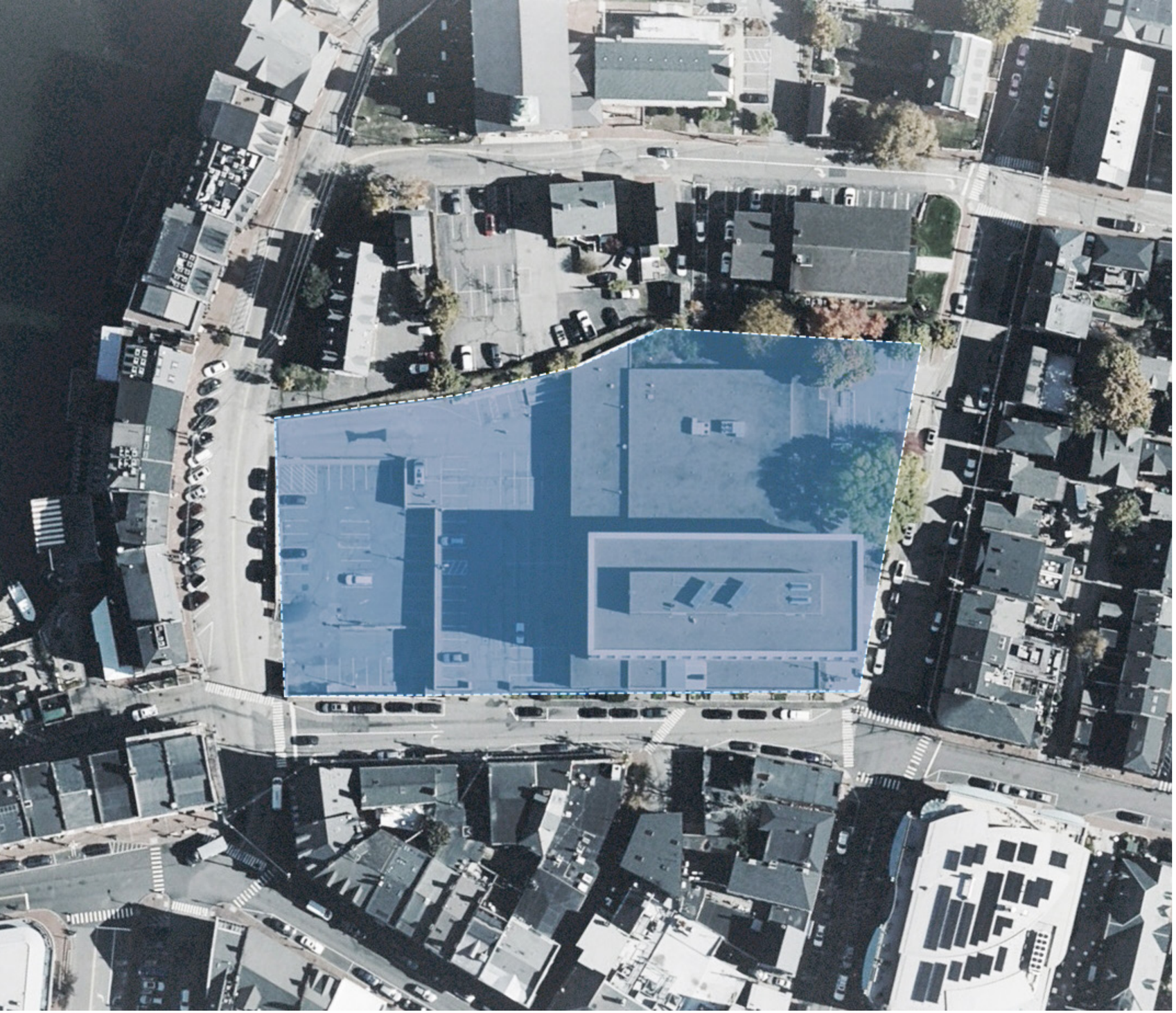


TABLE OF CONTENTS

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.

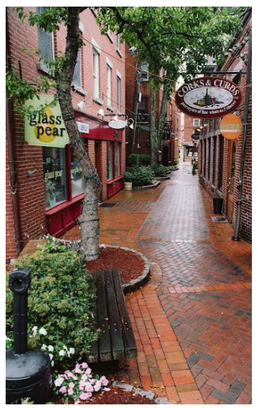
Today's Discussion Points

- **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.











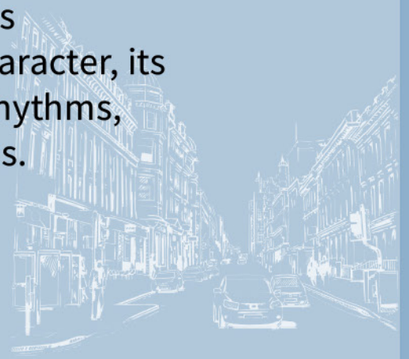
COMMUNITY

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.







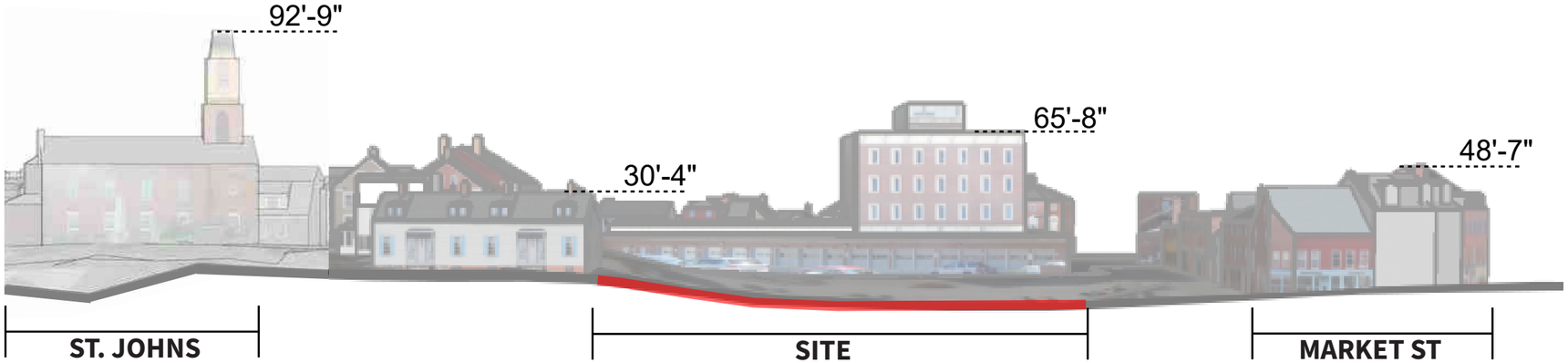




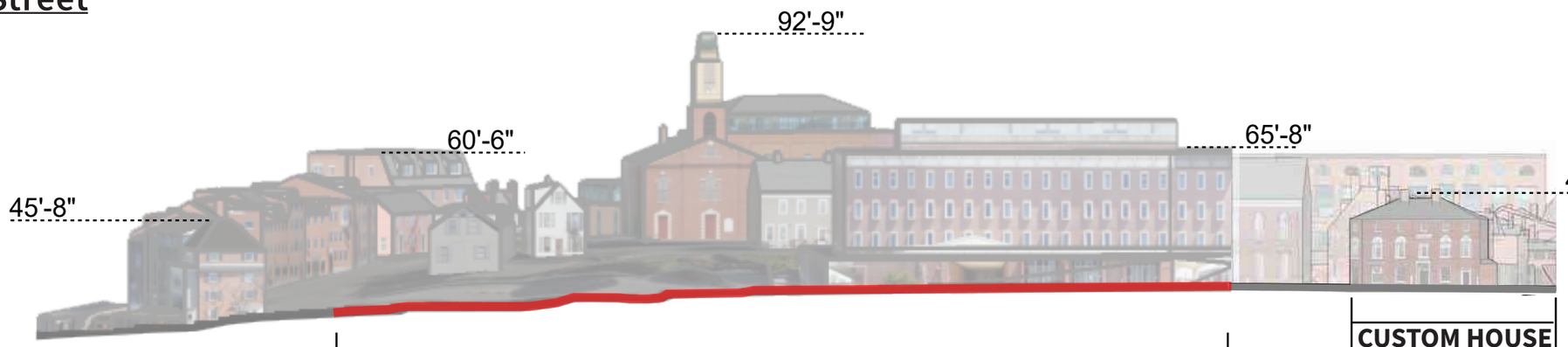
DESIGN • INNOVATION • STRATEGY

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

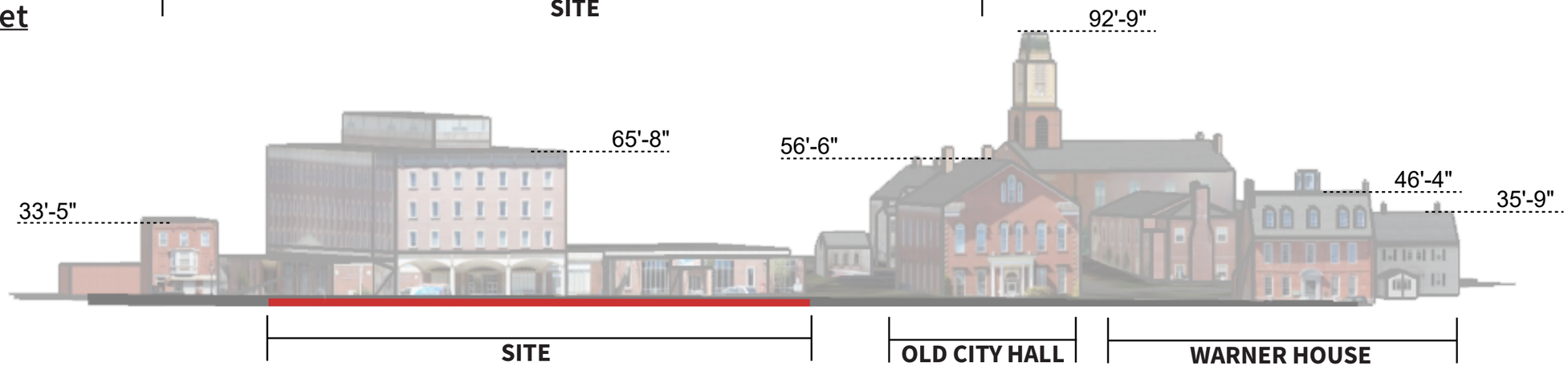
Bow Street



Penhallow Street



Daniel Street



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

Project Site

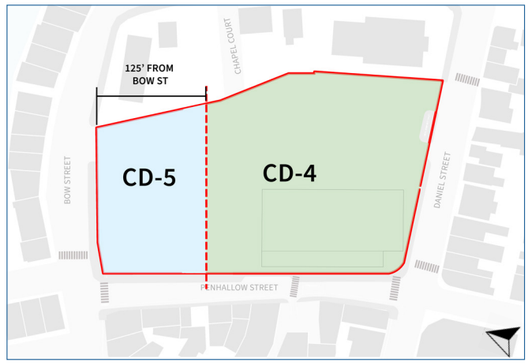


Observations

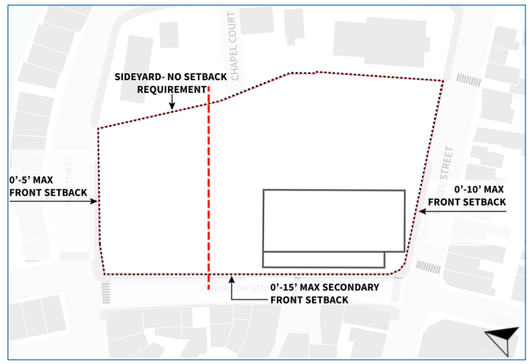
1. Urban Land Use Pattern
2. Pedestrian Connections
3. Relationship to Neighborhood Scale
4. Site Activity
5. Pedestrian Safety
6. Commercial Reactivation
7. View Corridors
8. Accessibility
9. Site Grading Challenges
10. Single Story Section
11. Parking
12. Historic Preservation

Historic Distric and Zoning Reference Diagrams

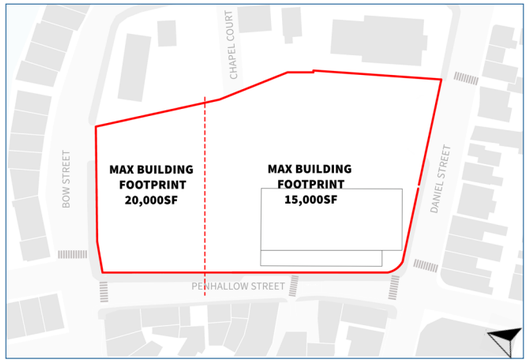
Character Districts



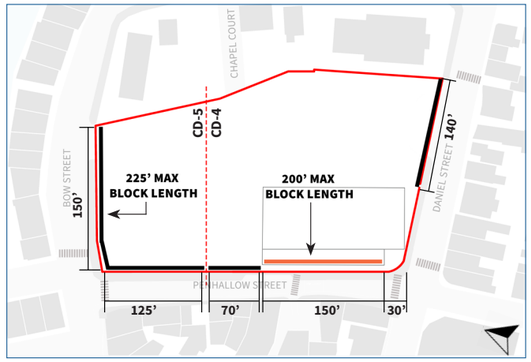
Building Setbacks



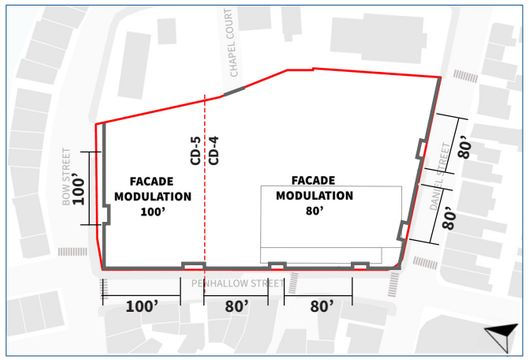
Building Footprint



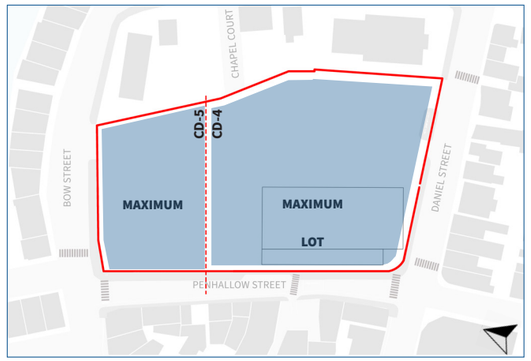
Building Block Length



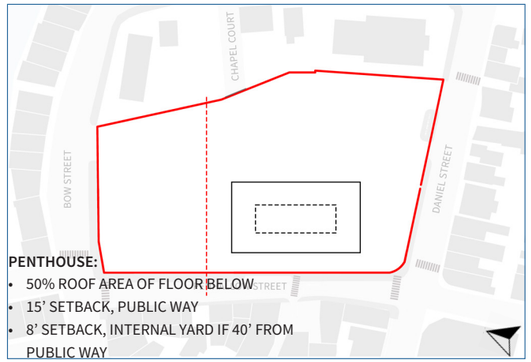
Facade Modulation



Lot Coverage



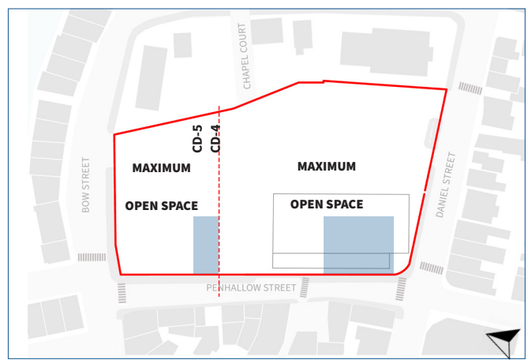
Penthouse Option



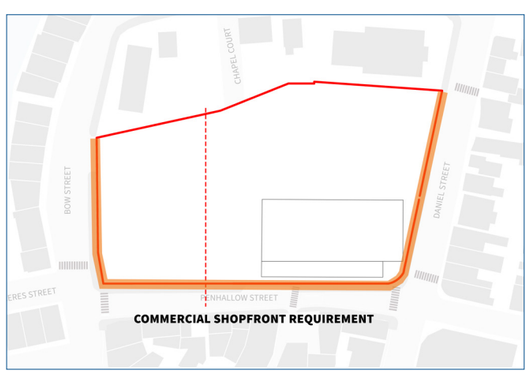
PENTHOUSE:

- 50% ROOF AREA OF FLOOR BELOW
- 15' SETBACK, PUBLIC WAY
- 8' SETBACK, INTERNAL YARD IF 40' FROM PUBLIC WAY

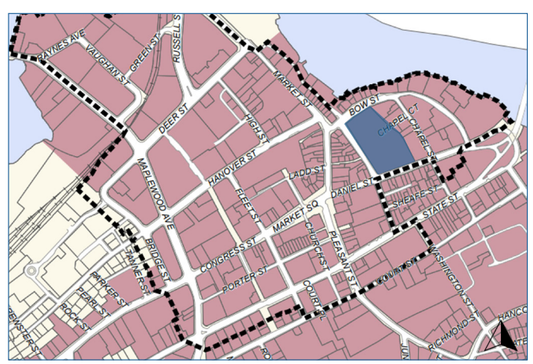
Open Space



Shopfronts



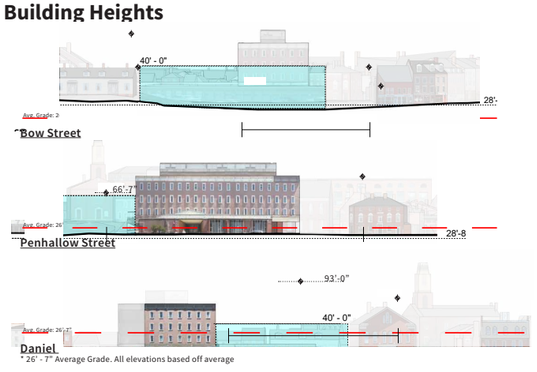
Overlay Districts



Building Height / Zoning



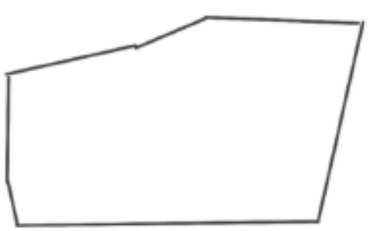
Building Heights



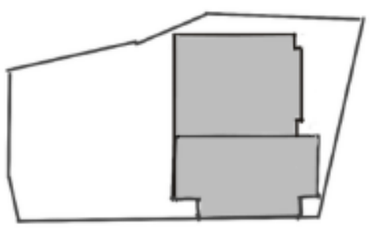
Concepts

Thought Process

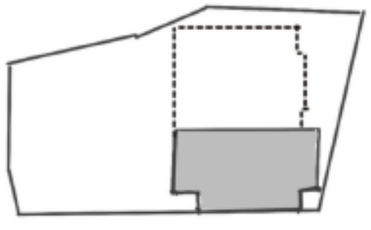
A series of process diagrams illustrating how preliminary massing is shaped by integration of zoning requirements, programmatic desires, and the site's unique constraints / opportunities. This may yield shapes and forms that not only are critical for program requirements but also assist in creating dynamic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



