

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



Revision Table		Revised By
Number	Date	

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

Date: 6/4/26
 Scale: NO SCALE
 Drawings Issued For: Conceptual Design

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

A101



E1 **ELEVATION 1**
1/4 IN = 1 FT



Revision Table		Revised By
Number	Date	

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



Revision Table		Revised By
Number	Date	

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



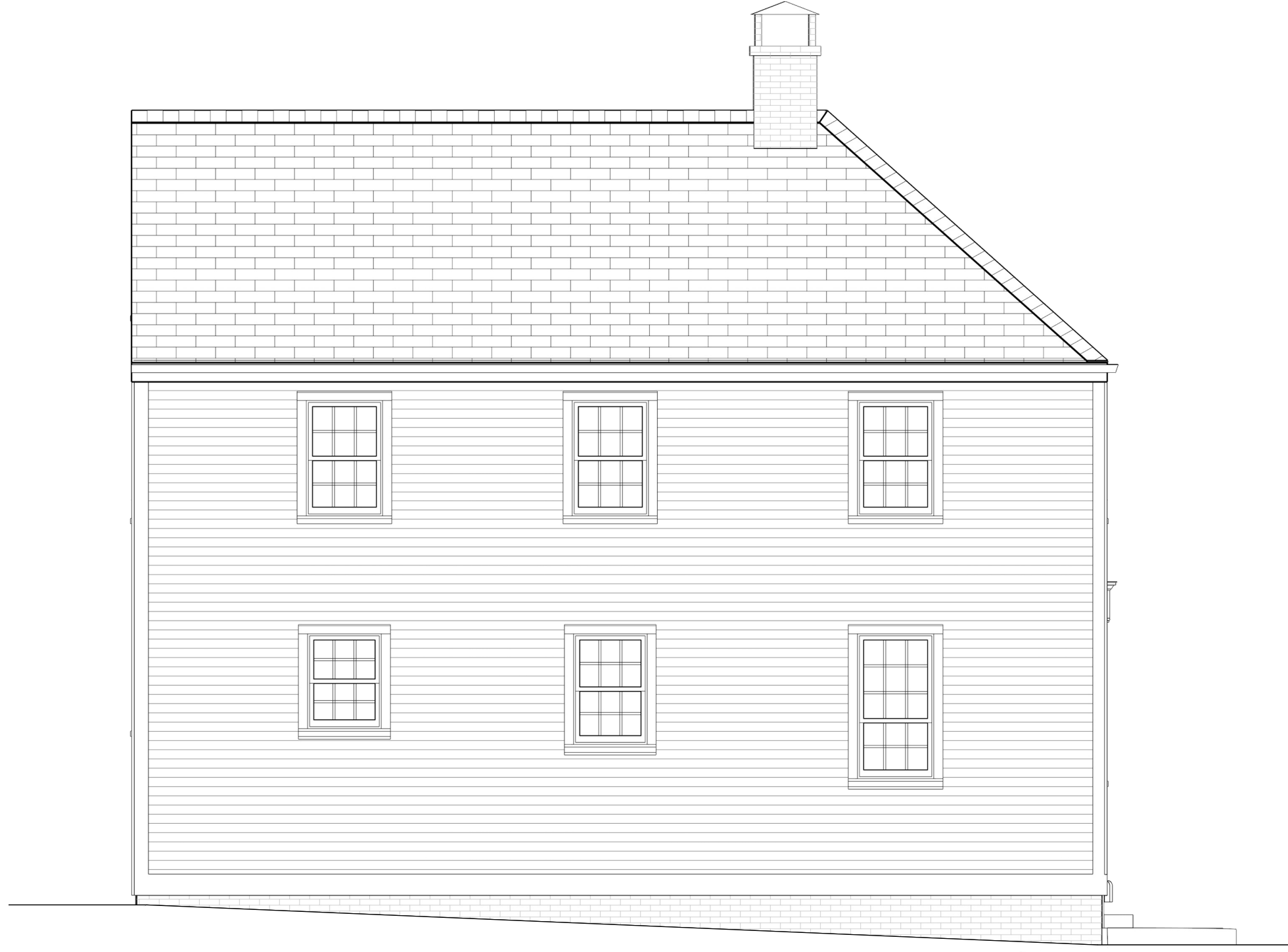
Revision Table		Revised By
Number	Date	

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



Revision Table		Revised By
Number	Date	

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



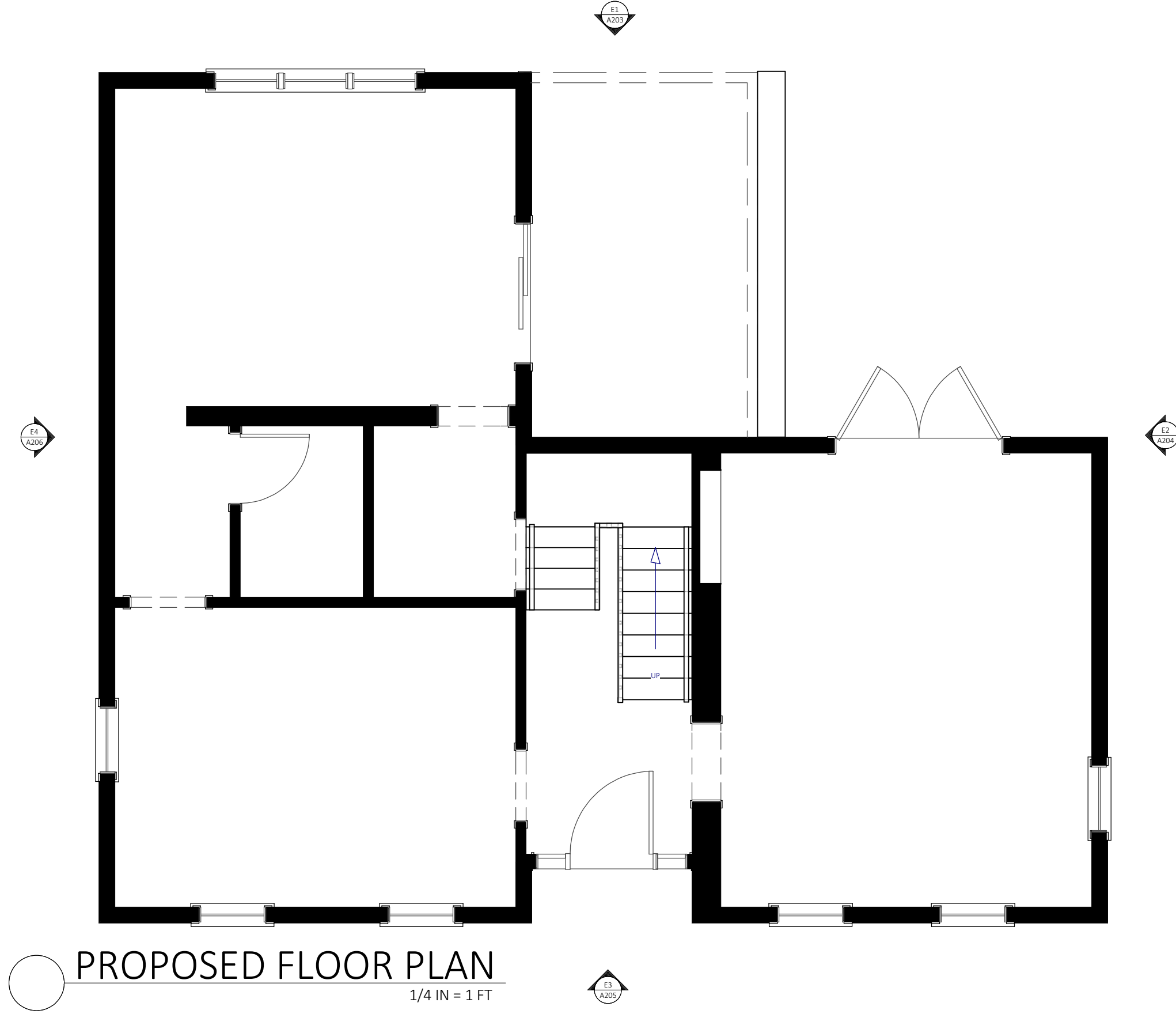
Revision Table		Revised By
Number	Date	

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

Date: 6/4/26
 Scale: 1/4" = 1' 0"
 Drawings Issued For: Conceptual Design

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

A201



PROPOSED FLOOR PLAN
1/4 IN = 1 FT

Revision Table		Revised By
Number	Date	

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

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 1
1/4 IN = 1 FT




ELEVATION 2
 1/4 IN = 1 FT

Revision Table		Revised By
Number	Date	

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



E3 ELEVATION 3