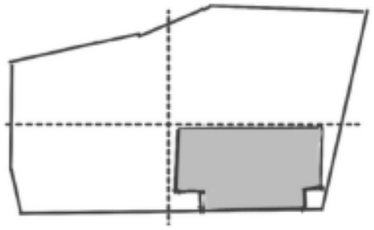
Site



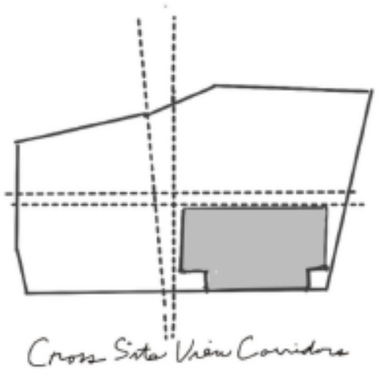
Existing McIntyre



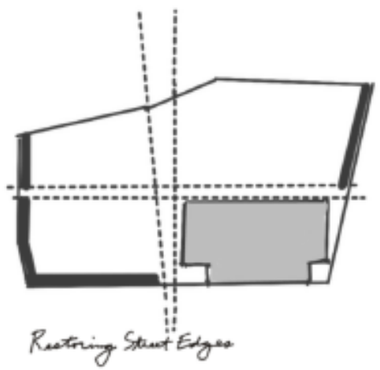
Single Story Removal



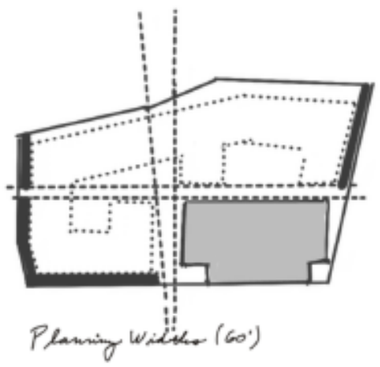
Through Site Passage



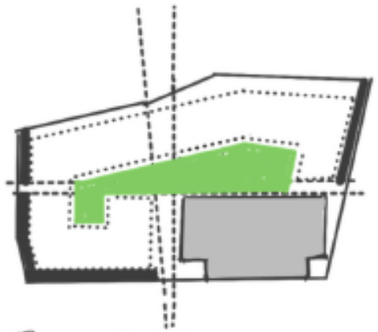
Cross Site View Corridors



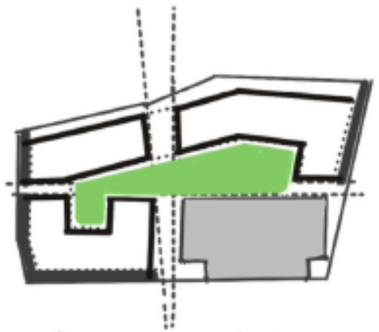
Restoring Street Edges



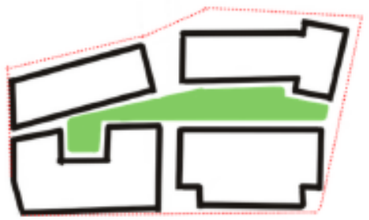
Planning Widths (60')



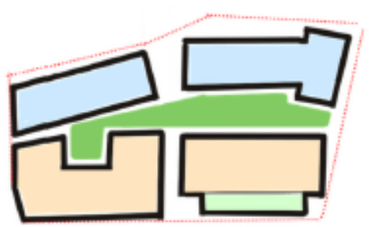
Desired Open Space



Footprints 15K & 20K SF



Site Profile



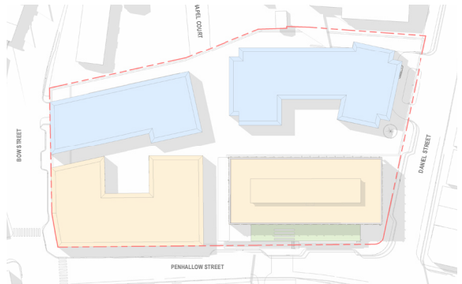
Use Programming

Massing Strategy

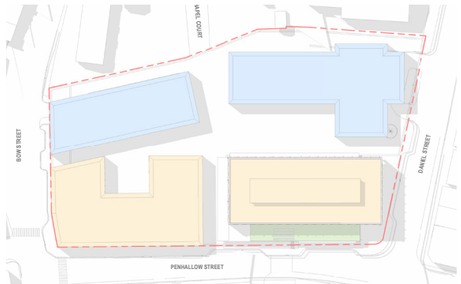
We previously presented four concept options. The first three share a broadly similar organizational framework. Building C (on Daniel St.) has the most change in response to site geometry, street alignments, and its relationship to surrounding buildings.

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)

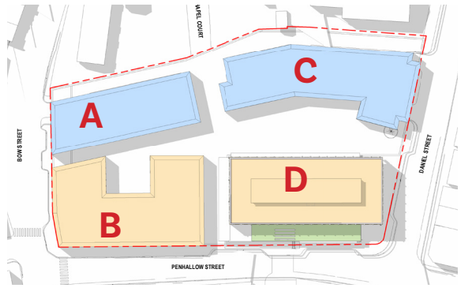
01 Courtyards



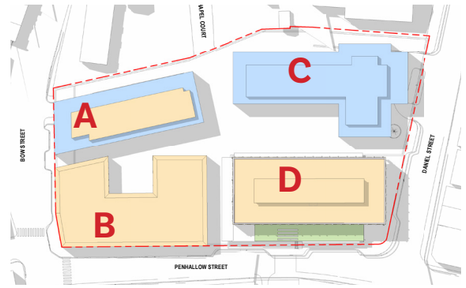
02 Courtyard & Plaza



03 Extended Courtyard and Extended Plaza

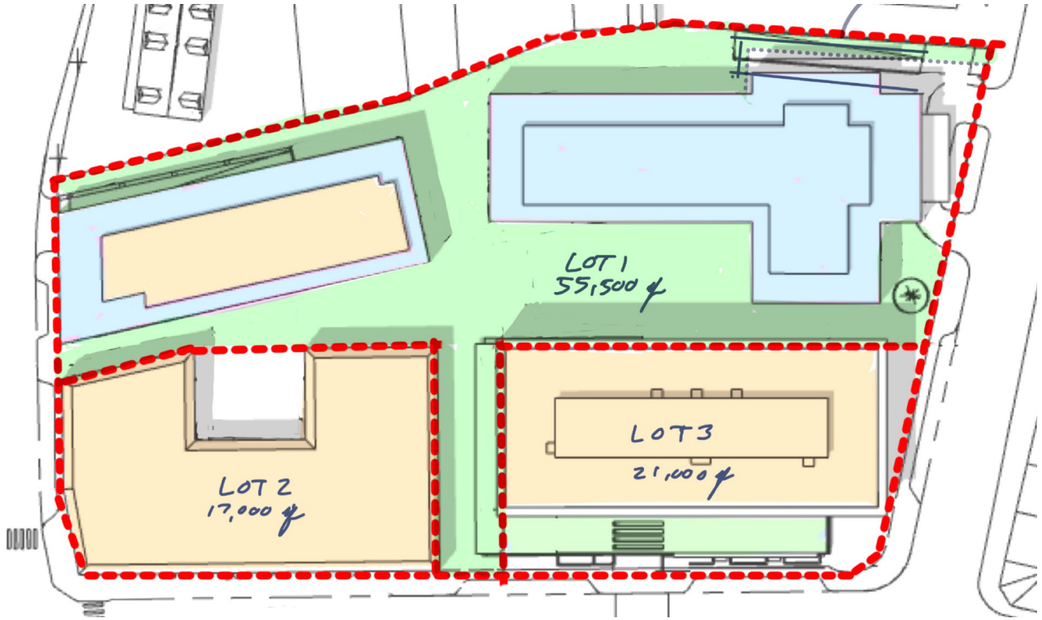


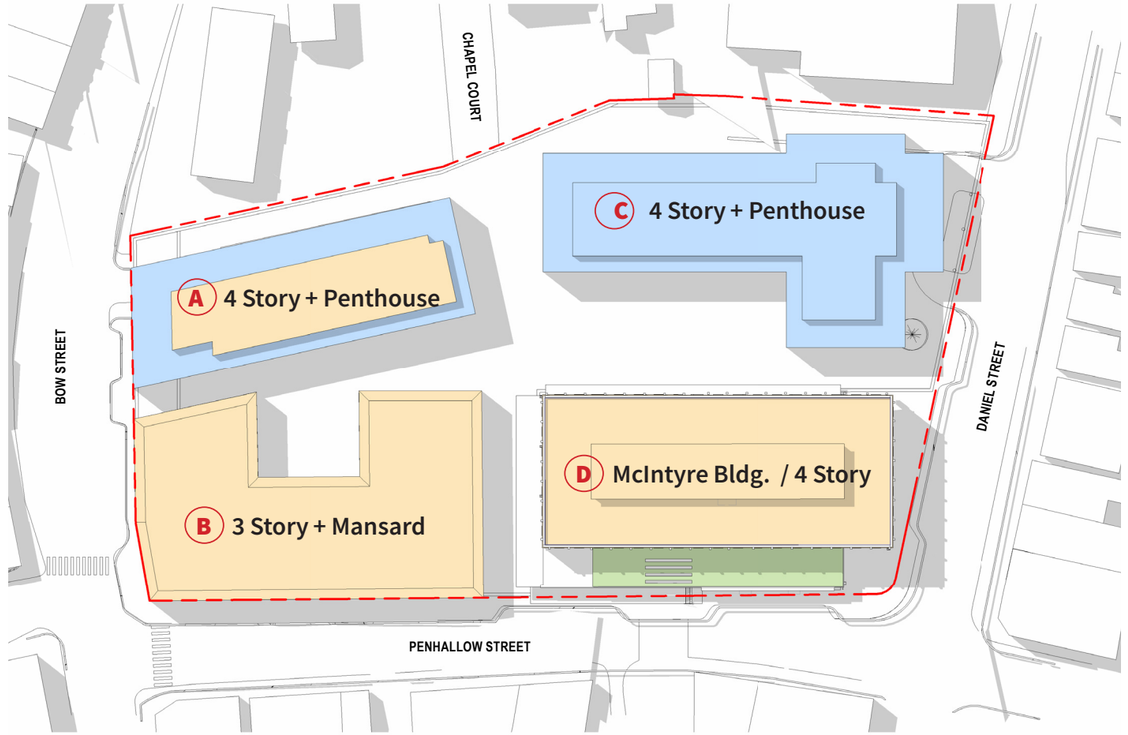
04 CUP



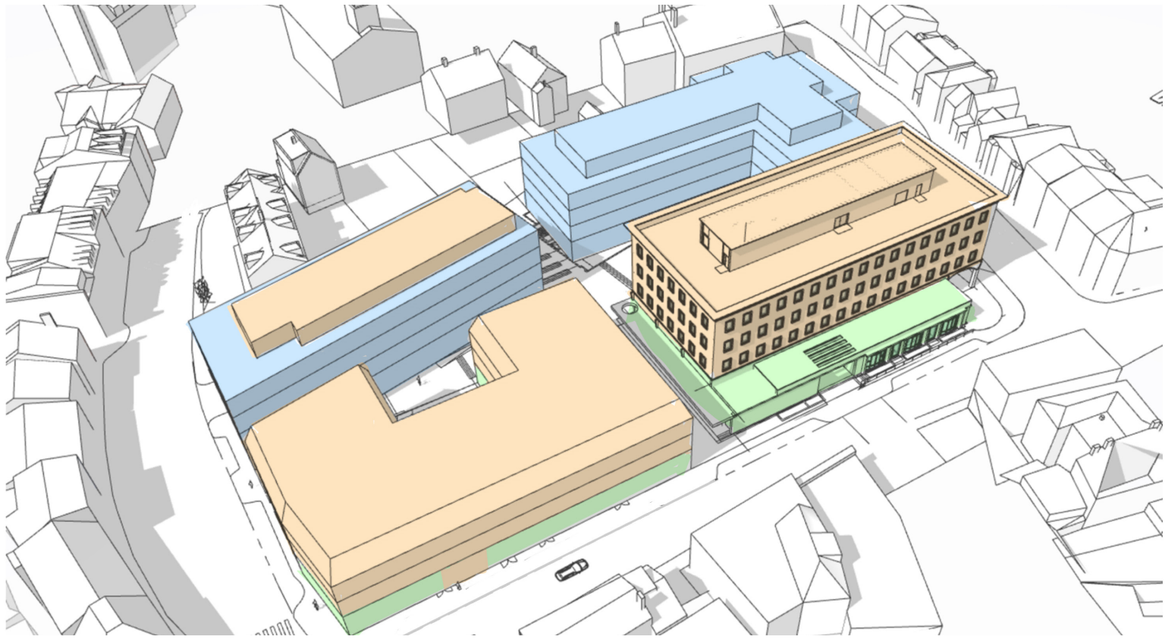
Commercial / Hospitality
Residential / Mixed Use
Commercial / Retail

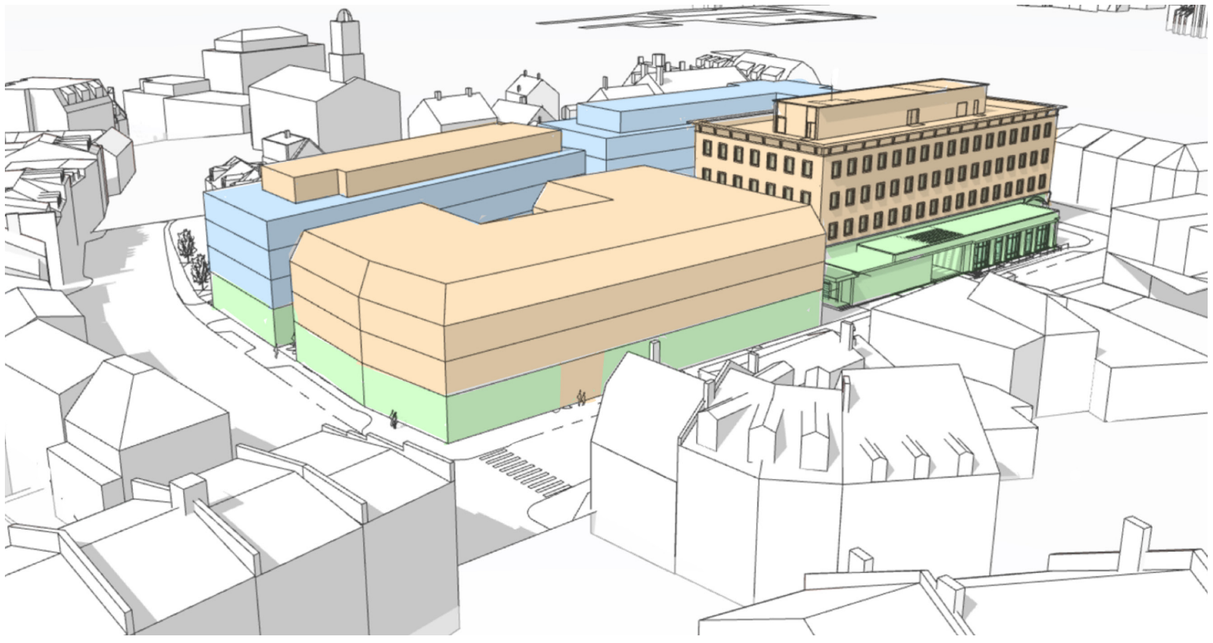
CUP Option





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





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 down town 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.

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

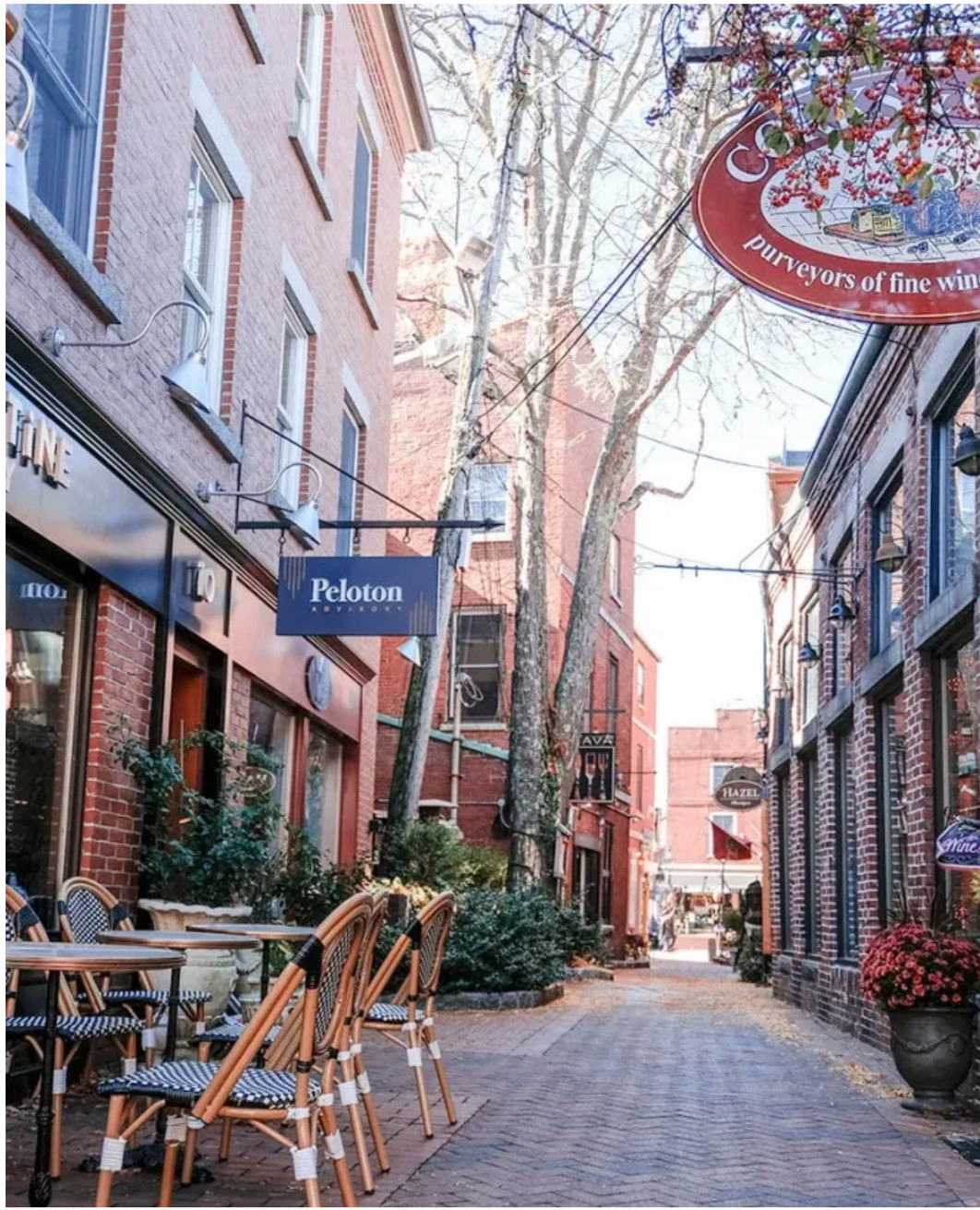
Confirm that the proposed hierarchy of public spaces is appropriately located and that the following space types are generally supported for further refinement.

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

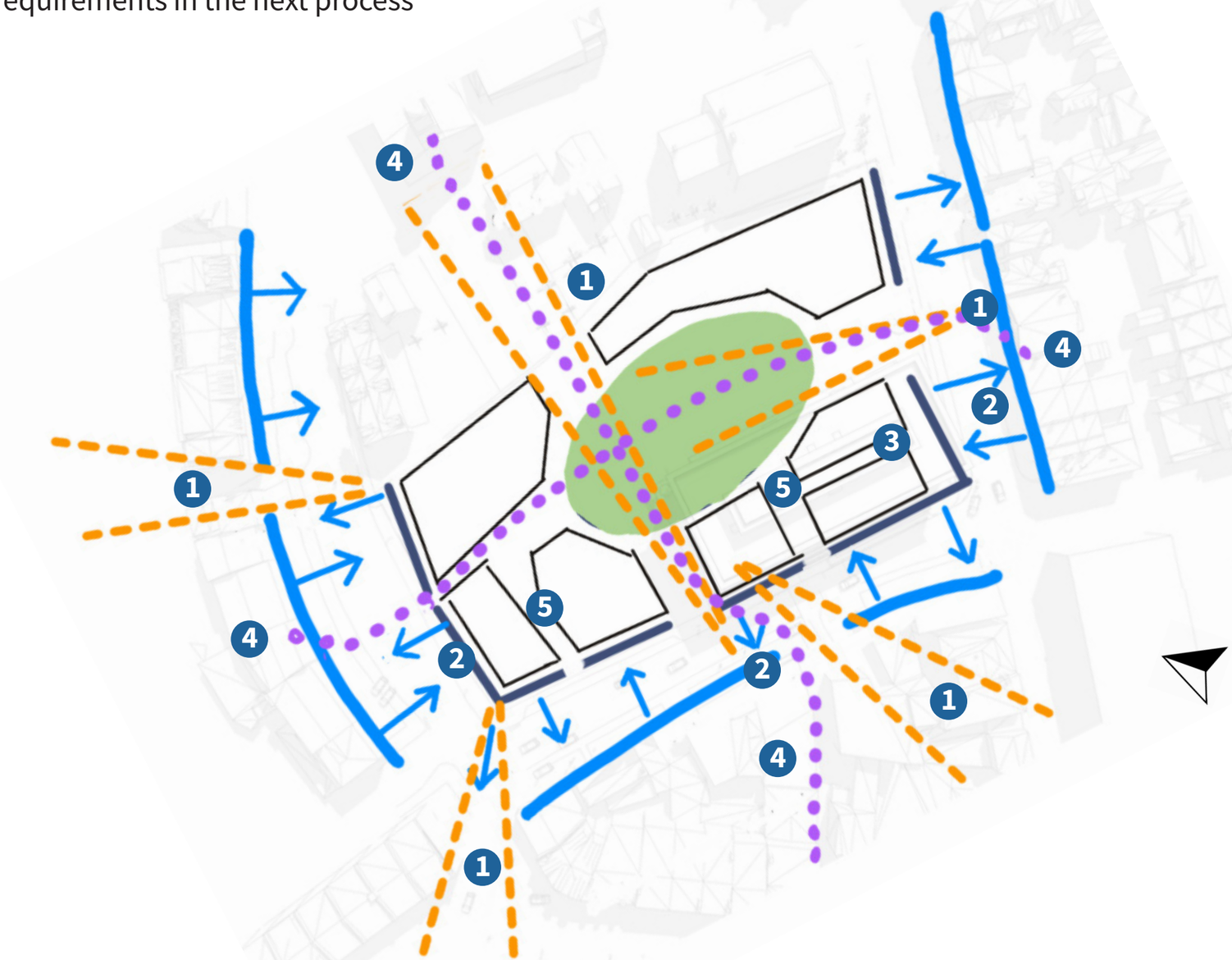
Confirm support for Portsmouth neighborhood character-defining features that may be incorporated into the next phase of architectural design development.



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 Opportunites

- **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 (haerd and soft

Commercial / Hospitality

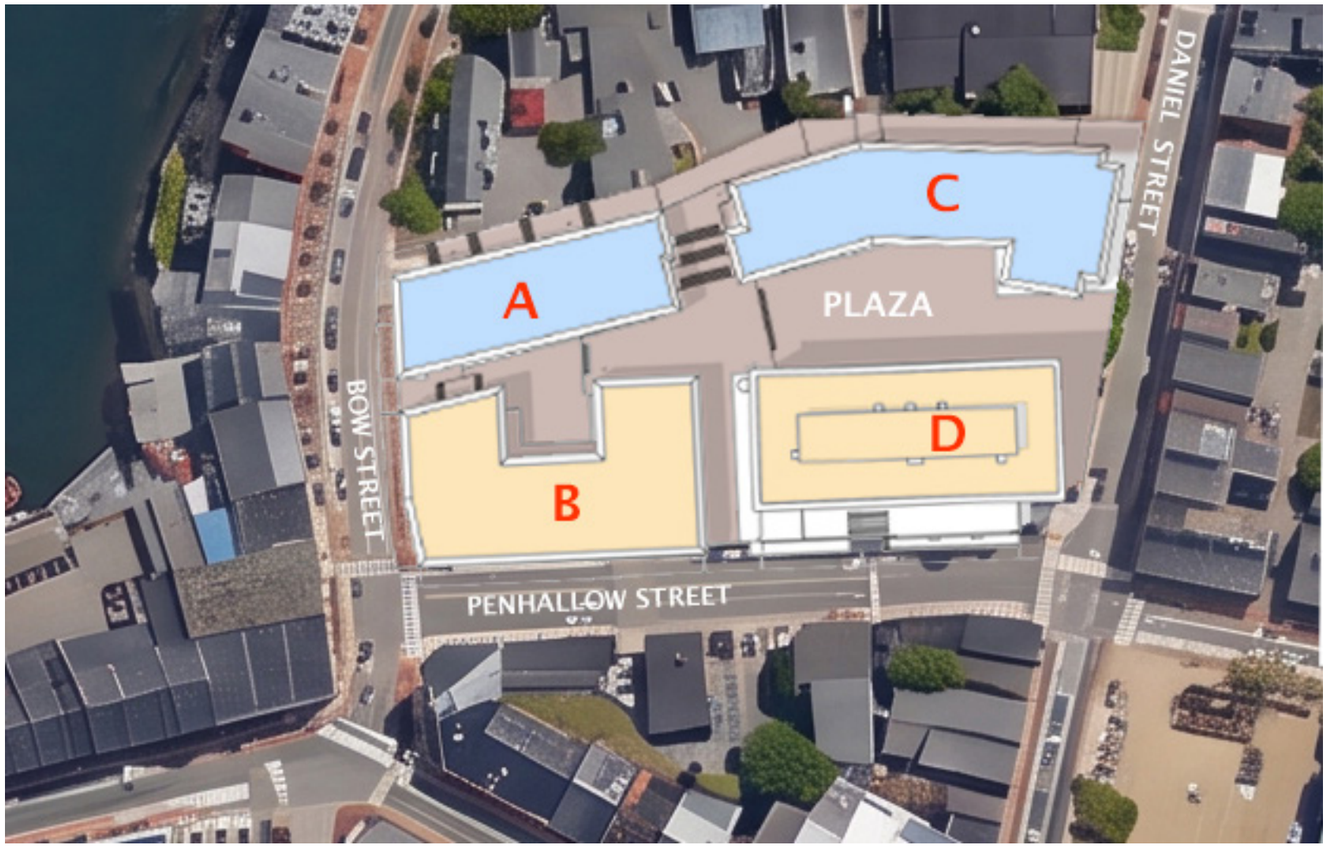
- Activate Sidewalk for Ground Floor Use
- Hospitality Use Equals Longer Stay and Spend-ing
- Heritage Tourism

Residential / Mixed-Use

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

CONTEXTUAL INFLUENCE



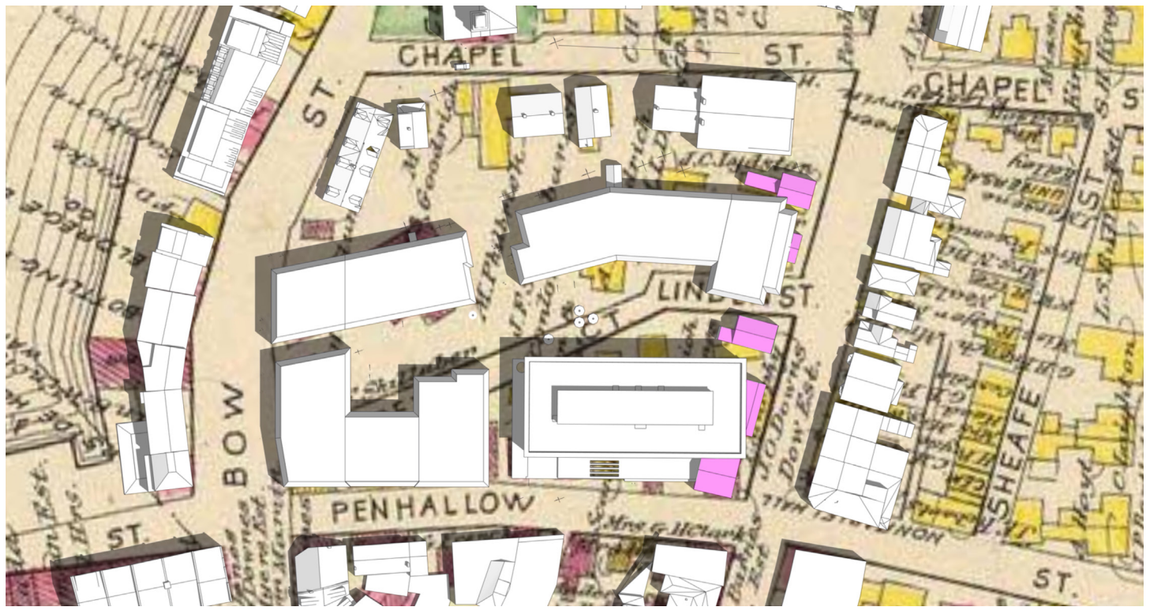


KEY DESIGN CONSIDERATIONS

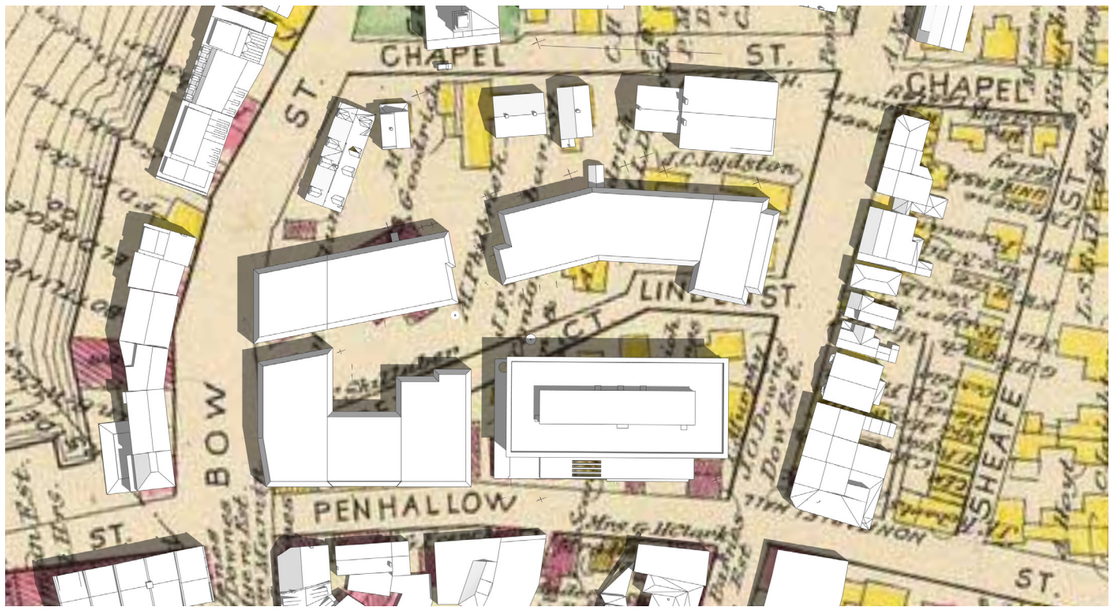
- Sight Lines / Views
- Site Porosity / Cut-Throughs
- Pedestrian Connectivity
- Access / ADA / Safety
- Meaningful and Programmable Open Space
- Context / Site Constraints
- Entries
- Corners / Edges
- Facade Rhythm / Modulation
- Scale and Proportion
- Materiality Inspiration

URBAN RENEWAL OVERLAY

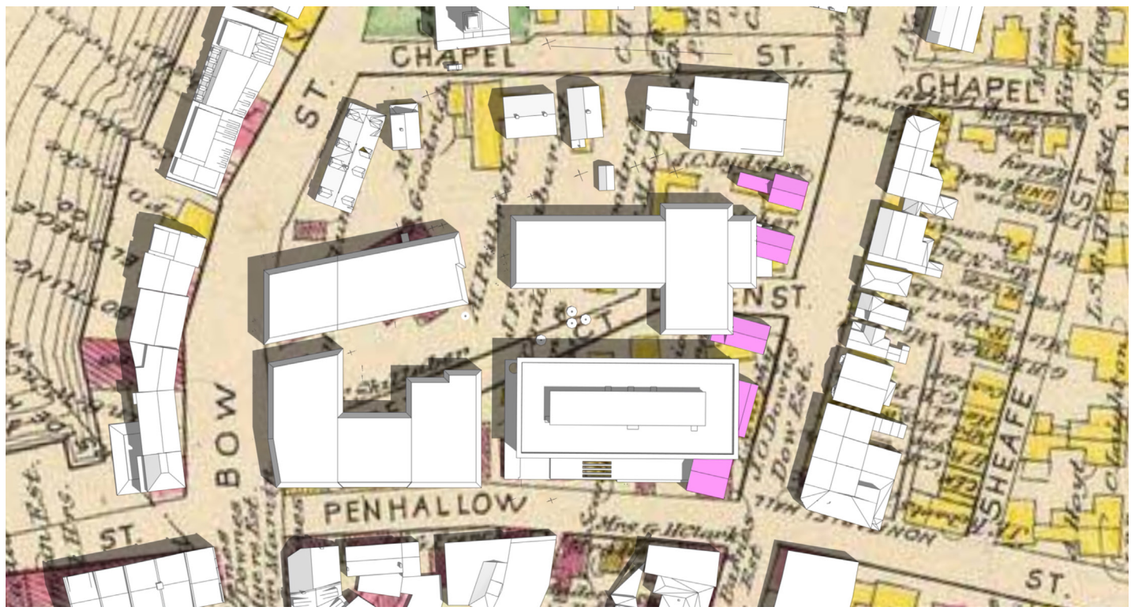
Pre-Urban Renewal buildings represent the original Daniel

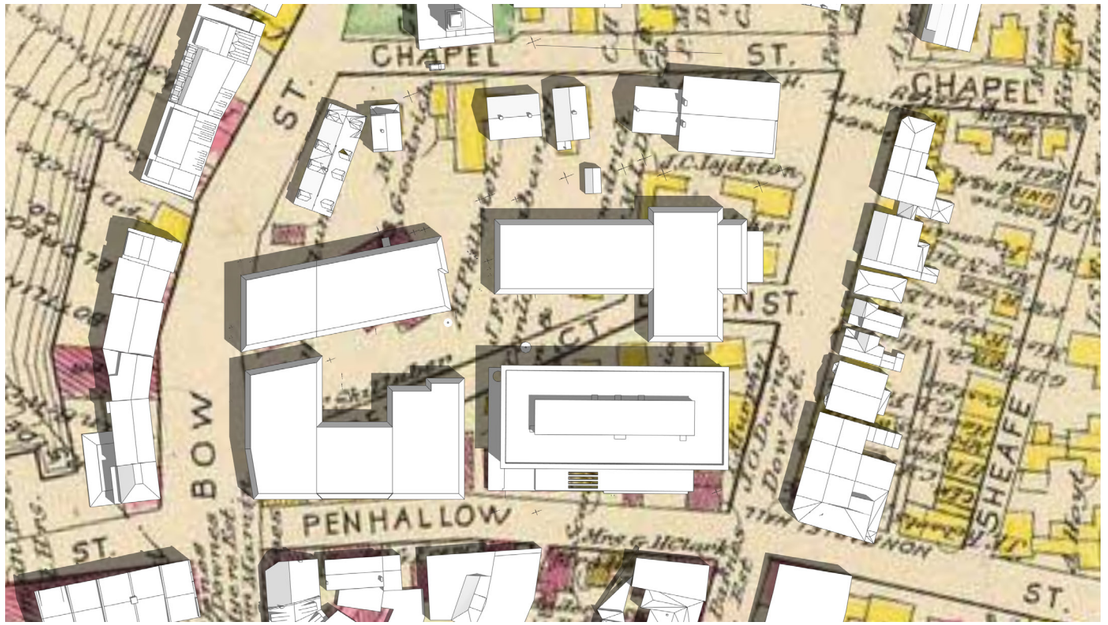


Post Urban Renewal - Proposed Daniel Street



Extended Plaza Option



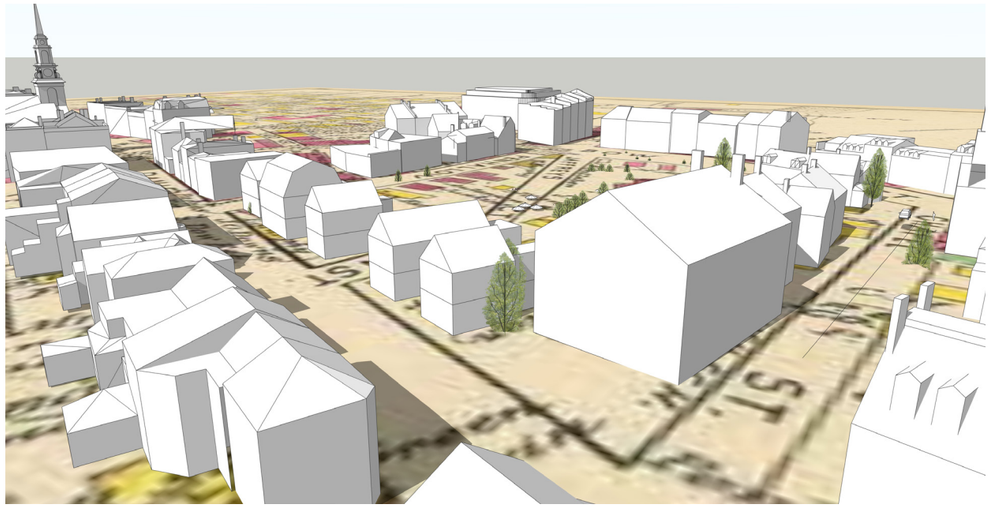


Courtyad and Plaza Option

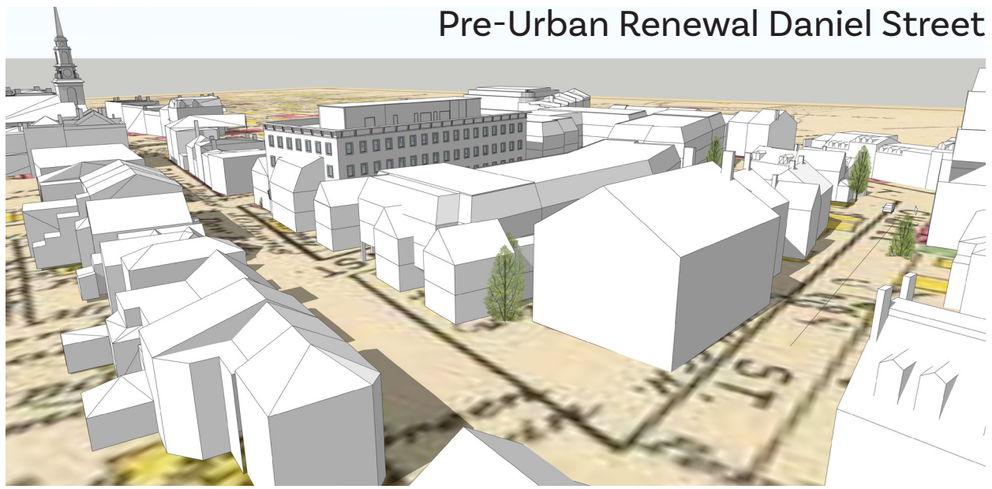
URBAN RENEWAL OVERLAY



Pre-Urban Renewal Daniel Street



Pre-Urban Renewal Daniel Street



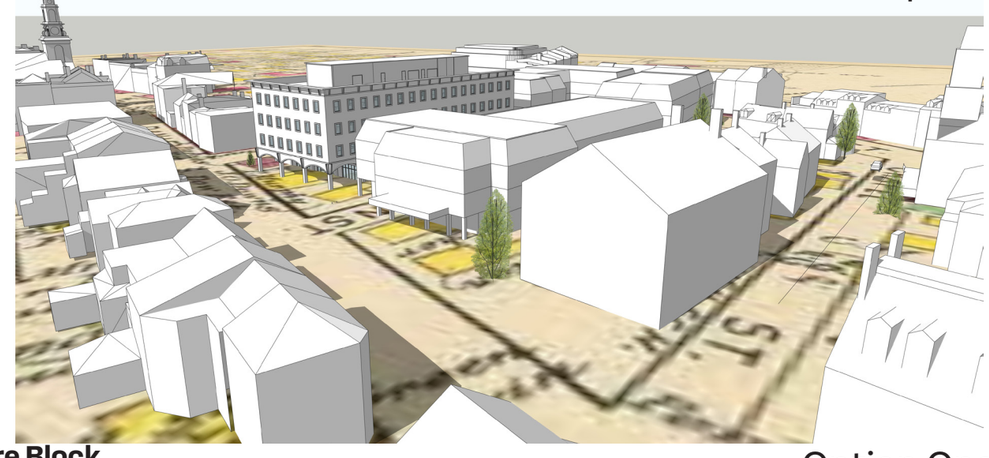
Extended Plaza Option Overlayed on Pre-Urban Renewal