1/4 IN = 1 FT

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



E4 ELEVATION 4
1/4 IN = 1 FT

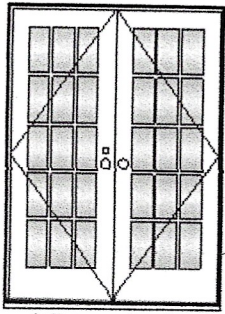
Revision Table		Revised By
Number	Date	

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

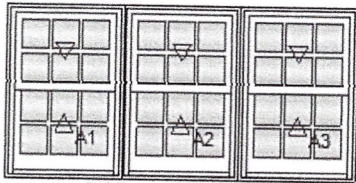


As Viewed From The Exterior

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" Jamb
 Thru Jamb Installation w/ Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change

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



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

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:

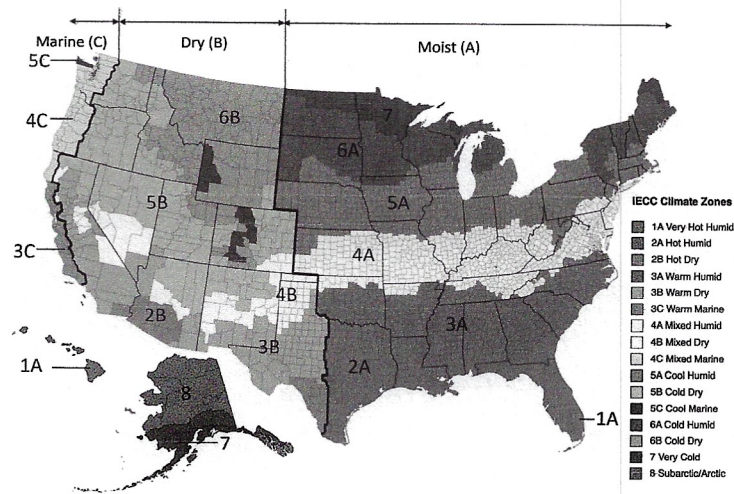
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

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.

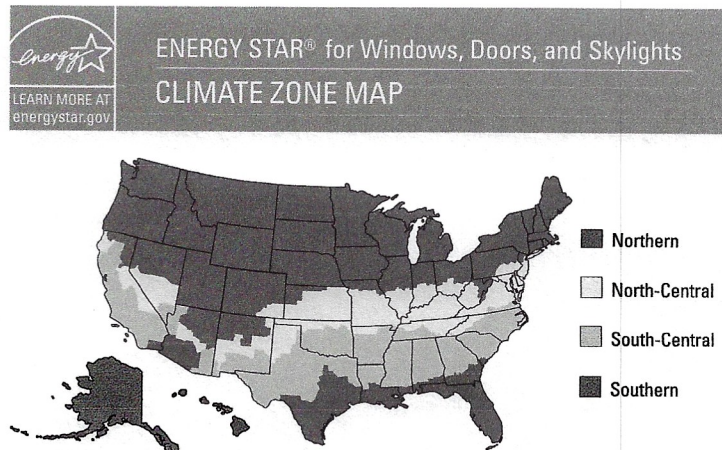
Code (residential, building or energy) Compliance:

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:

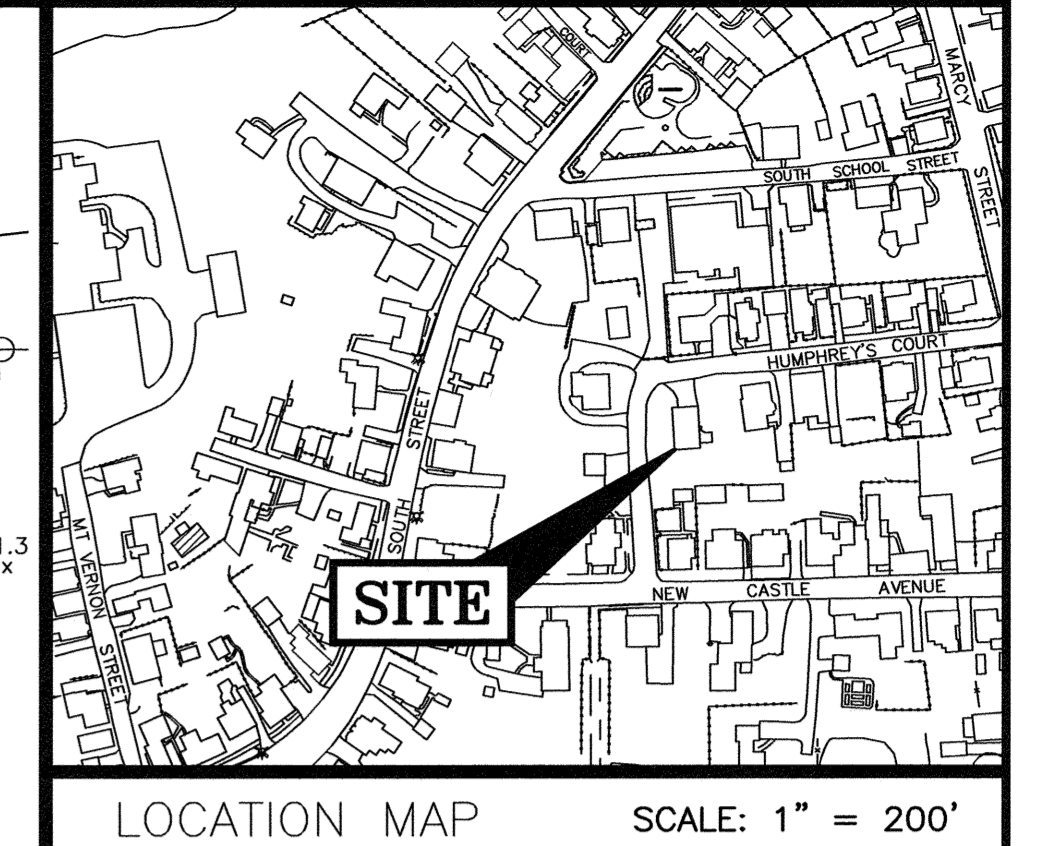
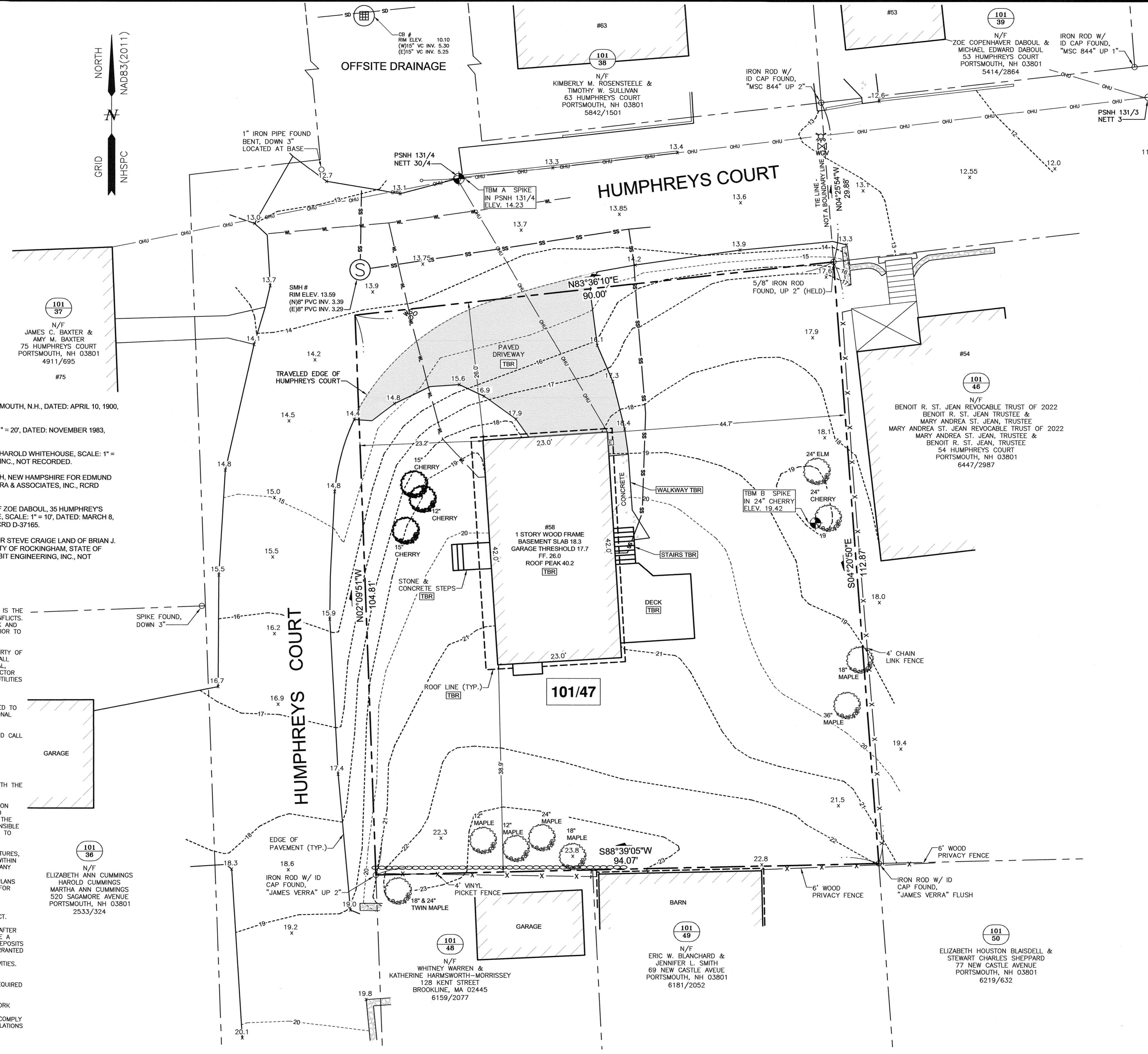
DESCRIPTION	SYMBOL
ASSESSOR'S MAP & LOT	
BENCHMARK	
FINISHED FLOOR	
HYDRANT	
IRON ROD / IRON PIPE FOUND	
RAILROAD SPIKE SET	
NOW OR FORMERLY	
SEWER MANHOLE	
SPOT ELEVATION	
TEMPORARY BENCHMARK	
TREE	
UTILITY POLE	
WATER GATE VALVE	
WATER SHUT OFF	
EDGE OF GRAVEL	
EDGE OF PAVEMENT	
FENCE	
MINOR FOOT CONTOUR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

PLAN REFERENCES:

- 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.
- 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.
- SKETCH OF LAND, 58 HUMPHREYS COURT PORTSMOUTH, N.H., FOR HAROLD WHITEHOUSE, SCALE: 1" = 20', DATED: 8/31/98, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.
- 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.
- 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.
- STANDARD BOUNDARY SURVEY TAX MAP 101 LOT 43, PREPARED FOR STEVE CRAIG LAND OF BRIAN J. BEDNAREK, 10 HUMPHREY'S COURT CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 10', DATED: 4/10/17, PREPARED BY AMBIT ENGINEERING, INC., NOT RECORDED.

DEMOLITION NOTES:

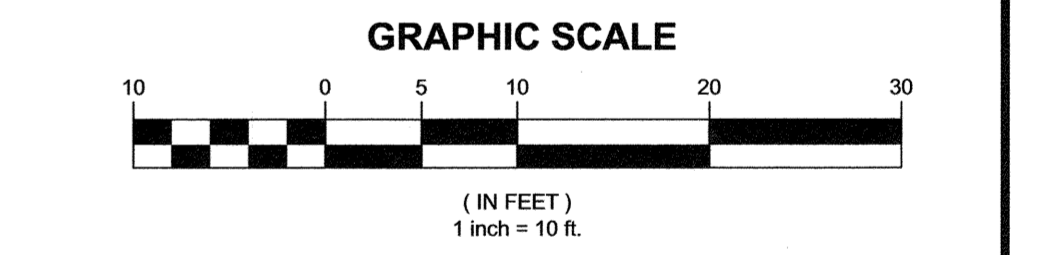
- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR 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.
- 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.
- 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.
- SAWOUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- 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.



NOTES:

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 101 AS LOT 47.
- OWNERS OF RECORD:
ROBERT M. SNOVER REVOCABLE TRUST
DARCY E. DAVIDSON, TRUSTEE
ROBERT M. SNOVER, TRUSTEE
60 T.J. GAMESTER AVENUE
PORTSMOUTH, NH 03801
6589/369
RCRD PLAN # 0092 LOTS 98.10
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
- EXISTING LOT AREA:
10,005 S.F.
0.2297 ACRES
- PARCEL IS LOCATED IN GENERAL RESIDENCE B (GRB) AND HISTORIC OVERLAY DISTRICT.
- 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%
- VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 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.
- ABUTTING STRUCTURE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY.



0	03/06/26	ISSUED FOR COMMENT	SJR	JRC
REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
PERMIT PLANS				
HALEY WARD				
ENGINEERING ENVIRONMENTAL SURVEYING				
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				
DATE	MARCH 2026	SCALE	1" = 10'	
DRAWN BY	SJR	DESIGNED BY	CHECKED BY JRC	
PROJECT NO.	5010515	FIELD BOOK & PAGE	FB 379 PG 45	
DRAWING NO.	C101			REV. 1

FILE LOCATION: P:\NH\2026\101-ROBERT_SNOVER\101-47 HUMPHREYS COURT, PORTSMOUTH - CS\GIS\CADD_FILES\2026\101-47.DWG, 2026.03.11, 1:17 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