Extended Plaza Option



Option One Overlayed on Pre-Urban Renewal



Option One

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:

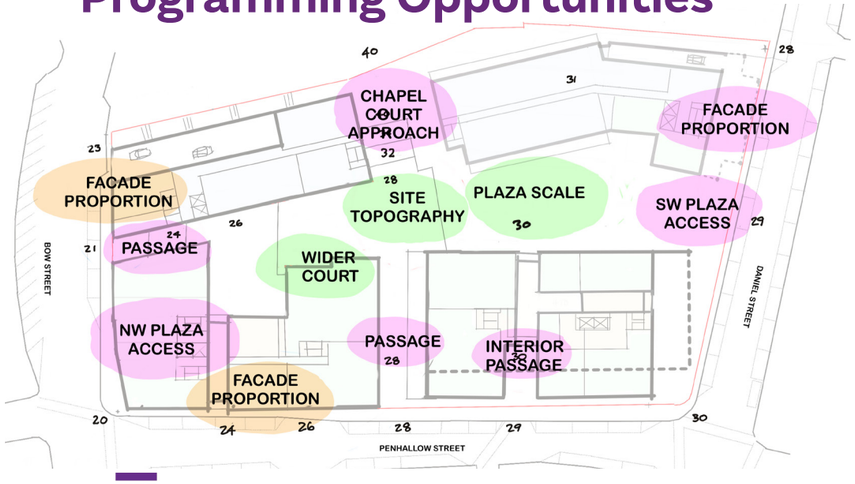
- Creates alternate passage that can be branded for retail

CON:

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



Programming Opportunities



Building Passageway

Pedestrian Entrypoint

spārc
DESIGN • INNOVATION • STRATEGY

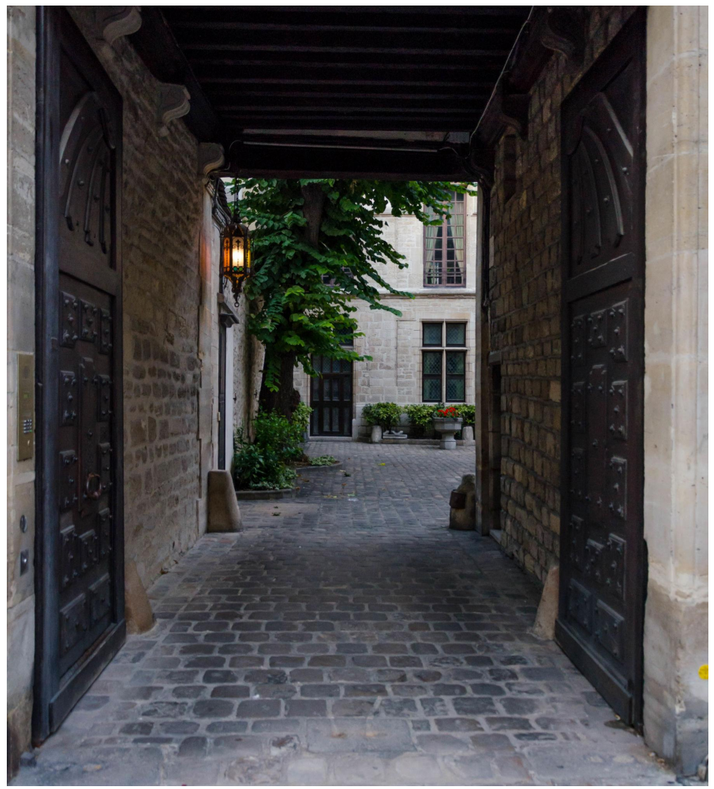
Linden Square: The McIntyre Block
Portsmouth, New Hampshire
80 D Street, LLC









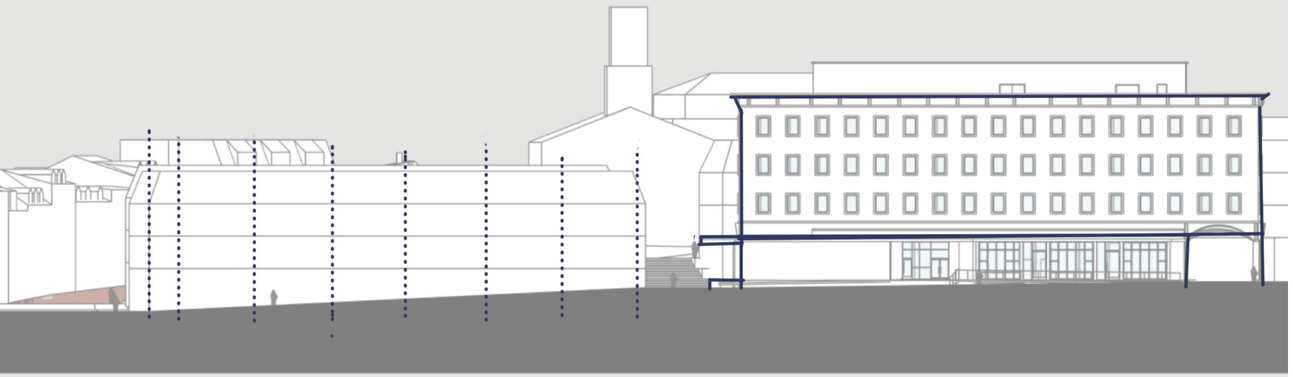




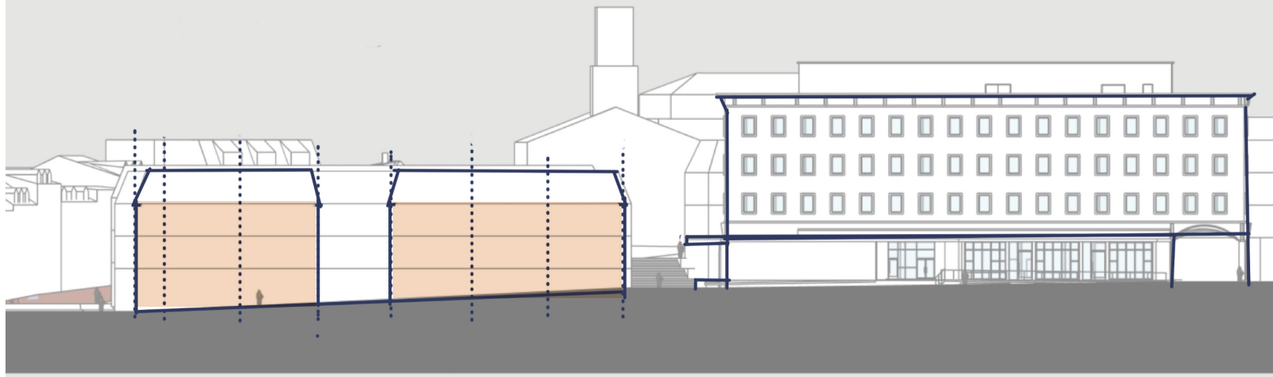
Pasageway Inspirations

MASSING & FACADE CONCEPTS

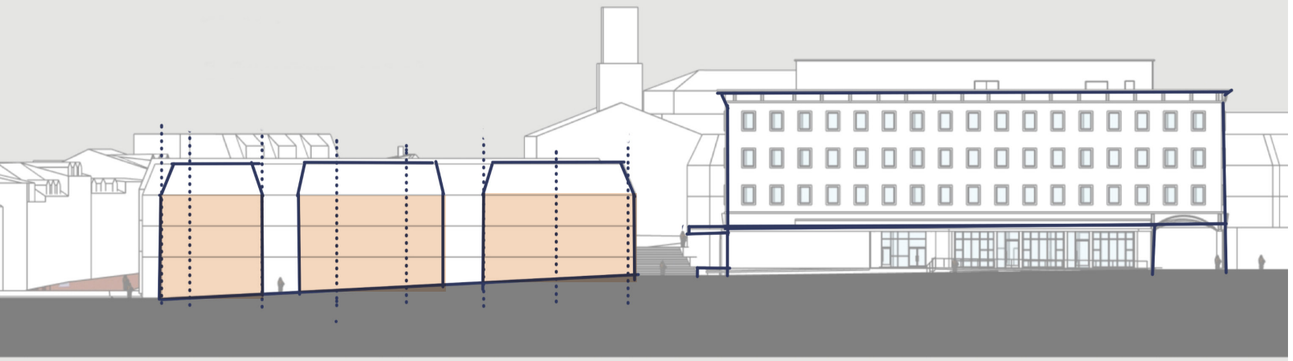
Penhallow Street Massing Study



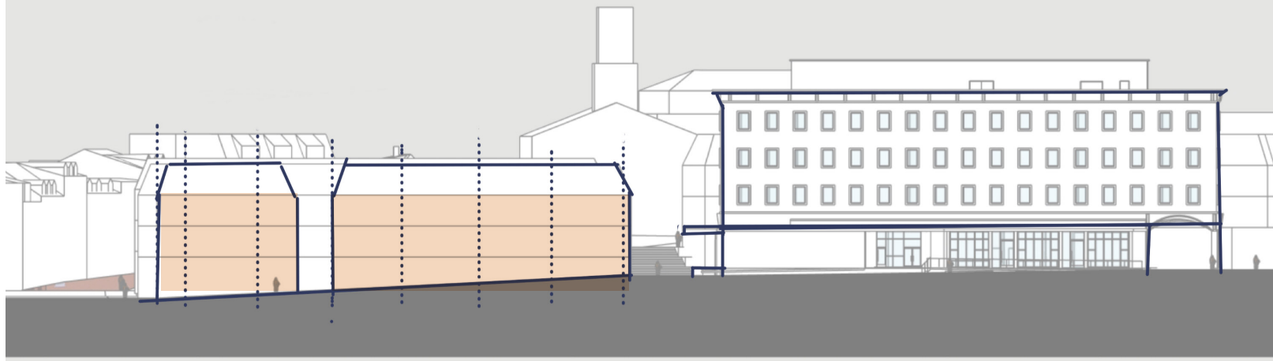
20’-27’ Bay Rhythm - Similar to Portsmouth Context



Facade rhythm used as a scale-modulation tool

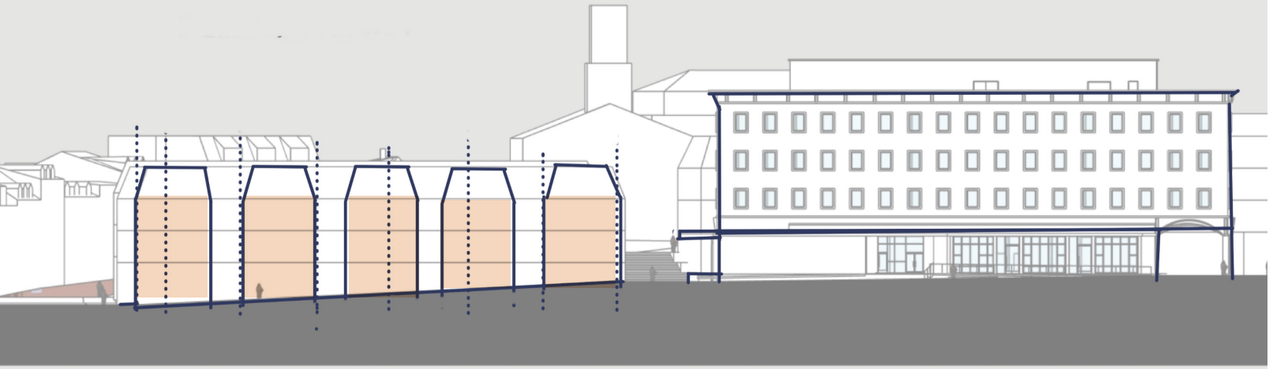


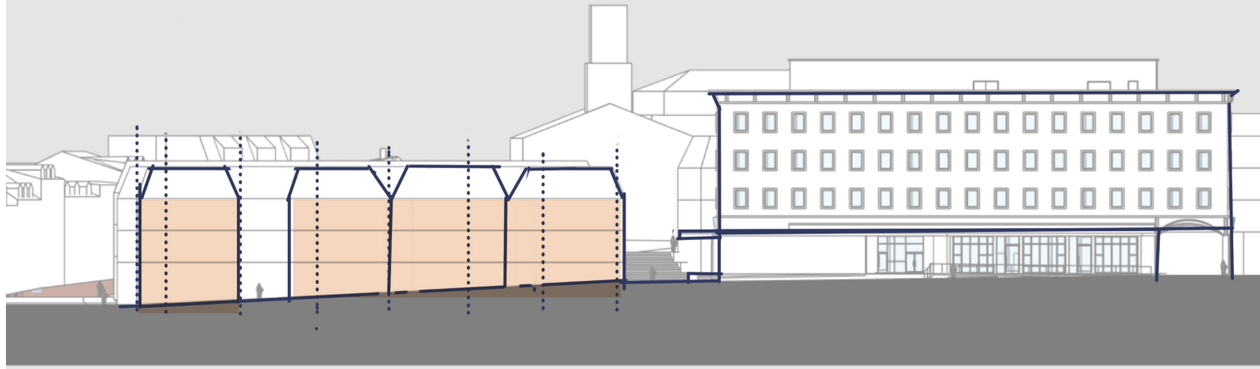
Can be 2-4 massing concepts with gaps being entries, breaks, and/or material change

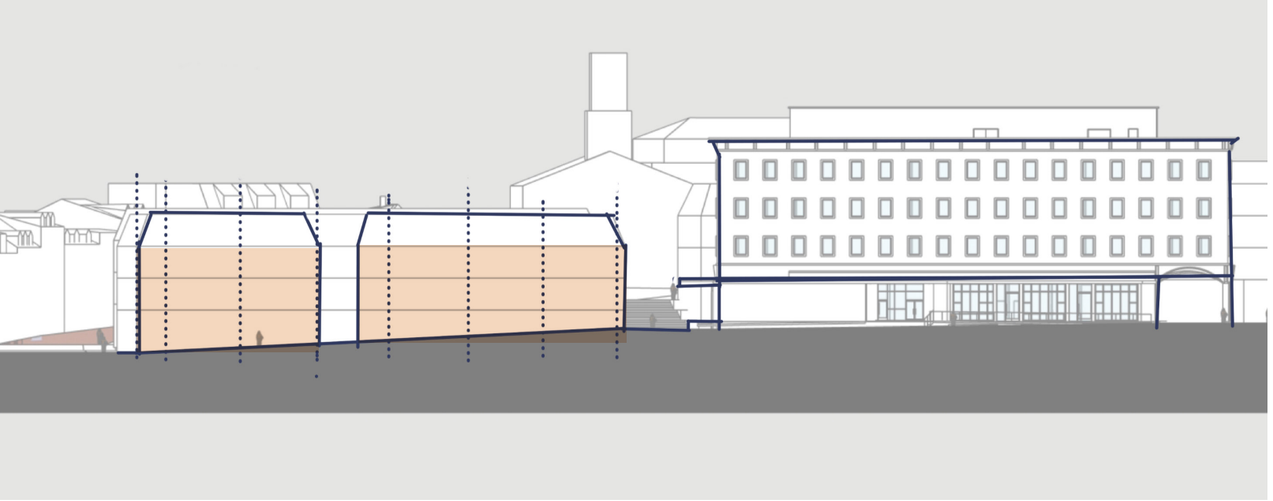


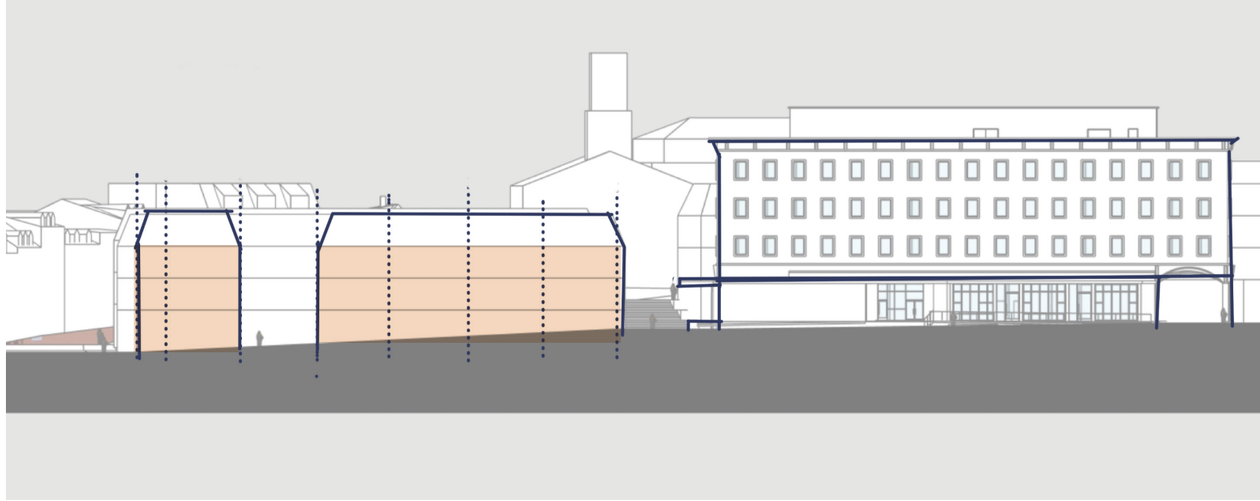
Facade rhythm used as a scale-modulation tool
Can be 2-4 massing concepts with gaps being entries, breaks, an/or material change