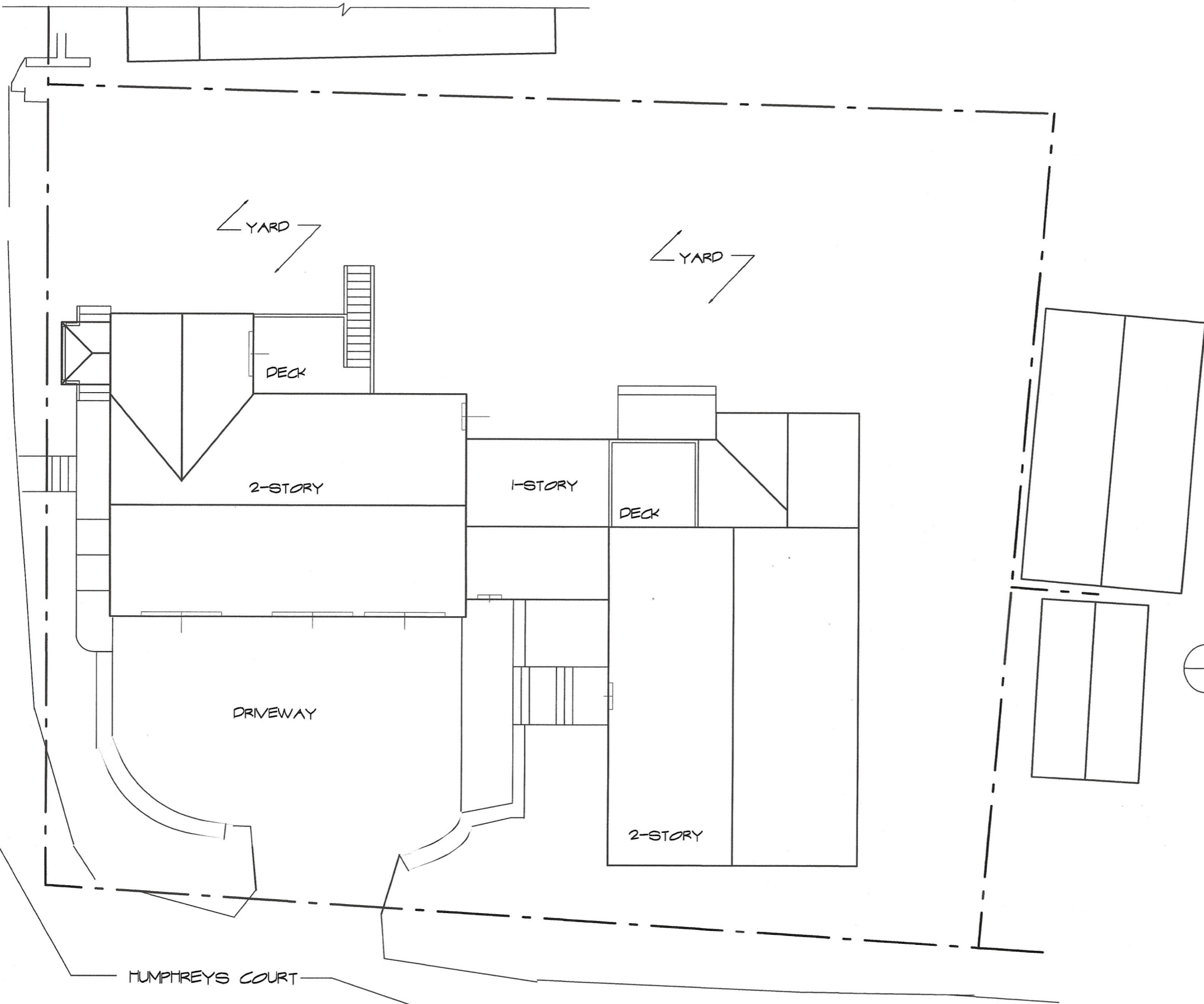
59 New Castle Ave





View to New Castle Ave



39 New Castle Ave




 SCHEMATIC ROOF PLAN
 SCALE : 1/12" = 1' 0"


CONCEPT DESIGN
58 HUMPHREYS COURT
PORTSMOUTH, NH

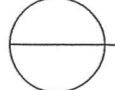
801 Islington St, Suite 32
 Portsmouth, NH 03801
 603-502-4387
 archwhit@aol.com



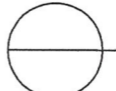
ANNE WHITNEY ARCHITECT

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




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
 603-502-4357
 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

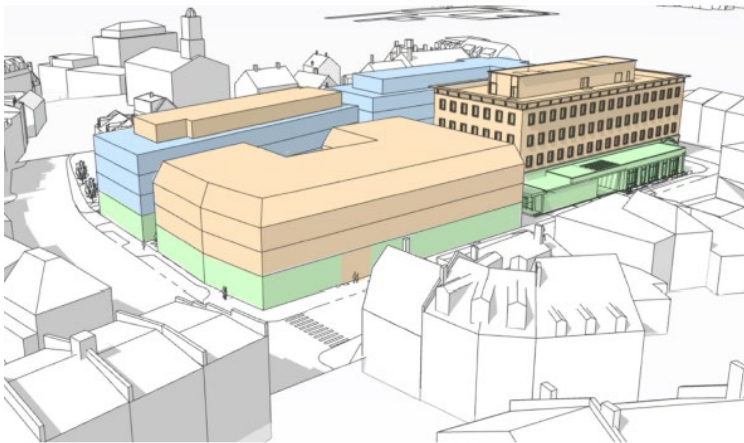


B. Proposed Work: Renovations to the existing structure and the Construction of three multi-story buildings on the site.

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
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

An aerial photograph of a city, likely New York City, showing a river and a suspension 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

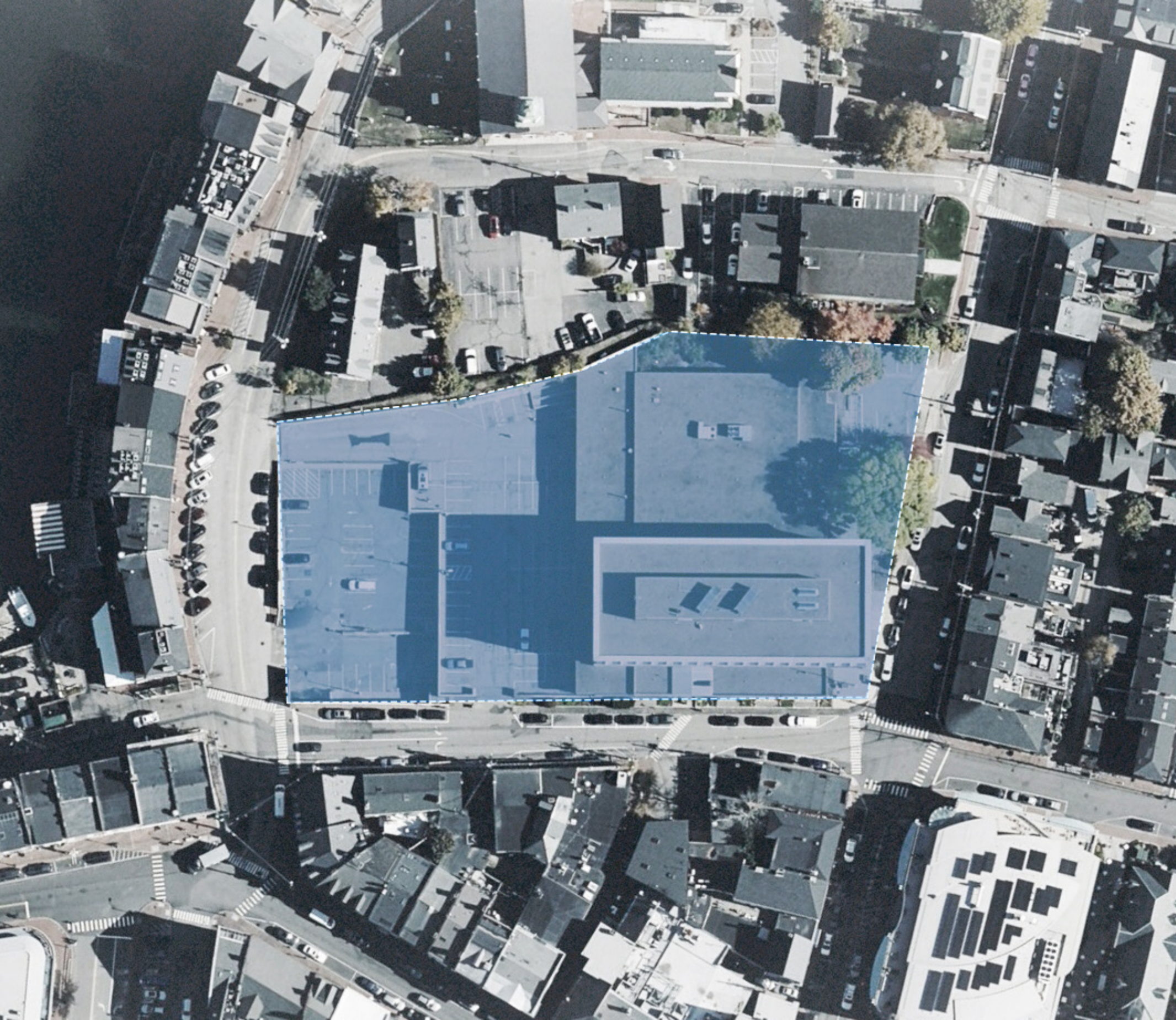
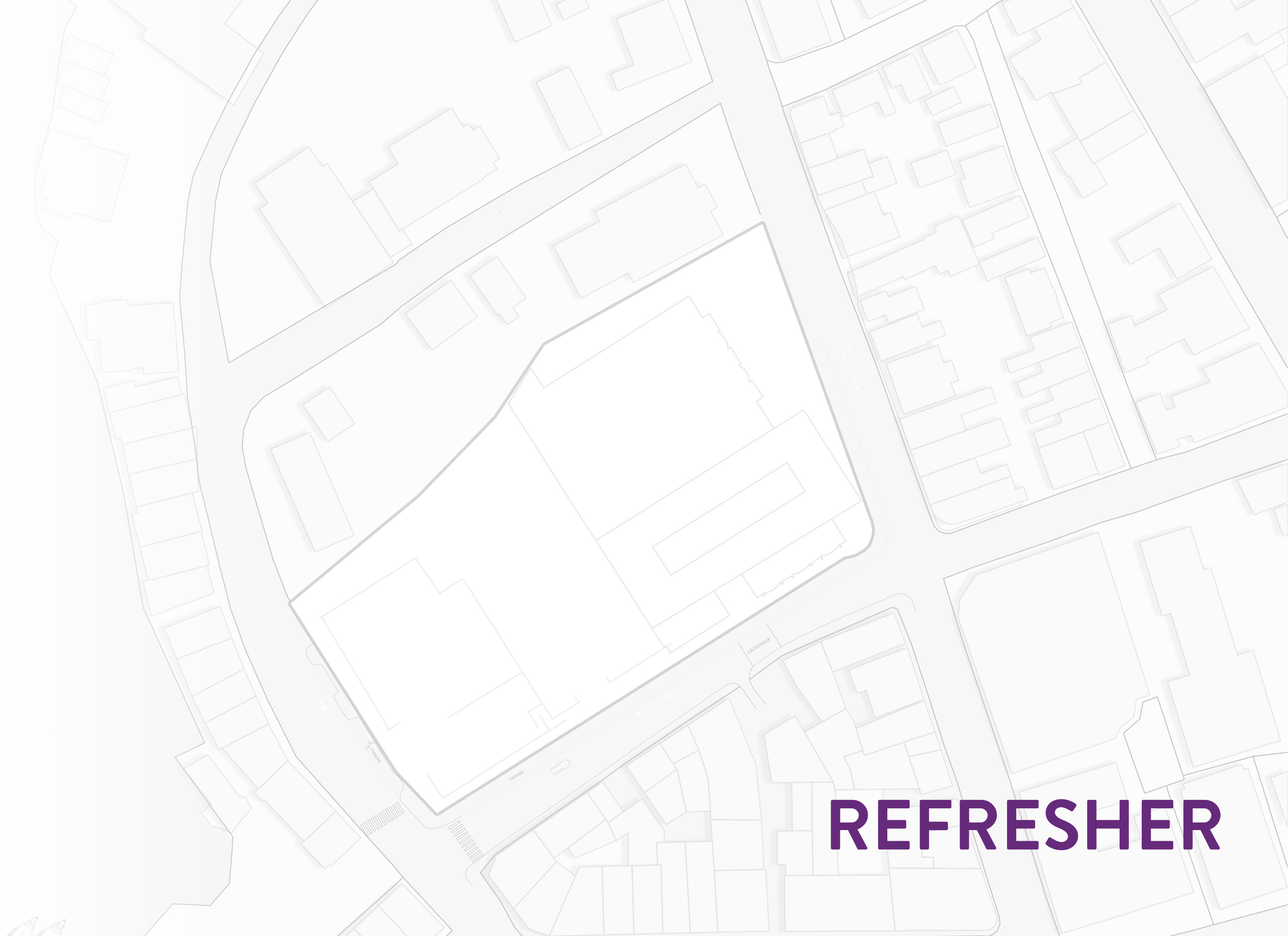


TABLE OF CONTENTS

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.



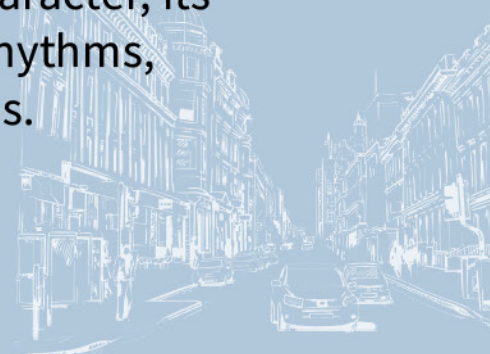
COMMUNITY

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



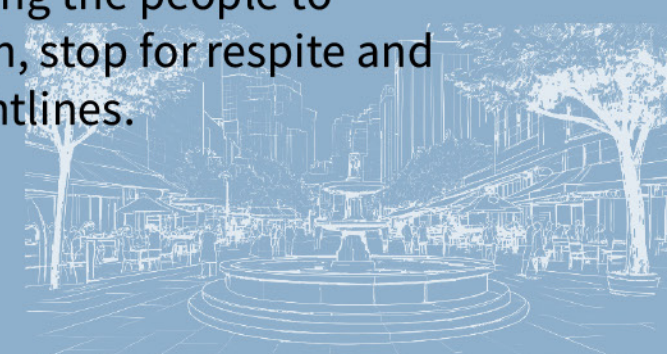
CONTEXTUAL

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.