Penhallow Street Massing Study



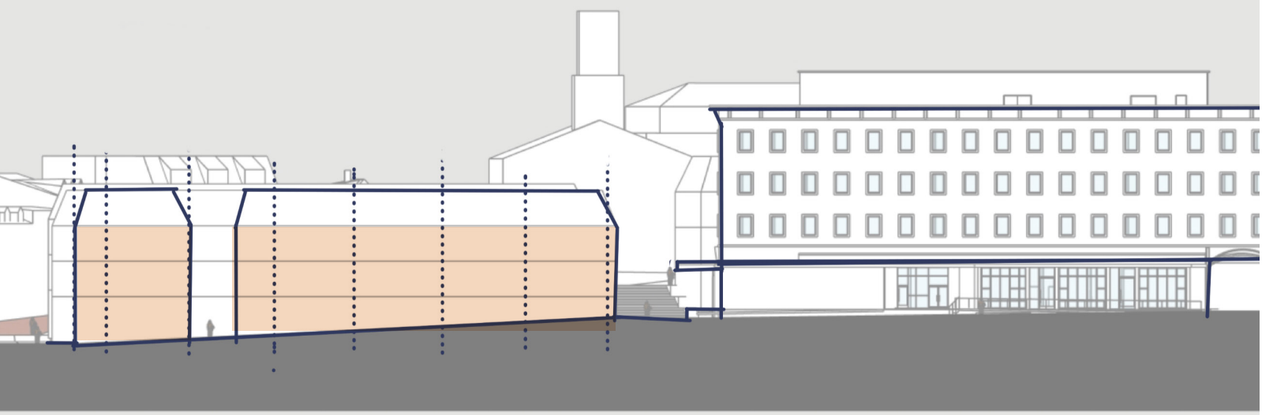


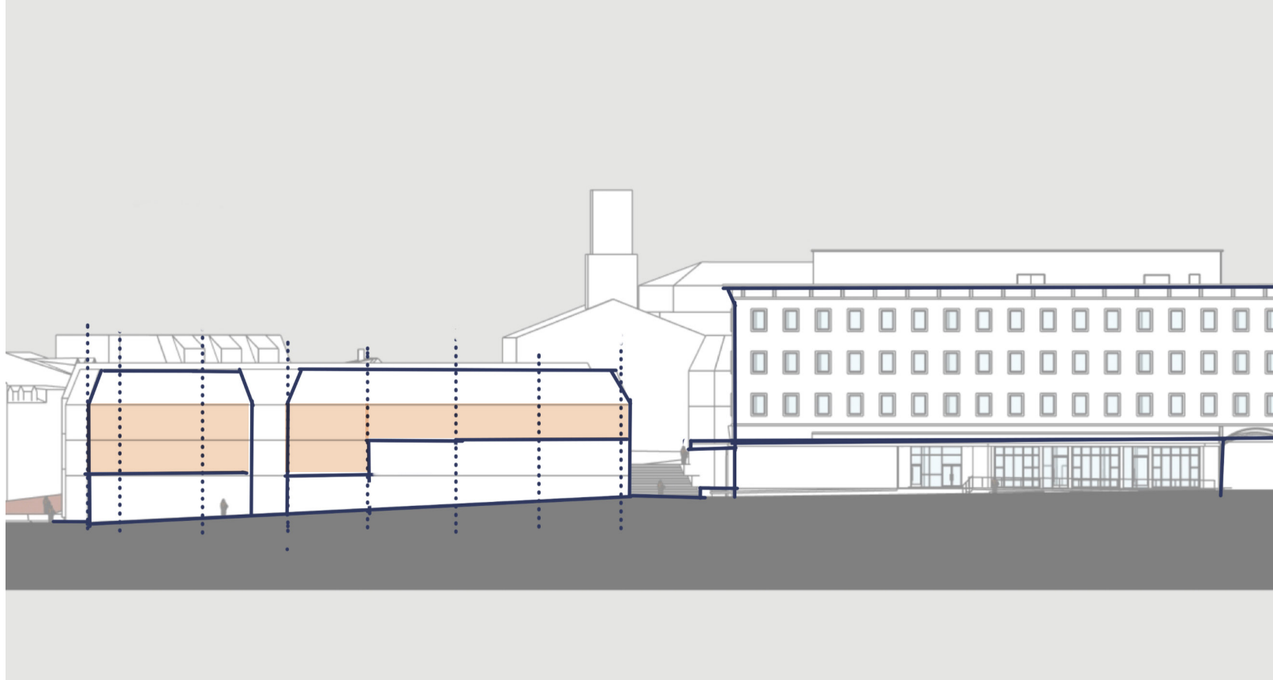




Facade rhythm used as a scale-modulation tool
Can be 2-4 massing concepts with gaps being entries, breaks, and/or material change

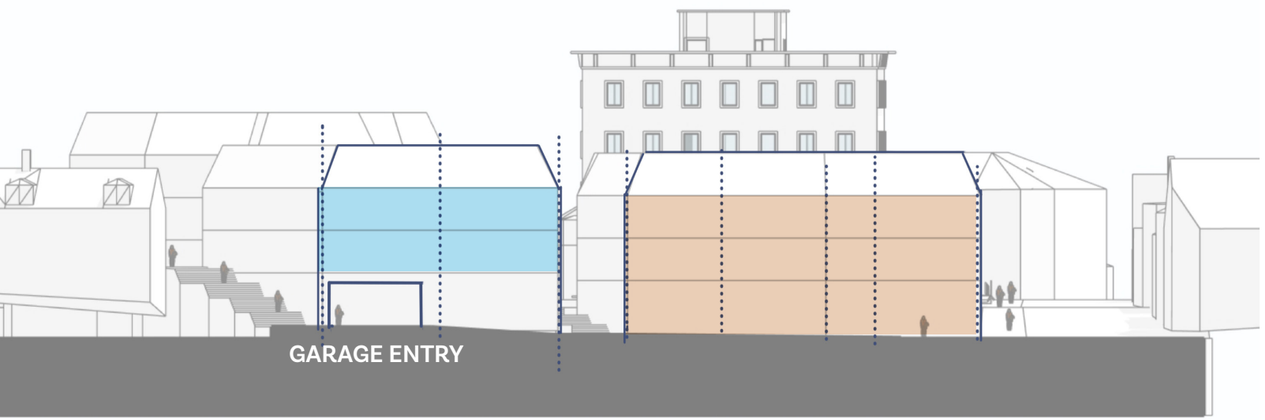
Penhallow Street Massing Study

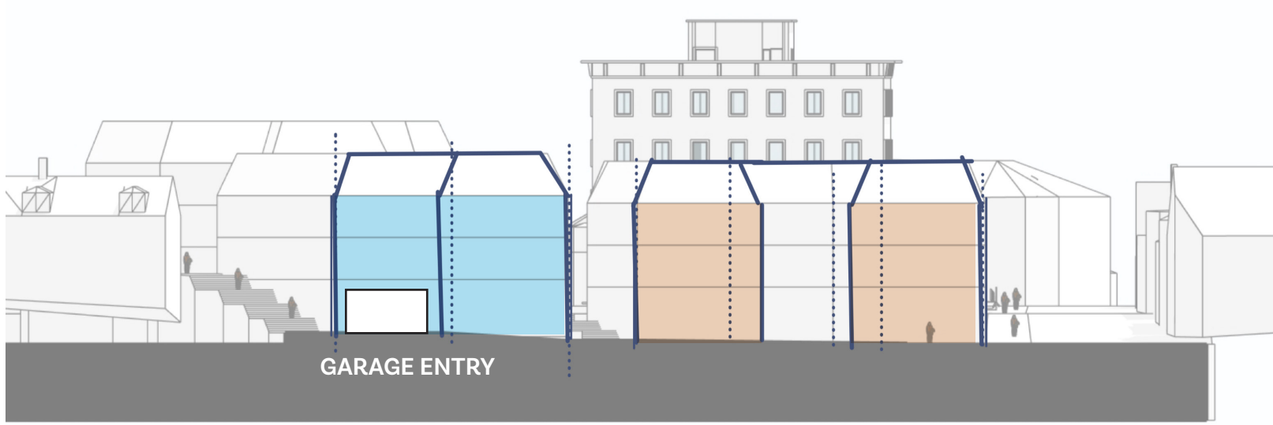




Facade rhythm used as a scale-modulation tool
Can be 2-4 massing concepts with gaps being entries, breaks, and/ or material change. Buildings can shift vertically to accommodate sloped entries.

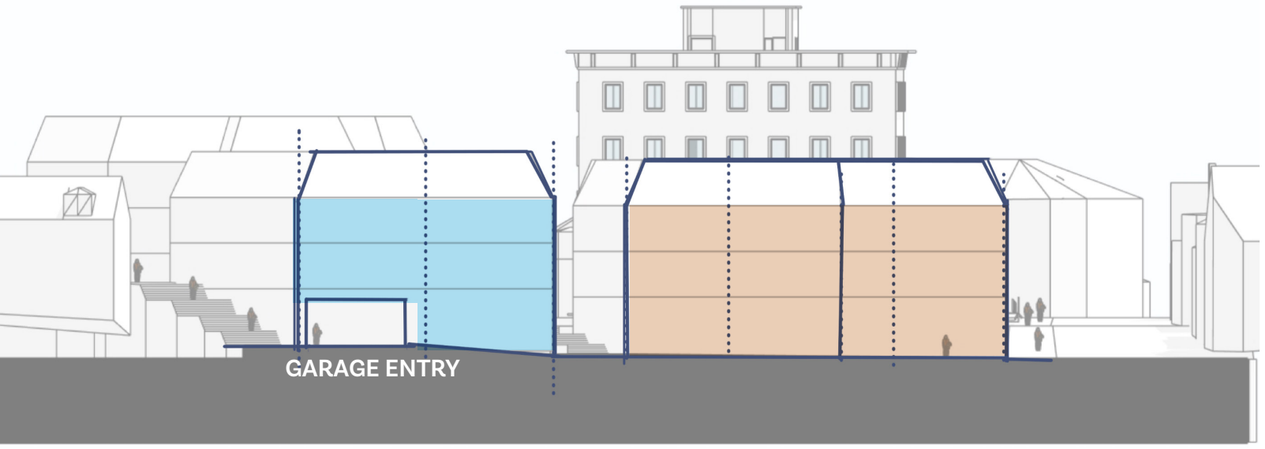
Bow Street Massing Study





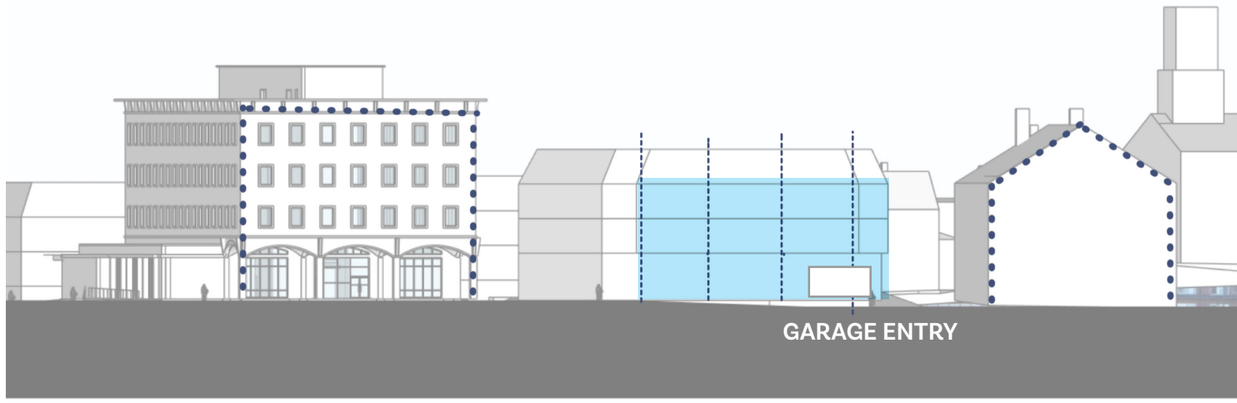
Facade rhythm used as a scale-modulation tool
Can be 2-4 massing concepts with gaps being entries, breaks, and/ or material change. Entries at sloped grade.

Bow Street Massing Study

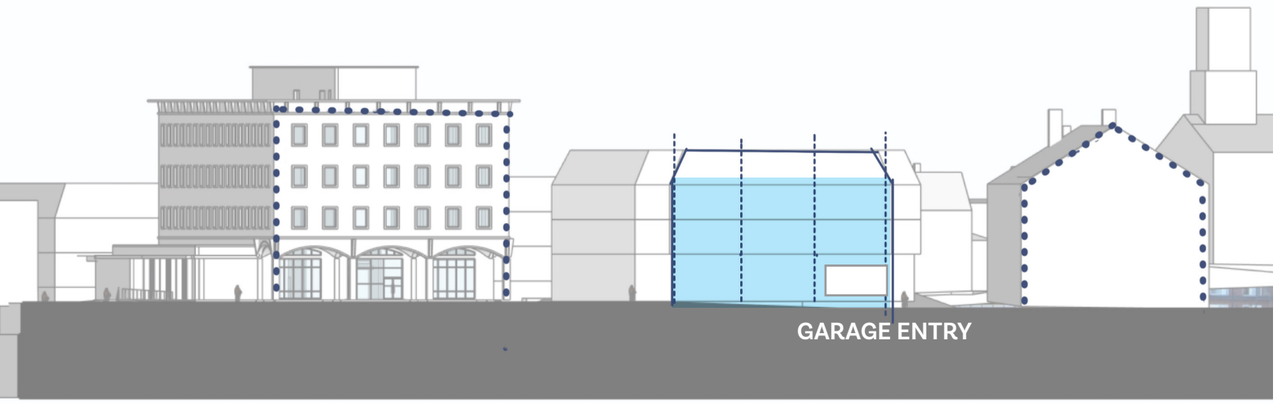


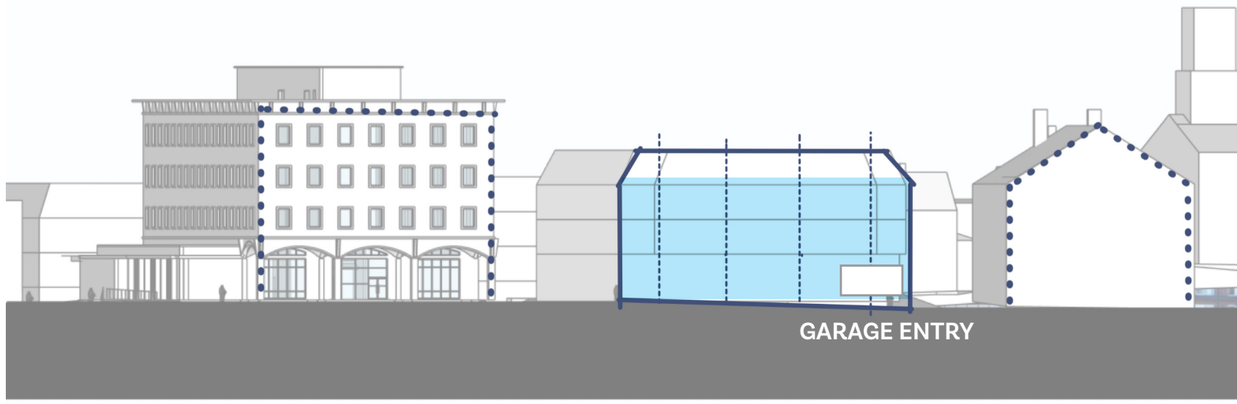
Gaps between buildings should be scaled appropriately and respond to the rhythm and scale of the buildings across the street.

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

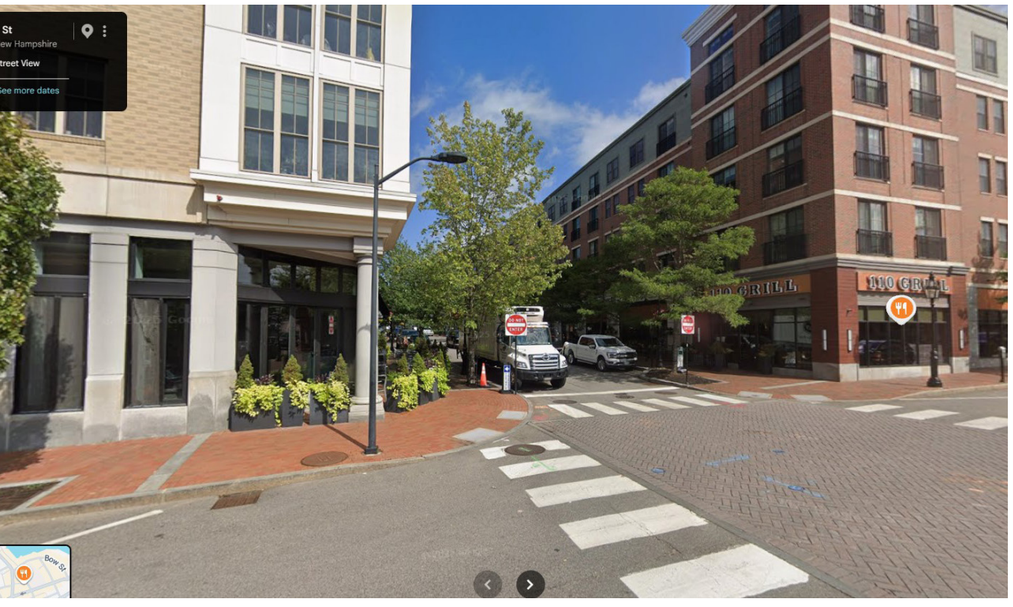
Portsmouth Historic District: Corner and Entry Examples



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

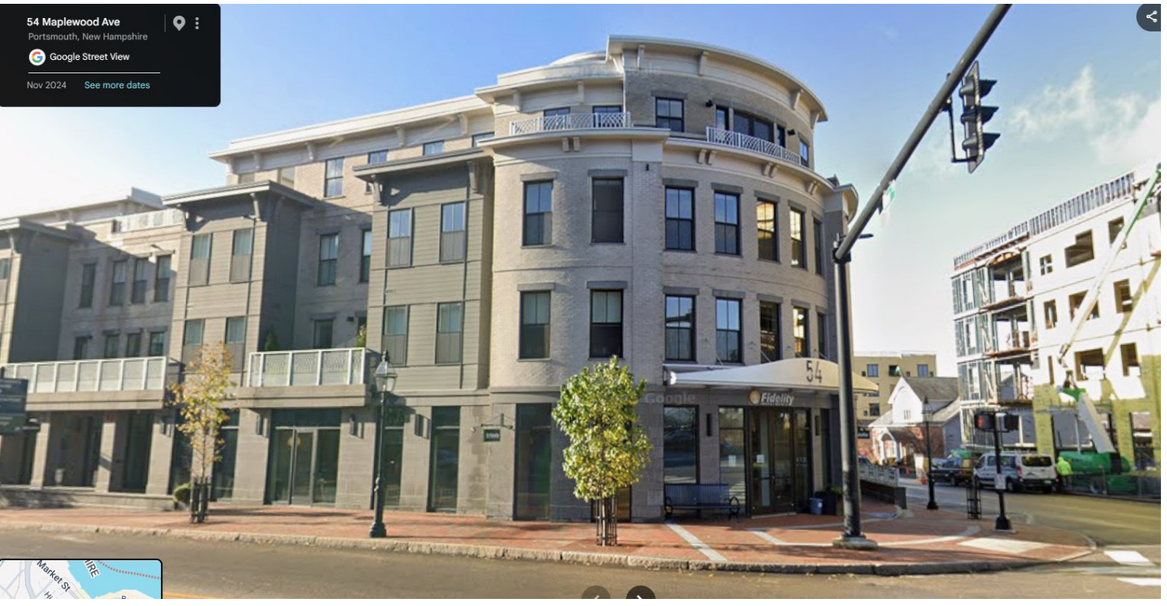


Angled or chamfered corners

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

sparc
DESIGN • INNOVATION • STRATEGY

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

Portsmouth Historic District: Corner and Entry Examples



Recessed entry next to public alley



Three different corner treatments on same block

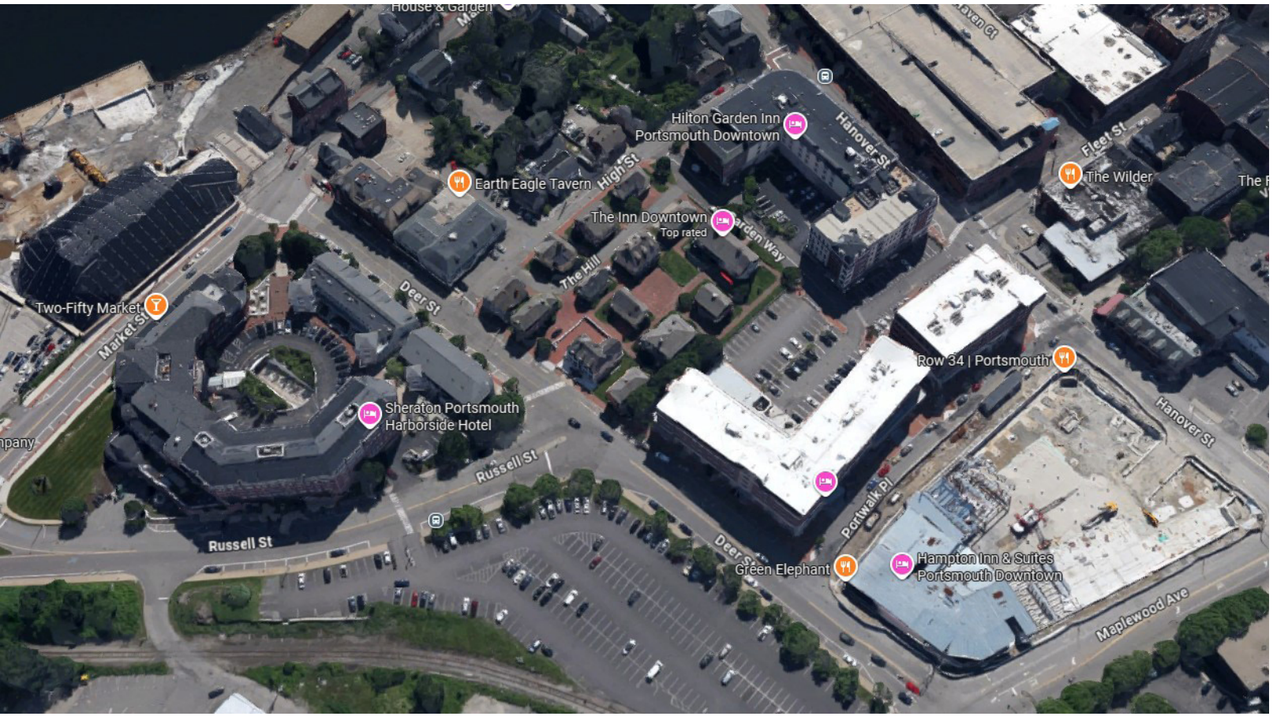


Concave and convex opposing corners



Two opposing solid corners with extended sidewalk for safer crossing

Portsmouth Historic District: Corner and Entry Examples

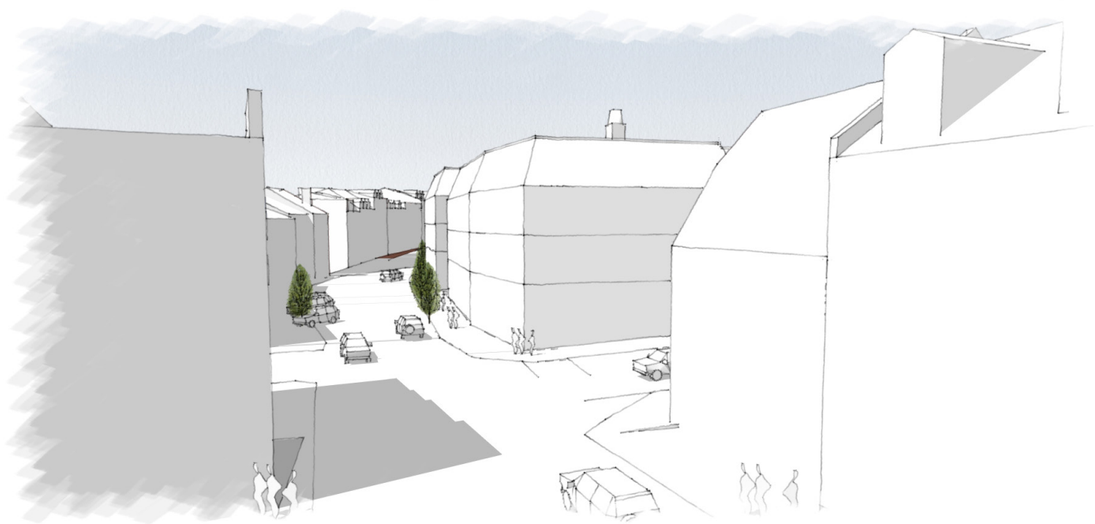


Block shape, site geometry, and building form are not always identical. The goal is to find the right balance between efficient building form and meaningful open space.