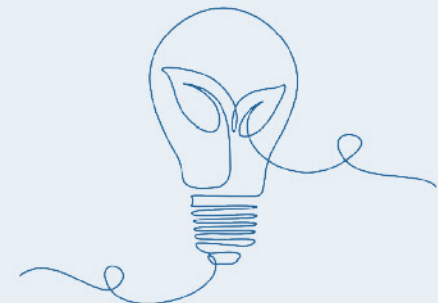
ACCESSIBILITY

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

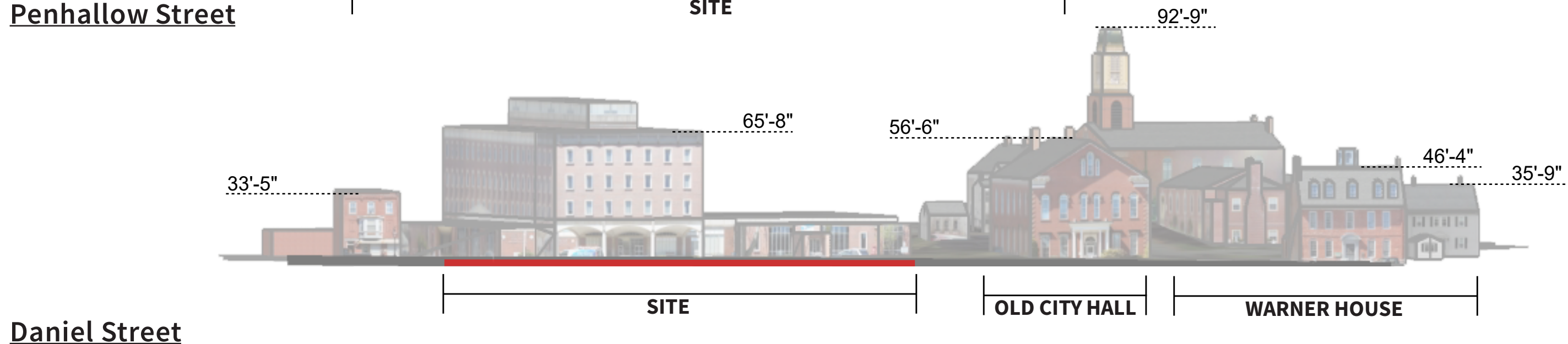
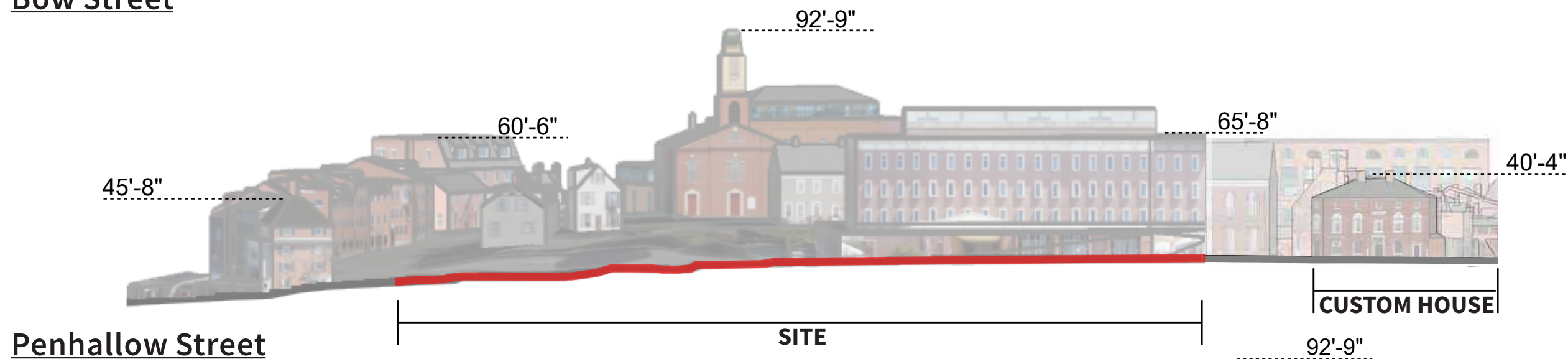
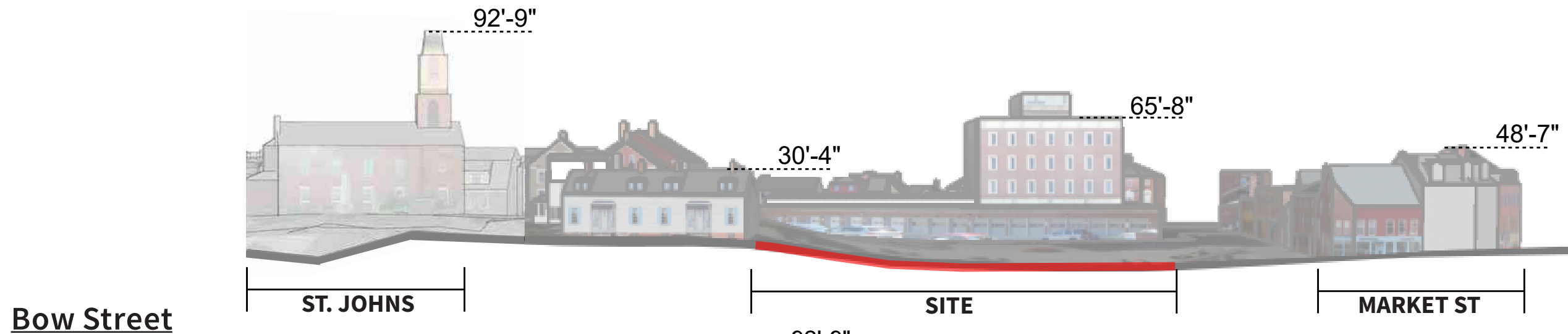


SUSTAINABILITY

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

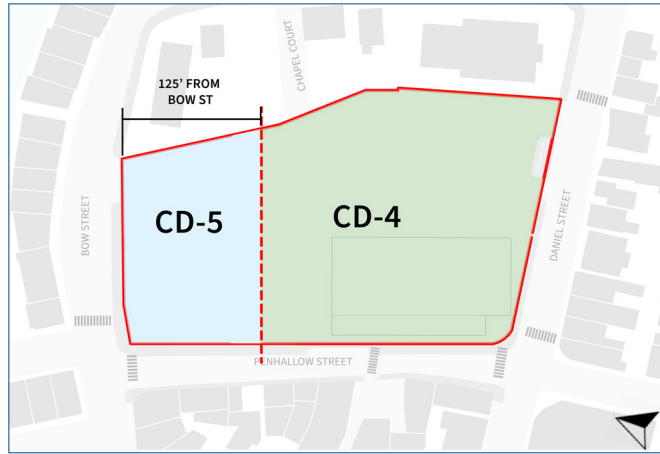


Observations

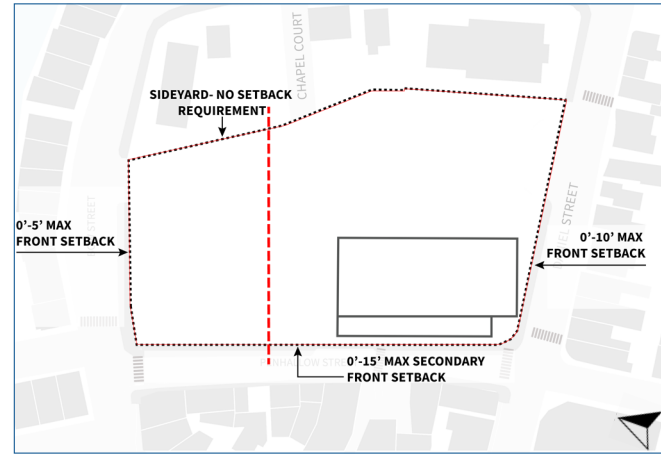
- 1 Urban Land Use Pattern
- 2 Pedestrian Connections
- 3 Relationship to Neighborhood Scale
- 4 Site Activity
- 5 Pedestrian Safety
- 6 Commercial Reactivation
- 7 View Corridors
- 8 Accessibility
- 9 Site Grading Challenges
- 10 Single Story Section
- 11 Parking
- 12 Historic Preservation

Historic District and Zoning Reference Diagrams

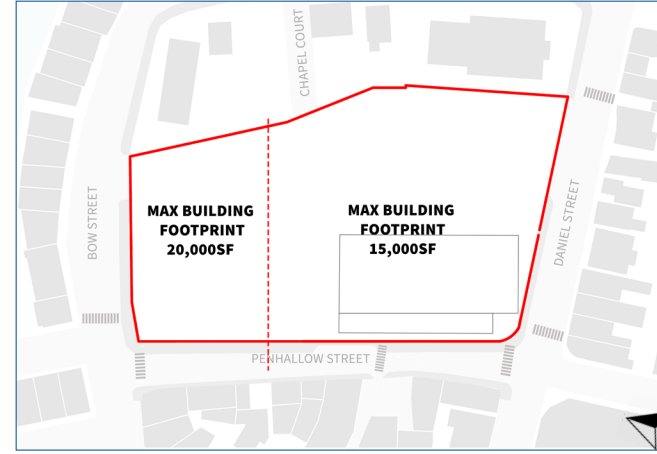
Character Districts



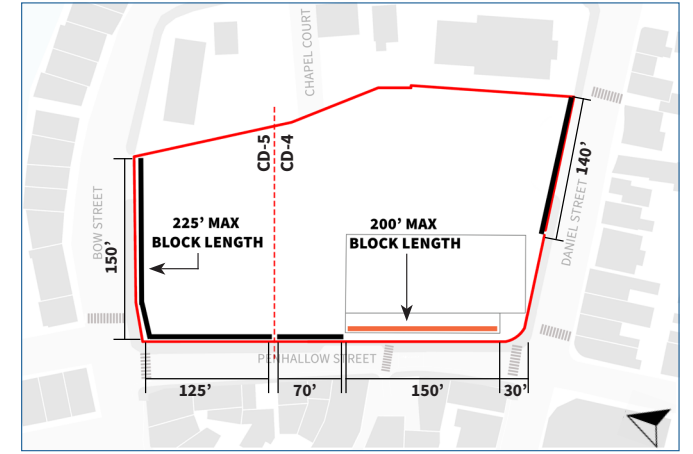
Building Setbacks



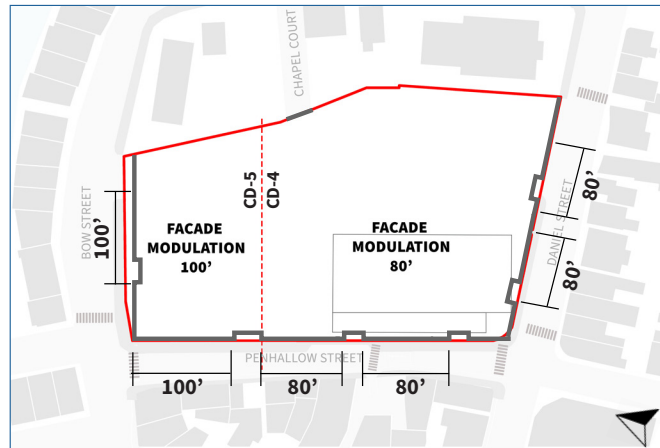
Building Footprint



Building Block Length



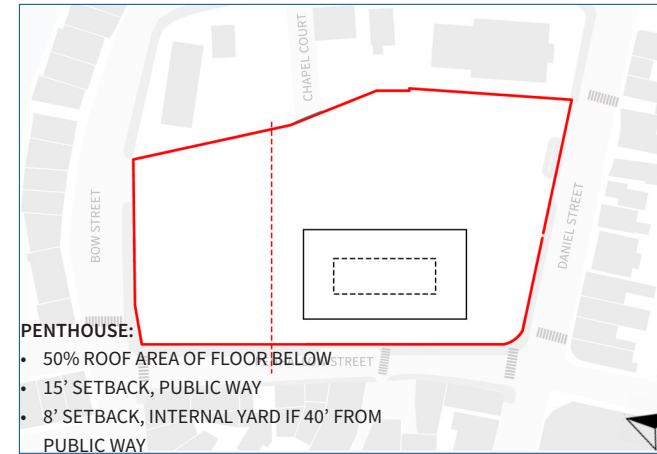
Facade Modulation



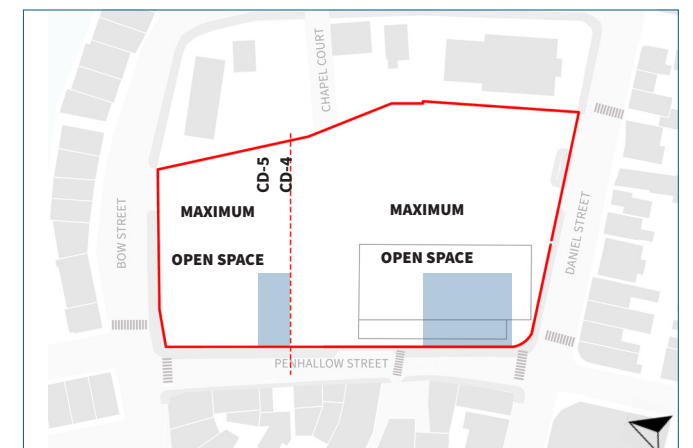
Lot Coverage



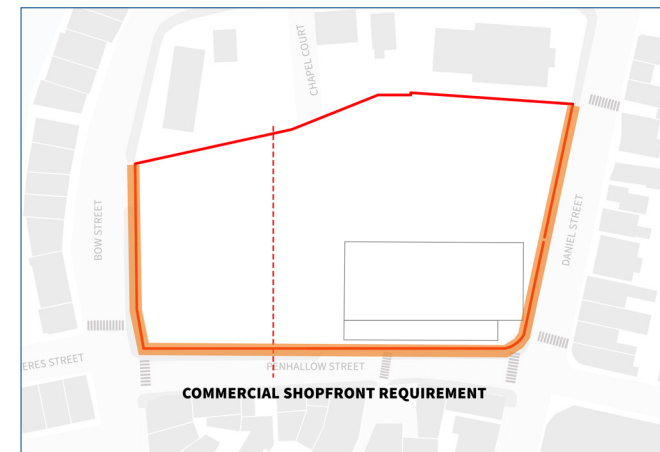
Penthouse Option



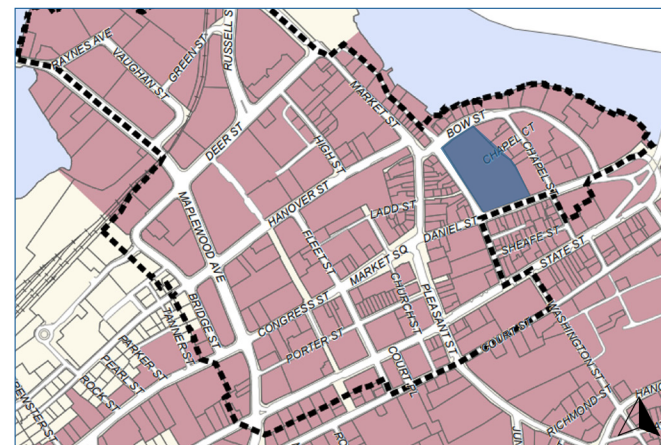
Open Space



Shopfronts

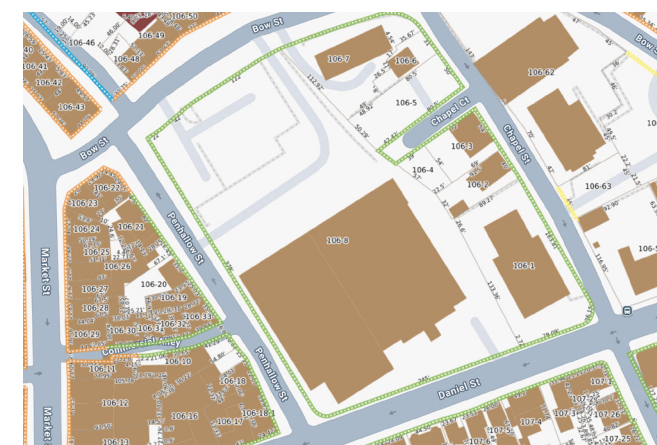


Overlay Districts

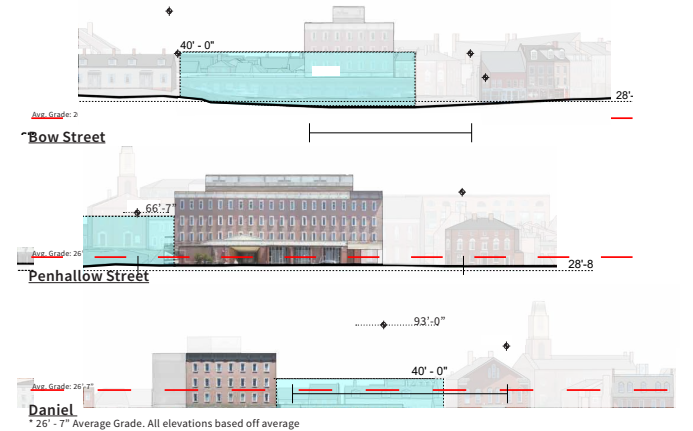


DOD Downtown Overlay District
 HD Historic District

Building Height / Zoning



Building Heights

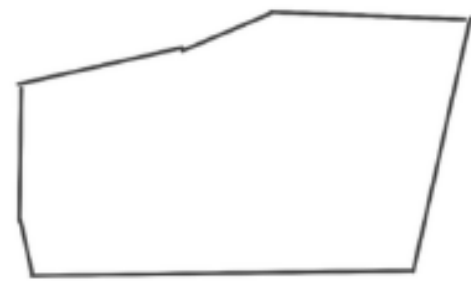


Linden Square: The McIntyre Block
 Portsmouth, New Hampshire
80 D Street, LLC

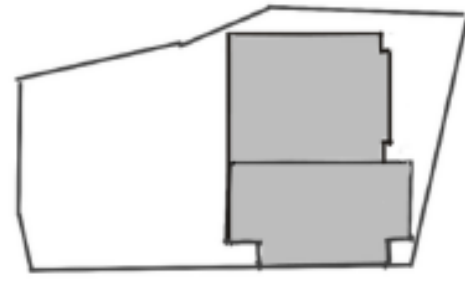
Concepts

Thought Process

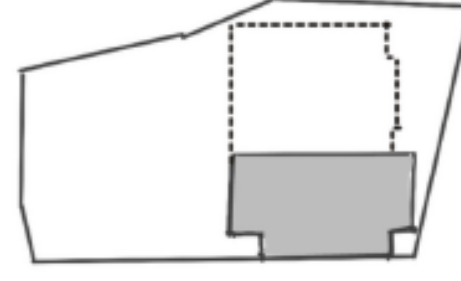
A series of process diagrams illustrating how preliminary massing is shaped by integration of zoning requirements, programmatic desires, and the site's unique constraints / opportunities. This may yield shapes and forms that not only are critical for program requirements but also assist in creating dynamic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