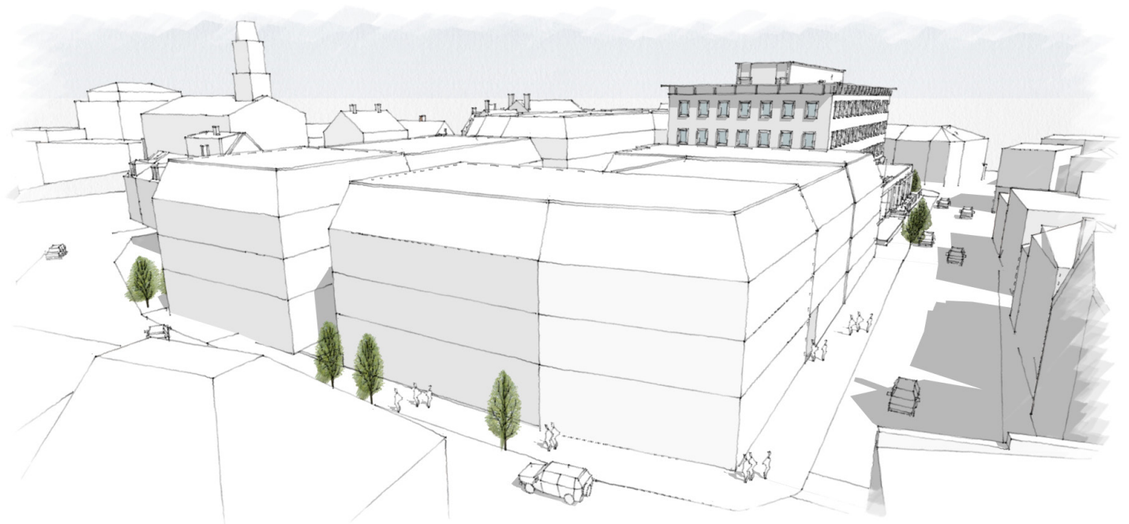


Sloped sidewalk with stepped entries

Context Examples of Corners and Entries

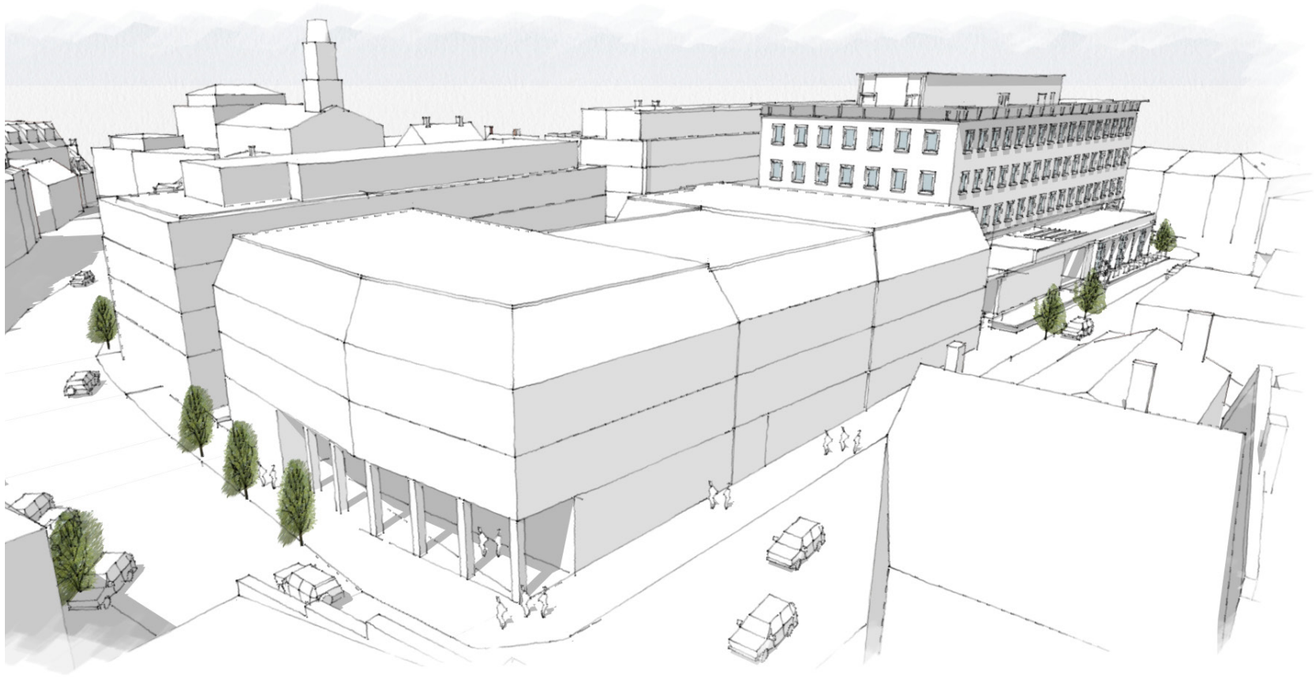


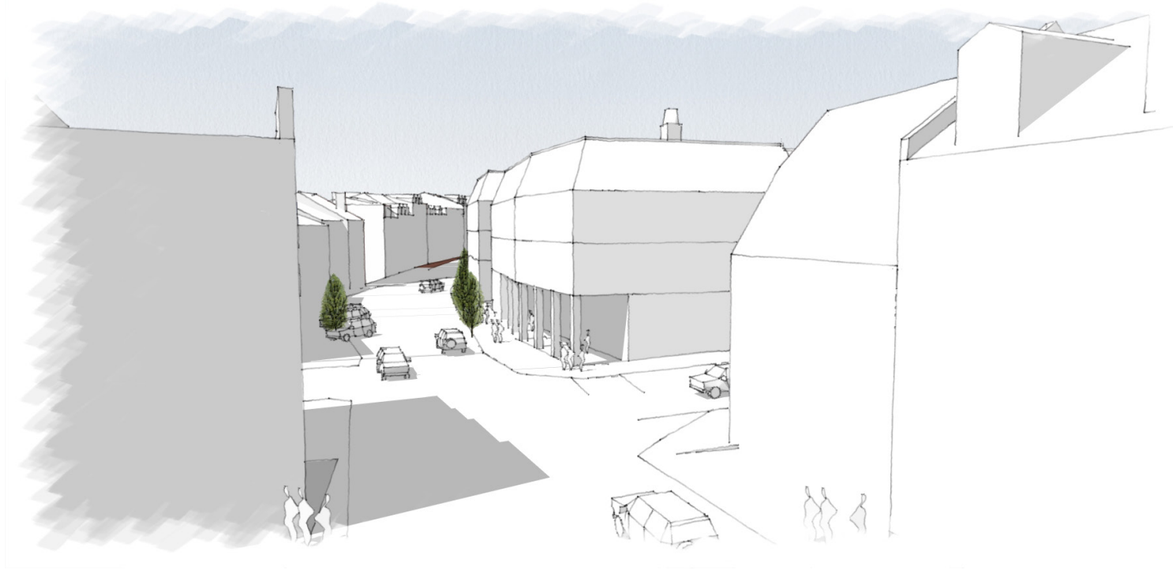
Solid Corner

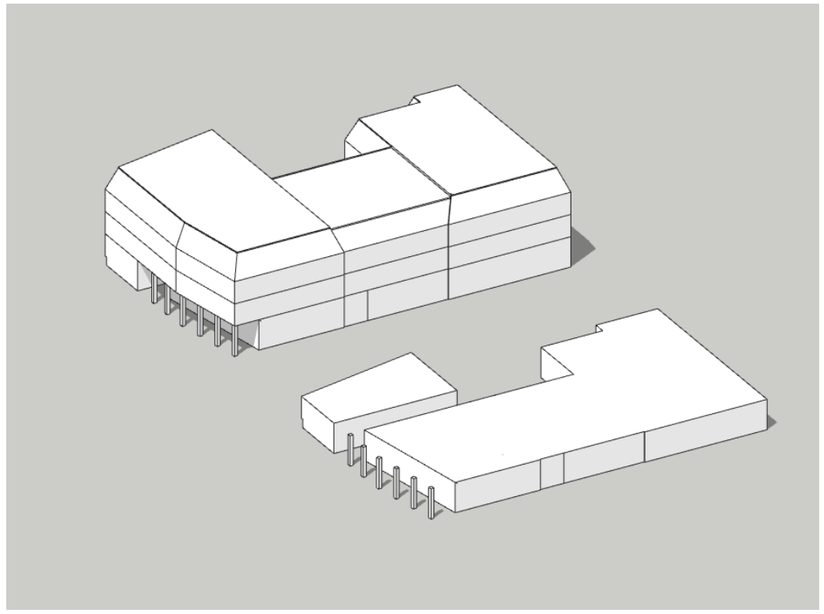


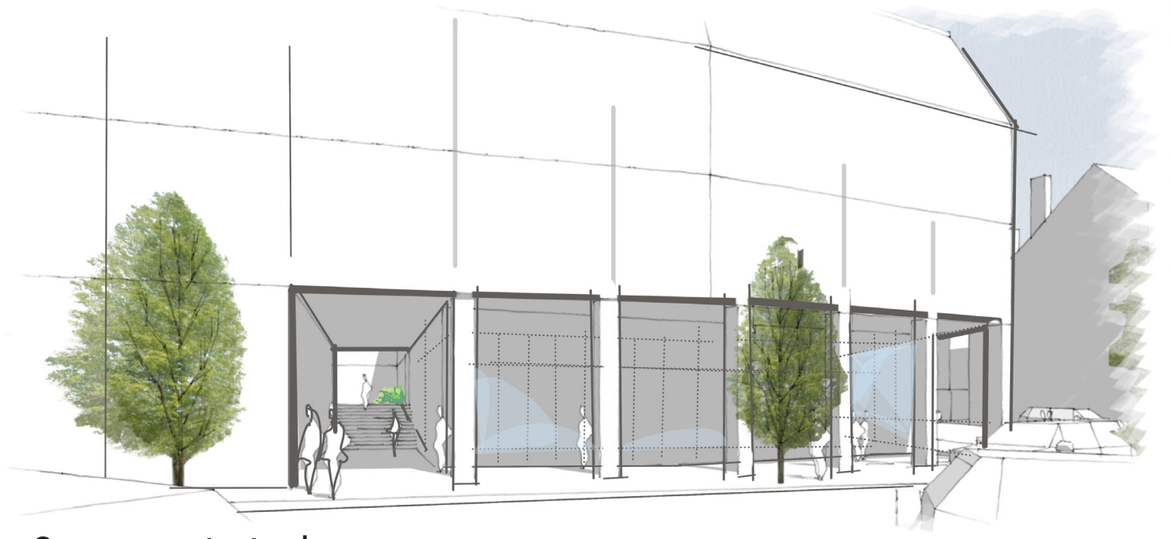
Context Examples of Corners and Entries

Open corner that extends along Bow St.





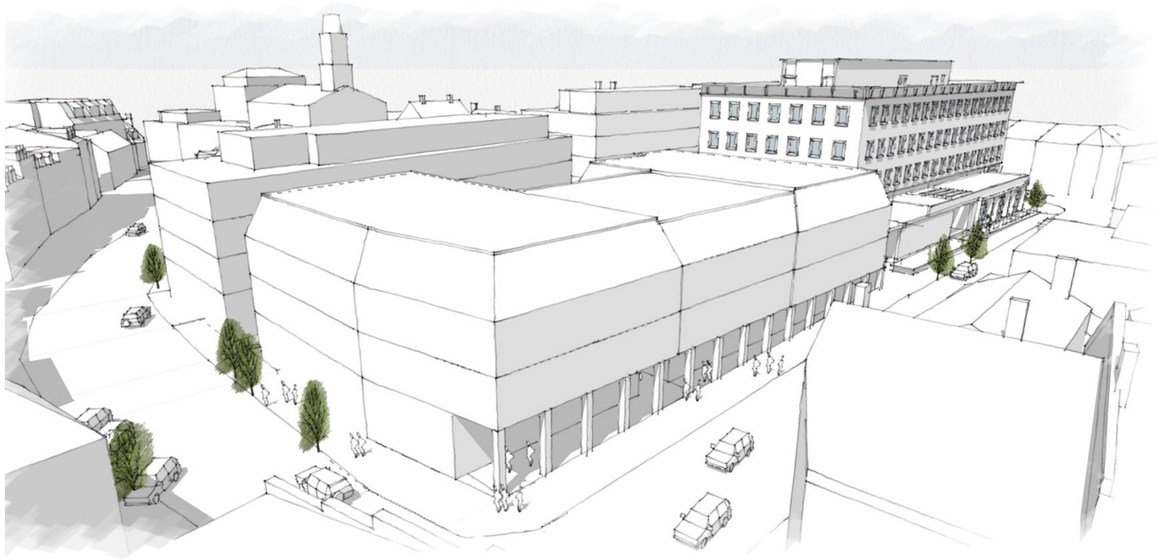


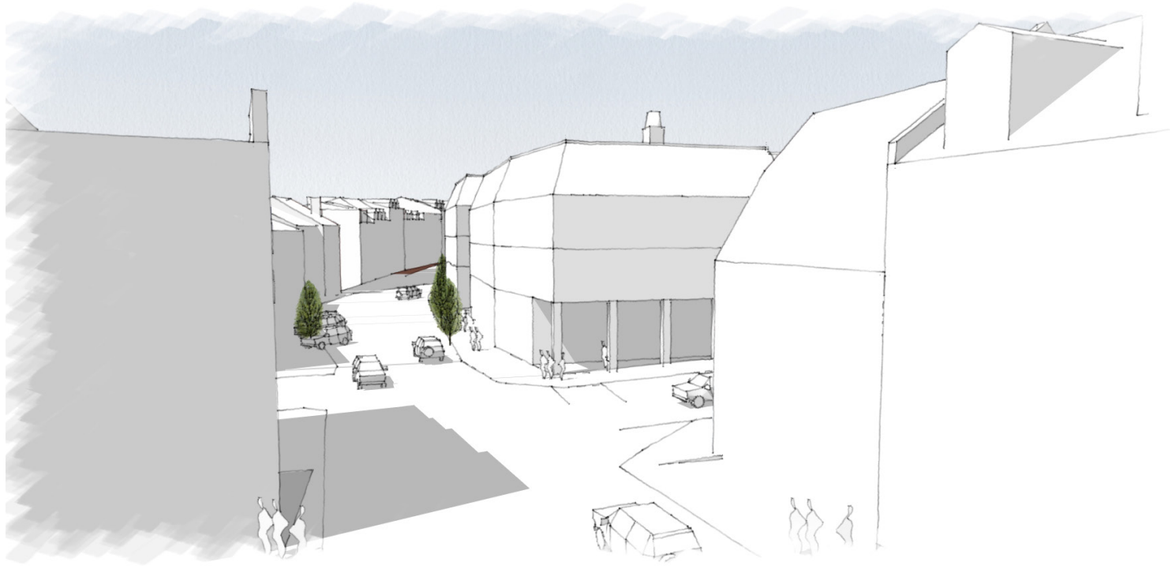


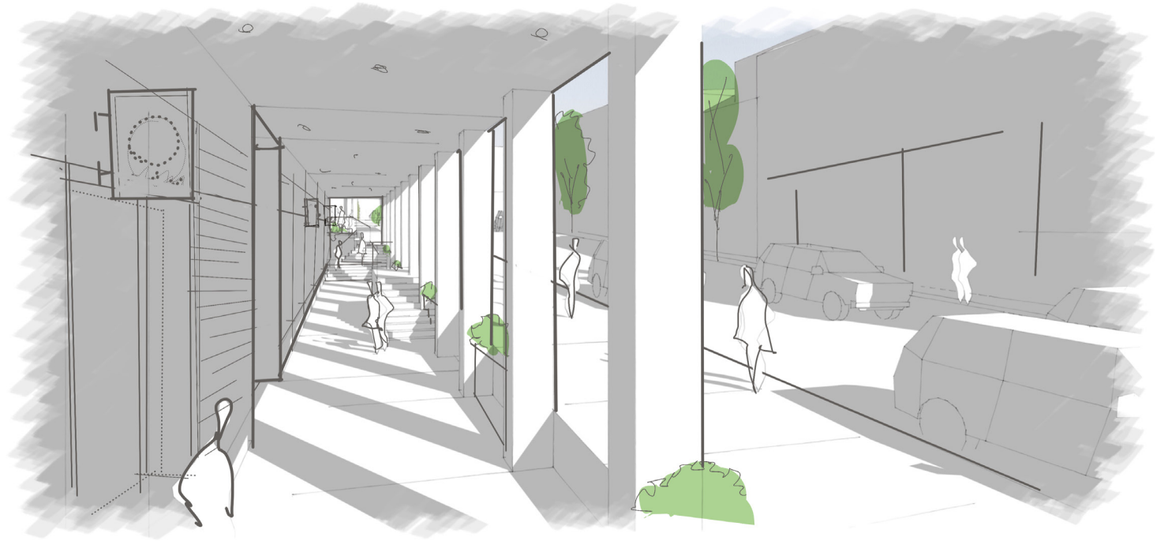
Open connector to plaza

Context Examples of Corners and Entries

Open corner and arcade along Penhallow St.

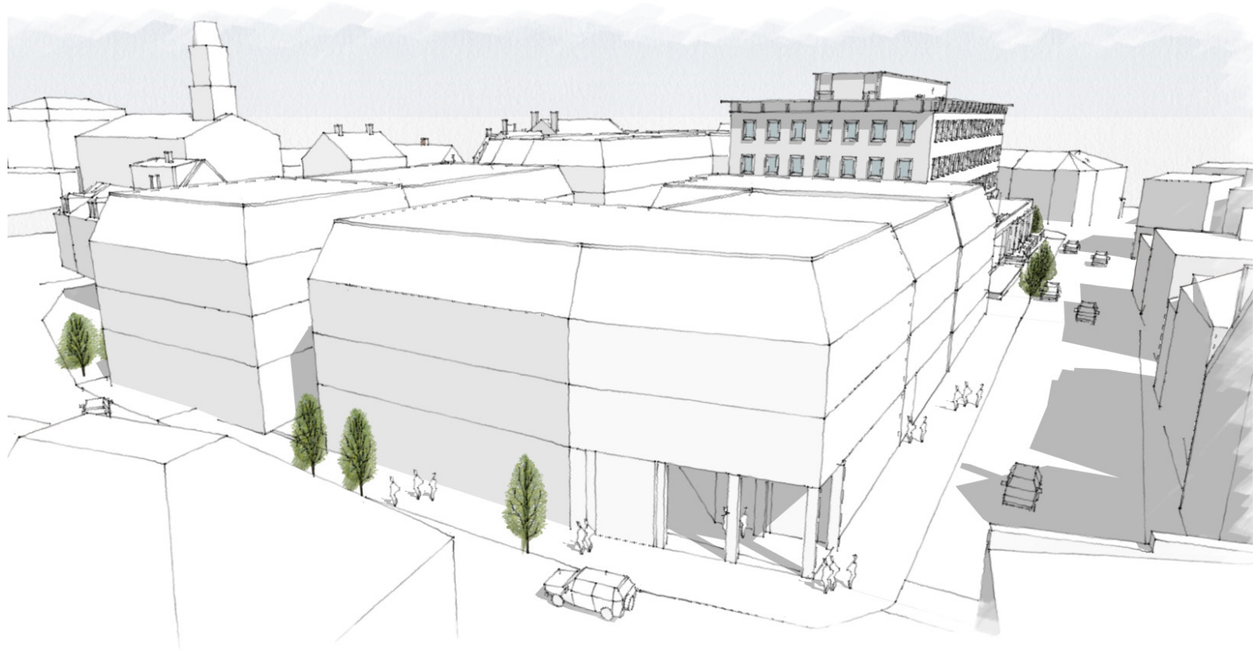




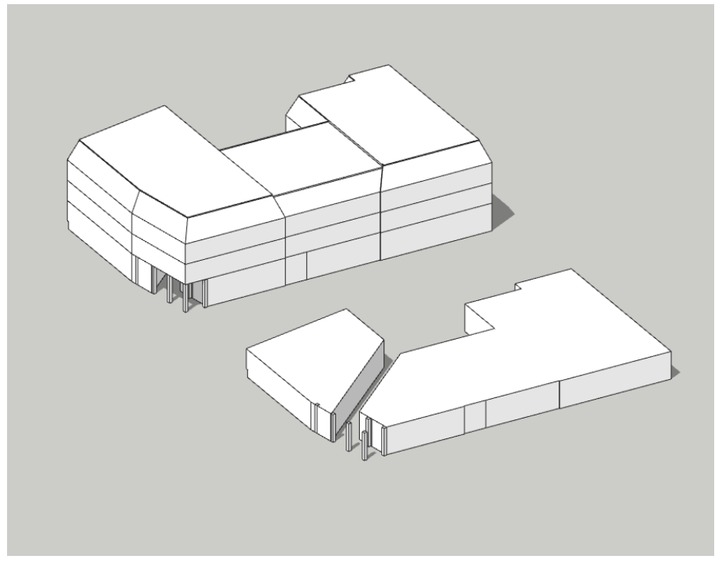


Context Examples of Corners and Entries

Small open corner with cut-through to plaza



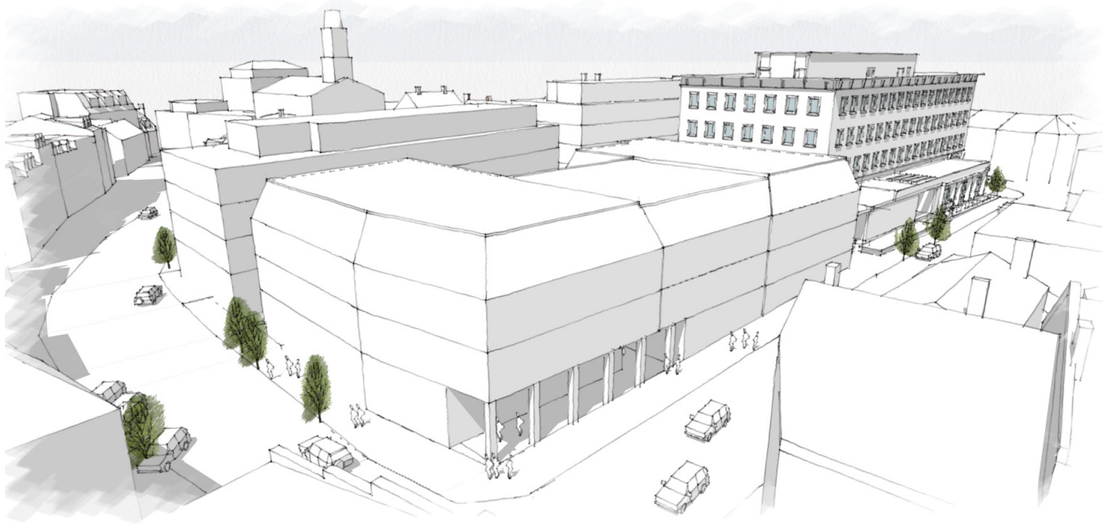


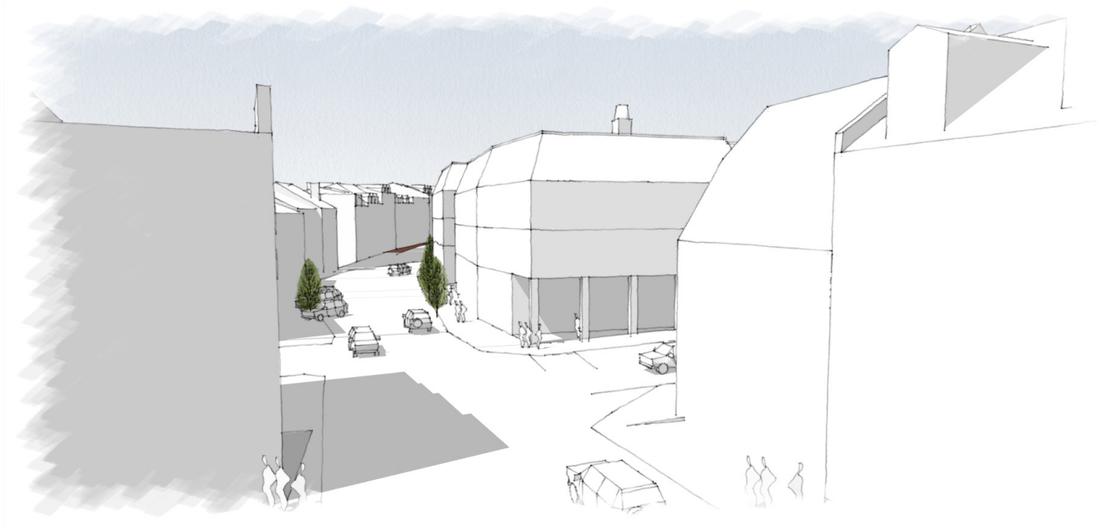




Context Examples of Corners and Entries

Open corner that extends along Penhallow St to plaza connector





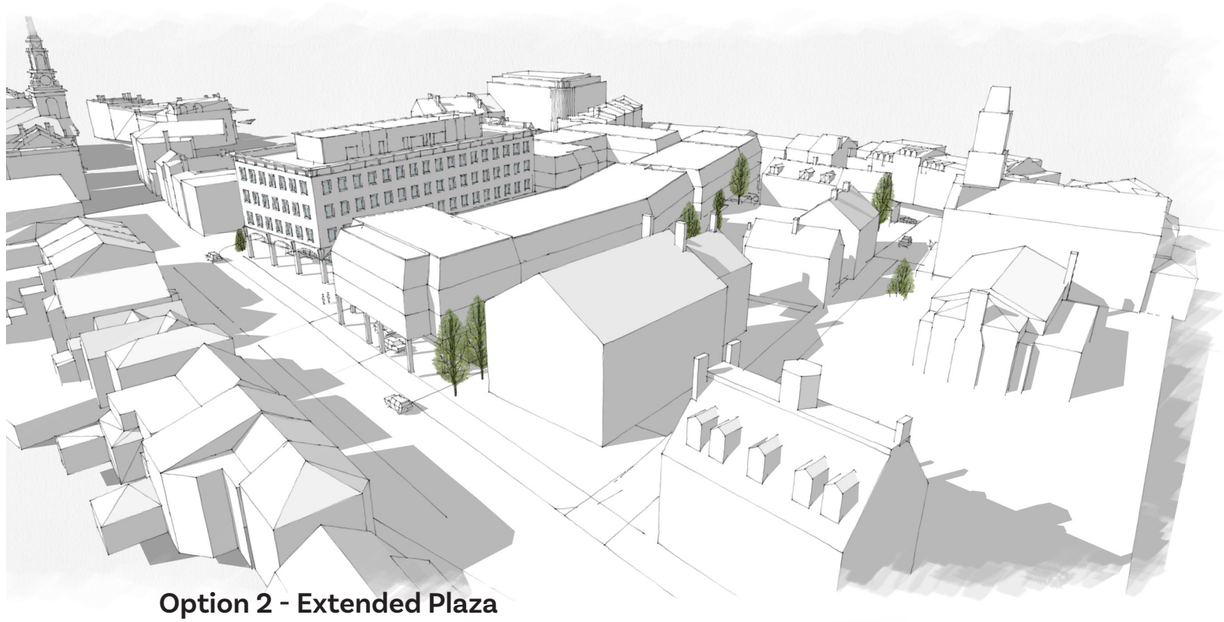


Context Examples of Corners and Entries

Daniel Street Views



Option 1



Option 2 - Extended Plaza



CUP - Option 1

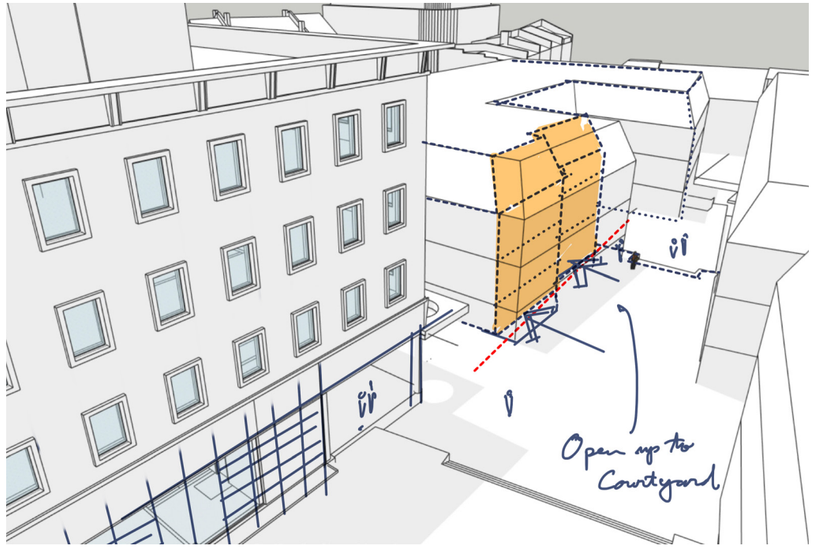


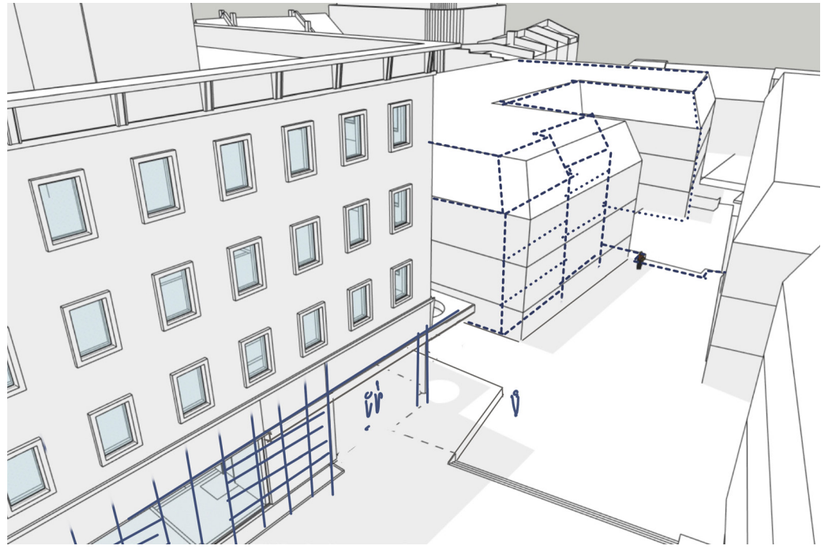
CUP - Option 2 - Extended Plaza

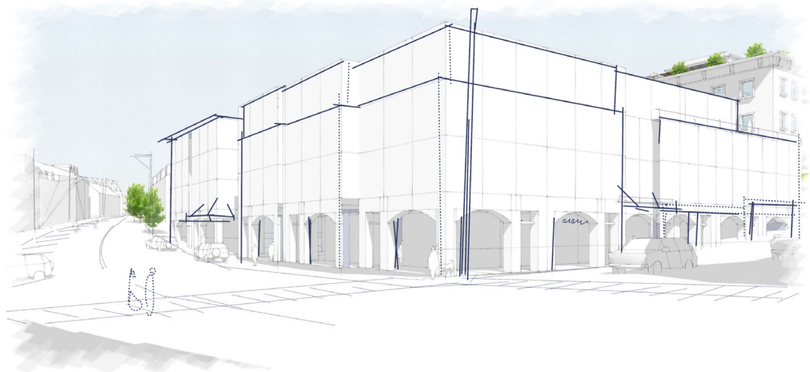
Concept Sketchbook

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

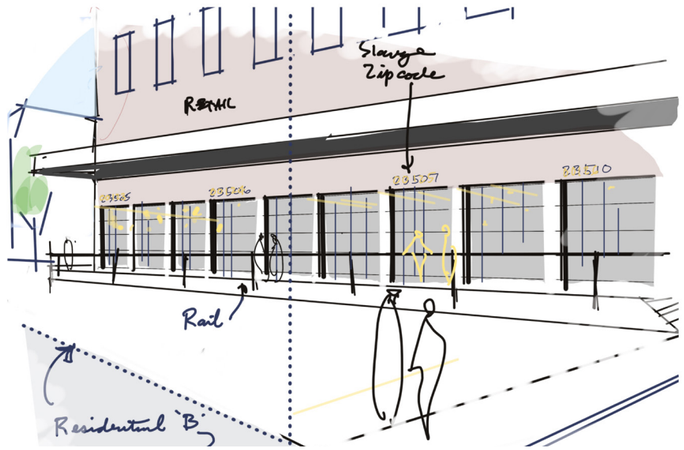




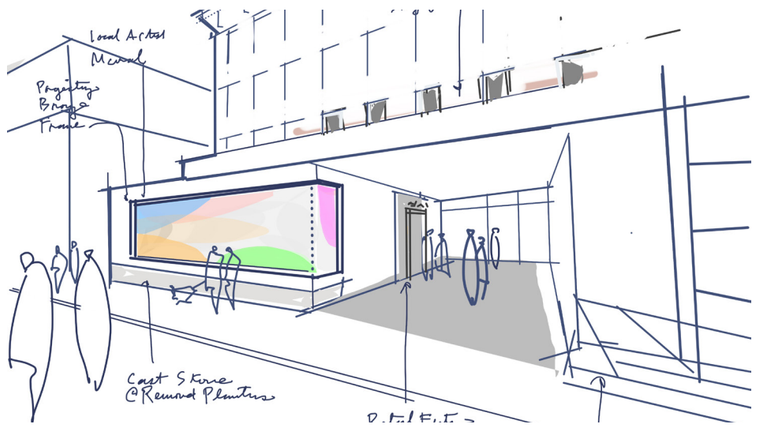


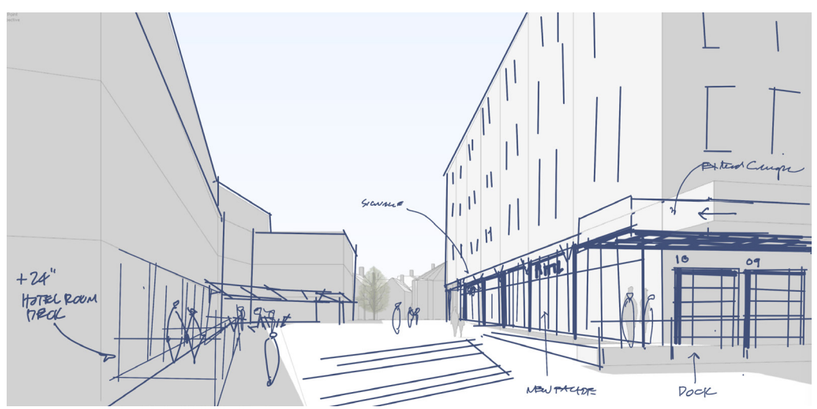










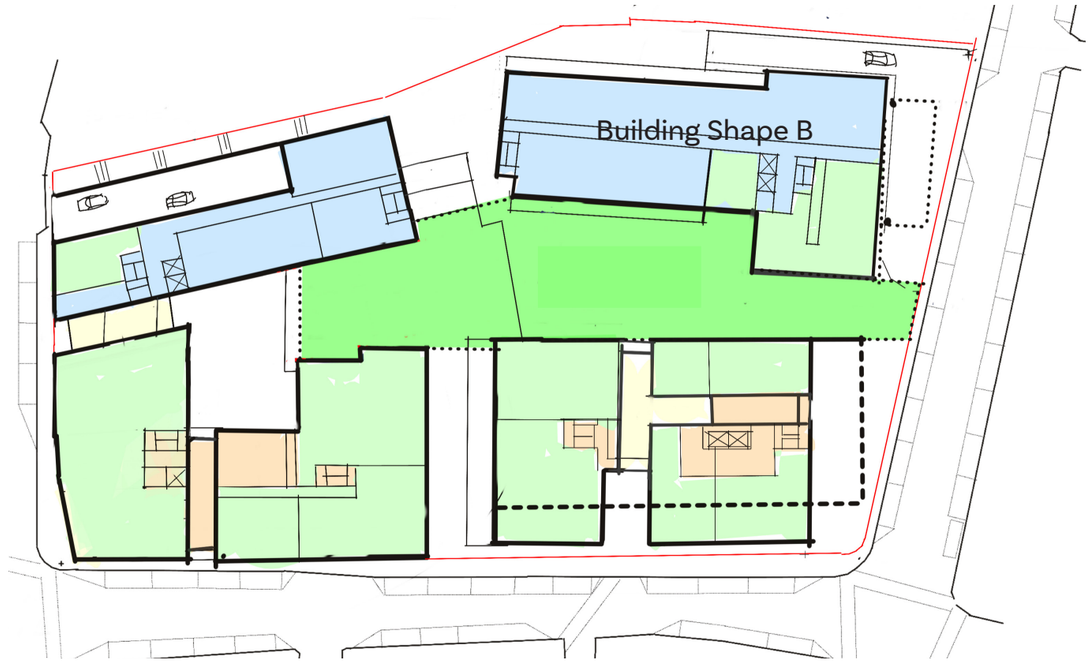


PLAZA CONCEPTS

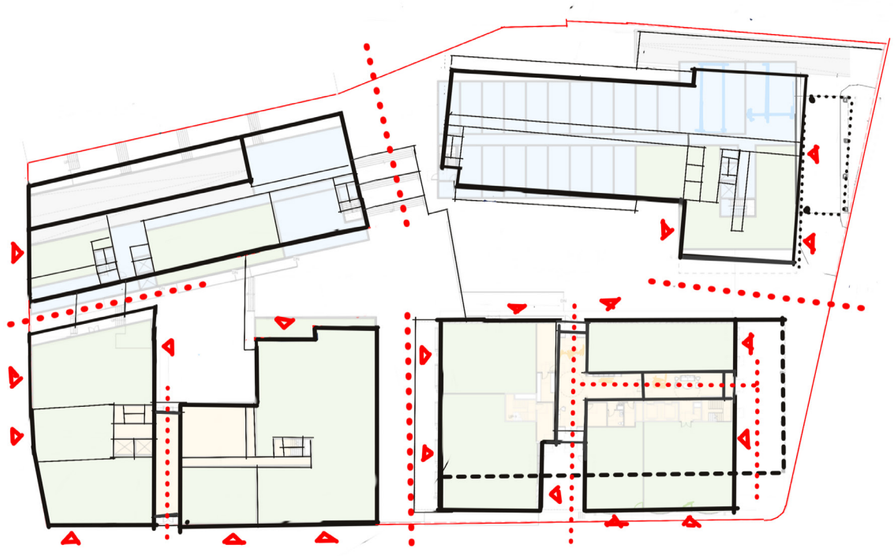


Extended Plaza Option

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.

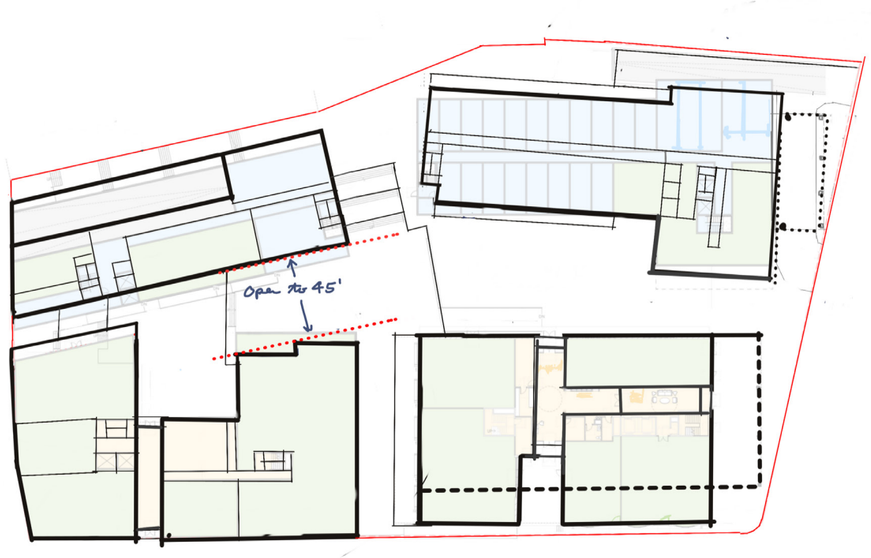


CUP Option



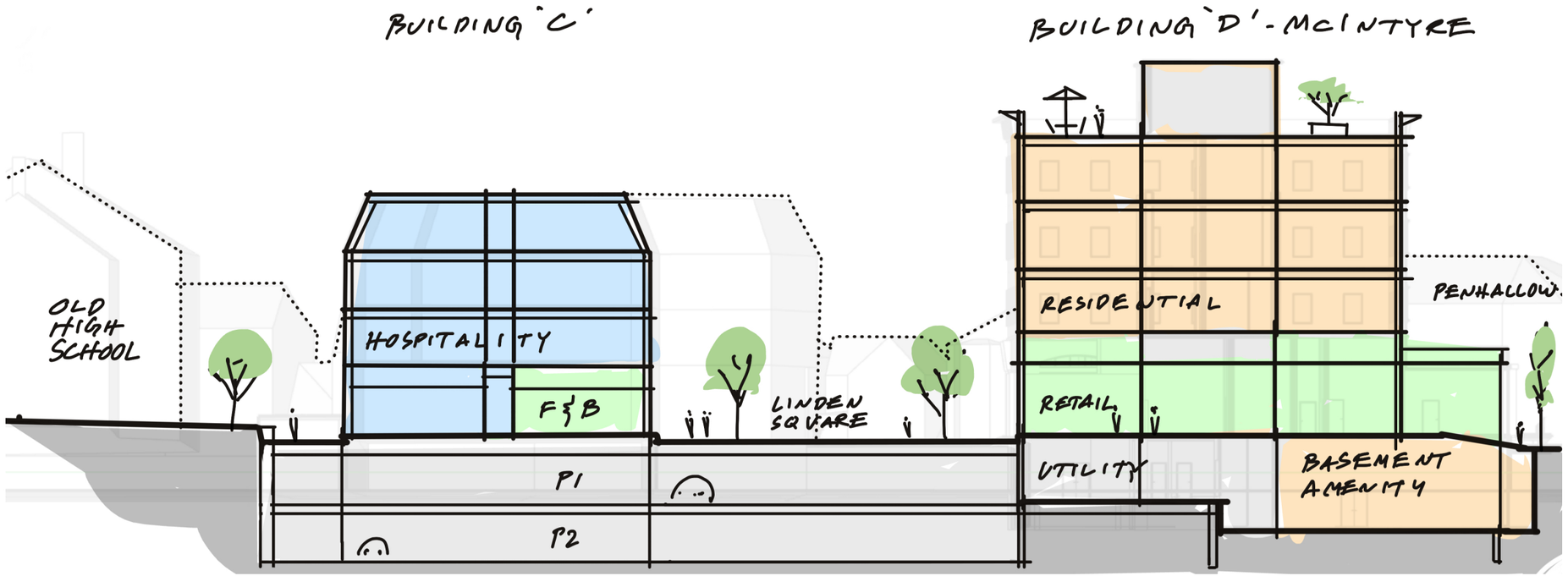
Plaza Entry Points

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.



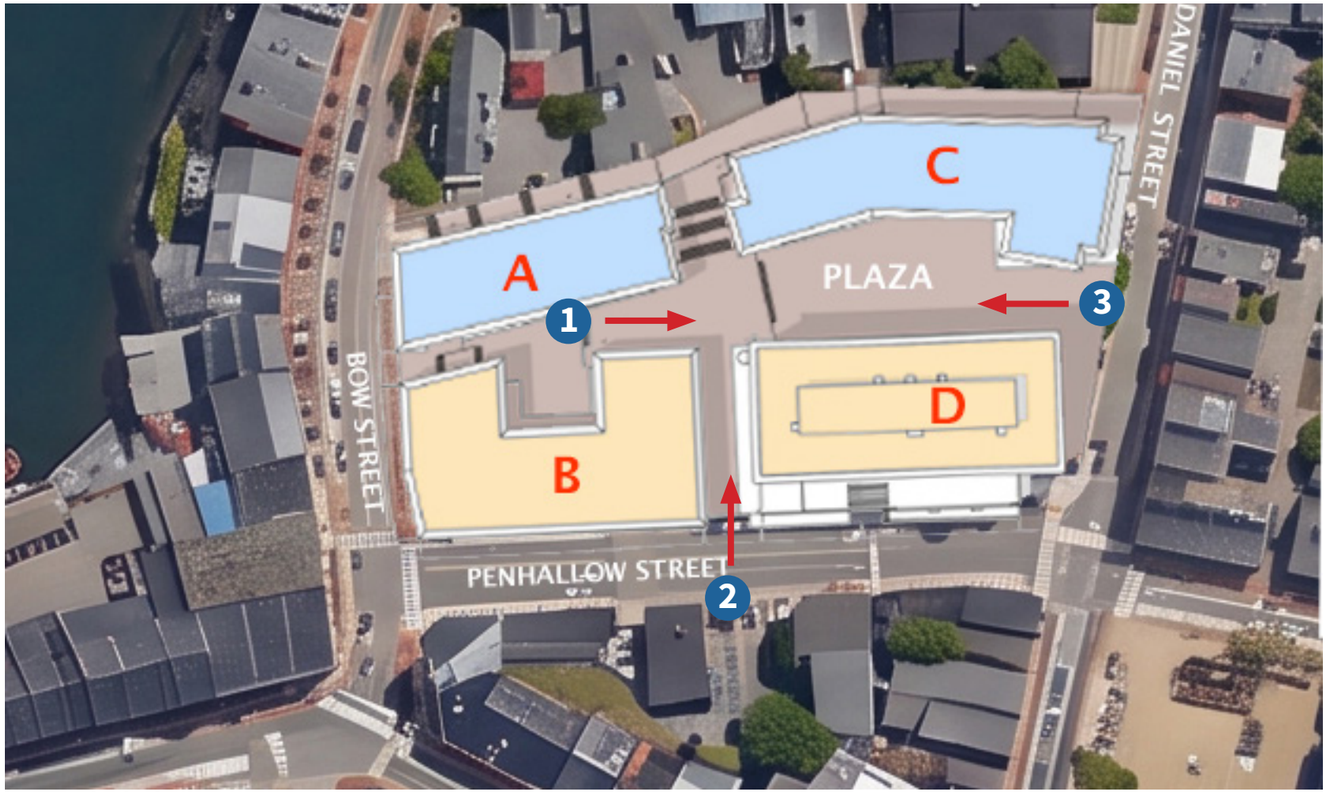
Plaza Widths and Shaping

Site Section



Site Cross Section Through Plaza (East-West)

Plaza



Extended Plaza Concept



View to church from Penhallow Street



View towards Bow Street

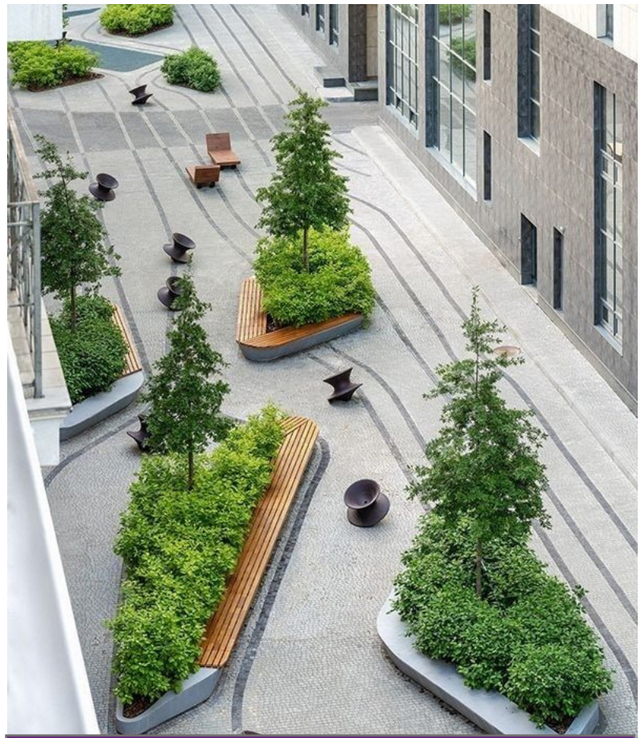


Plaza concept “cross shaped” hospitality building

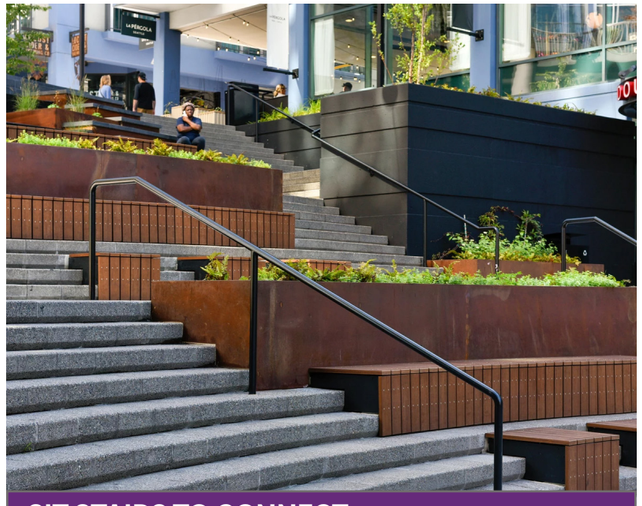


Extended plaza concept

Inspiration Images



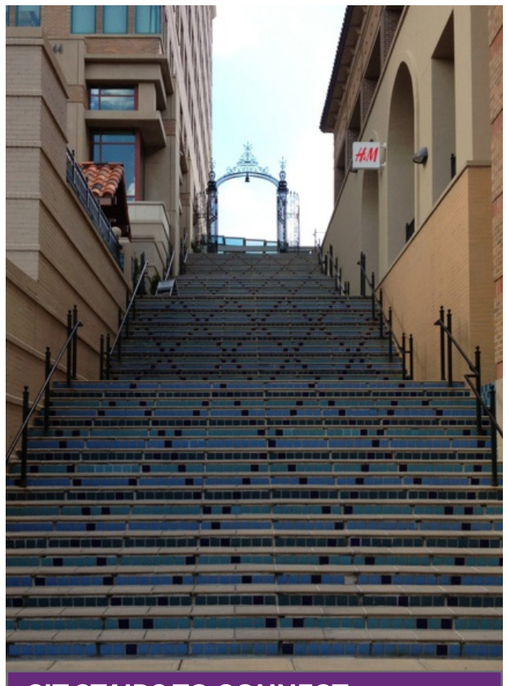
DYNAMIC LANDSCAPE FORMS TO ACTIVATE PLAZA



SIT STAIRS TO CONNECT PLAZA TO UPPER LEVEL



LANDSCAPE THAT DEFINES PATH



SIT STAIRS TO CONNECT PLAZA TO UPPER LEVEL

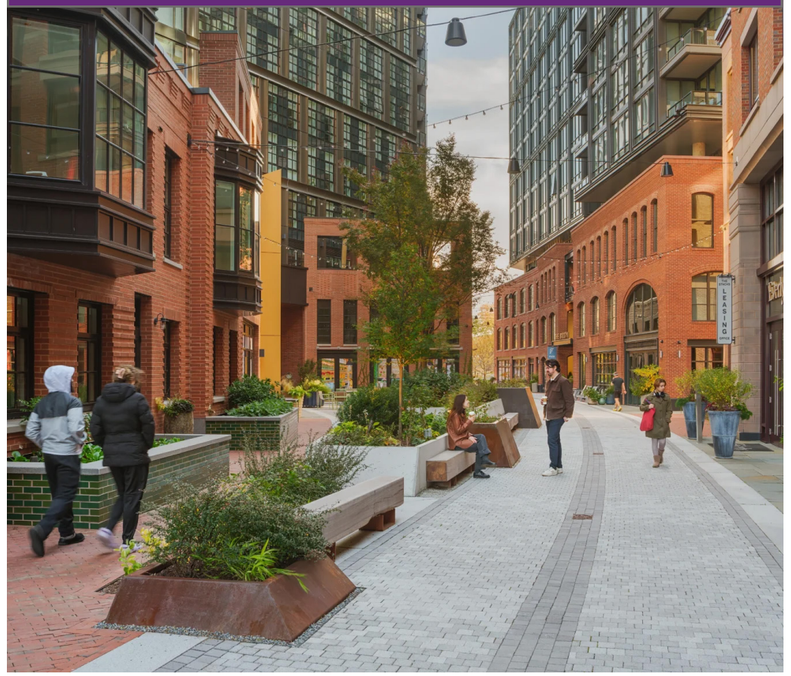
INTERACTIVE ART AND SCULPTURE





INTERACTIVE ART AND SCULPTURE

RAISED PLANTERS TO SIT AND REST



SIT STAIRS TO CONNECT PLAZA TO UPPER LEVEL



COMMERCIAL SPACES WITH PLAZA SEATING



COMMERCIAL SPACES WITH PLAZA SEATING





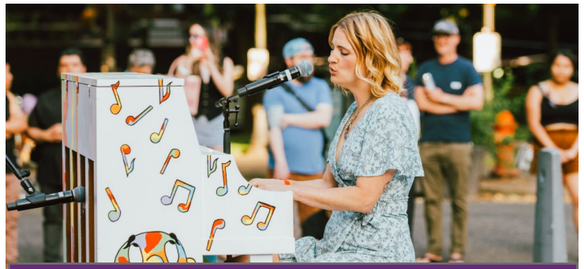
SEATING ON PERIPHERY AND PLAZA CENTER TO PROGRAM



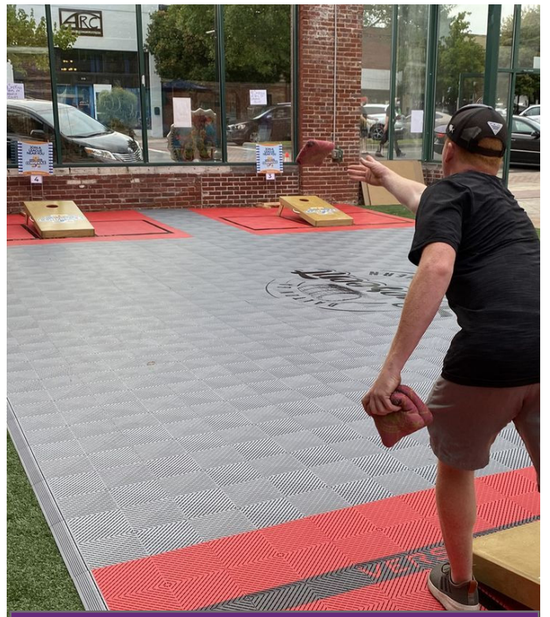
PLAZA AS PROGRAMMED PERFORMANCE SPACE

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

COUNSEL:

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ARCHITECT:

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sparc
THINKSPARC.COM

DRAFT Historic District Boundary

November 20, 2025

PEARL ST
HANOVER ST
ROCK ST
BREWSTER ST
MCDONOUGH ST
LANGDON ST
ISLINGTON ST
SUMMER ST
STATE ST
CHATHAM ST
WINTER ST
AUSTIN ST
COURT ST
MARK ST
PARROTT AVE
RICHARDS AVE
SALEM ST
CABOT ST
UNION ST
COFFIN'S CT
MIDDLE ST
MERRIMAC ST
ROCKLAND ST
MILLER AVE
COLUMBIA ST
MADISON ST
LOVELL ST
HIGHLAND ST
BROAD ST
UNION ST
CASS ST
ALBANY ST
FRIEND ST
WILLOW LN
SPRING ST
BREWERY LN
PARK ST
LINCOLN AVE
HAWTHORNE ST
ALDRICH RD
MENDUM AVE
WBIRD ST
ORCHARD ST
LAWRENCE ST
BOSS AVE
THAXTER RD
KENSINGTON RD
MARSTON AVE
WILLARD AVE
ASH ST
SOUTH ST

Legend

- Existing Historic District Boundary
- Proposed Historict District

HD_Status

- Remove from District
- Include in Entirety

DRAFT Historic District Boundary

November 20, 2025

HANOVER ST
PEARL ST
ROCK ST
BREWSTER ST
MCDONOUGH ST
LANGDON ST
SLINGTON ST
STATE ST
SUMMER ST
CHATHAM ST
WINTER ST
AUSTIN ST
COURT ST
MARK ST
PARROTT AVE
RICHARDS AVE
SALEM ST
CABOT ST
MIDDLE ST
MERRIMAC ST
UNION ST
COFFIN'S CT
ROCKLAND ST
MILLER AVE
COLUMBIA ST
HIGHLAND ST
BROAD ST
MADISON ST
LOVELL ST
CHAUNCEY ST
CASS ST
WILLOW LN
SPRING ST
ALBANY ST
FRIEND ST
BREWERY LN
PARK ST
HAWTHORNE ST
LINCOLN AVE
ALDRICH RD
MENDUM AVE
WBIRD ST
ORCHARD ST
JOFFRE TER
SUNSET RD
BOSS AVE
LAWRENCE ST
MARSTON AVE
THAXTER RD
KENSINGTON RD
WILLARD AVE
ASH ST
SOUTH ST

Legend

- Existing Historic District Boundary
- Proposed Historict District