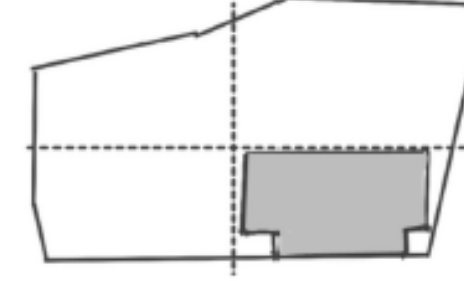
Site



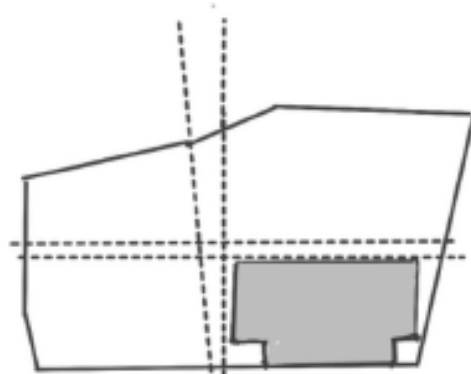
Existing McIntyre



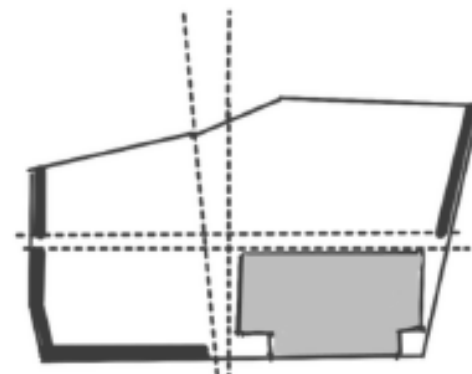
Single Story Removal



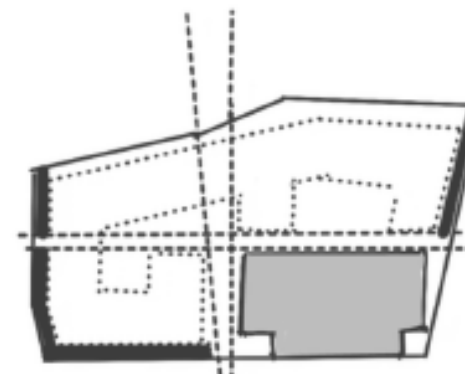
Through Site Passage



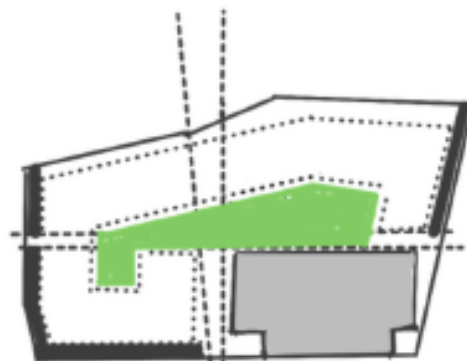
Cross Site View Corridor



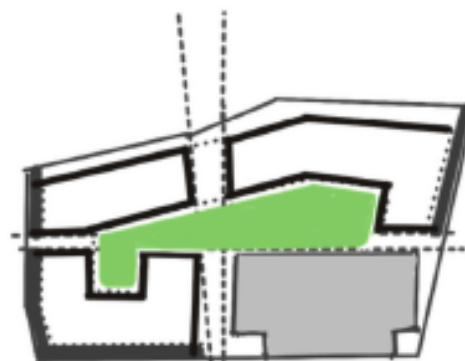
Restricting Street Edges



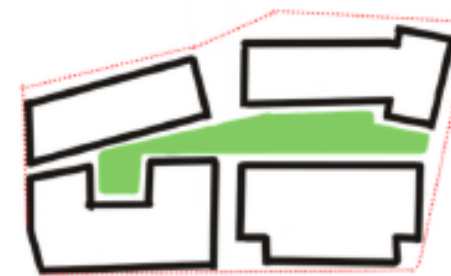
Planning Width (60')



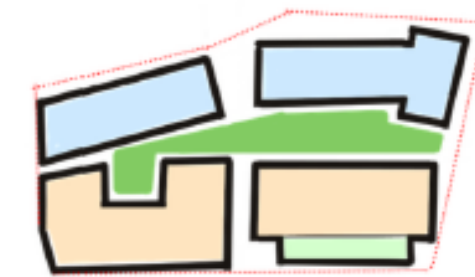
Desired Open Space



Footprints 15K & 20K SF



Site Profile



Use Programming

Massing Strategy

01 Courtyards

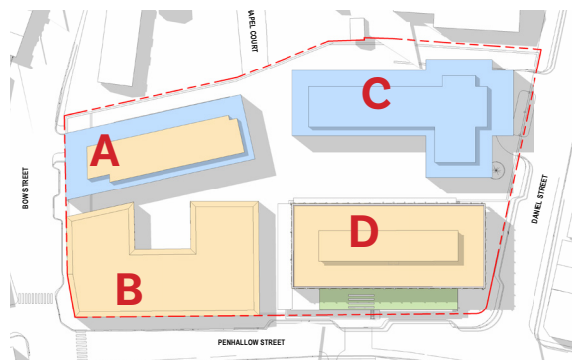
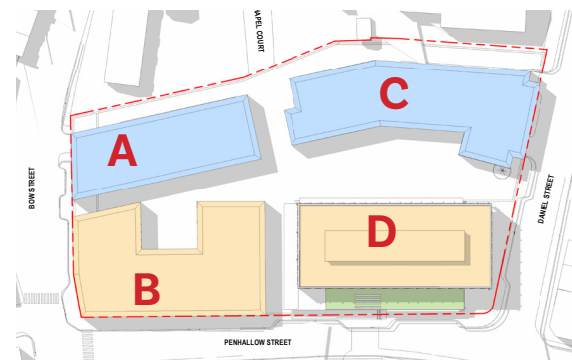
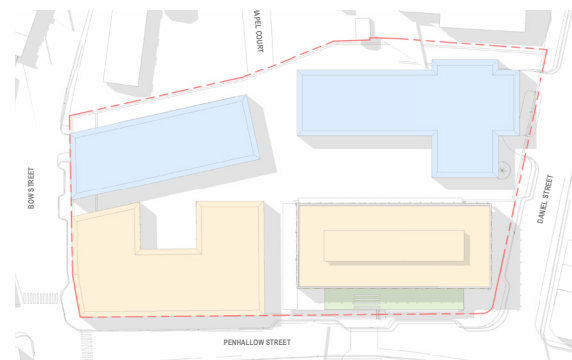
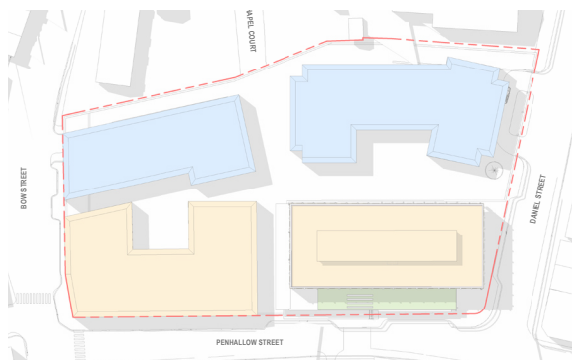
02 Courtyard & Plaza

03 Extended Courtyard and Extended Plaza

04 CUP

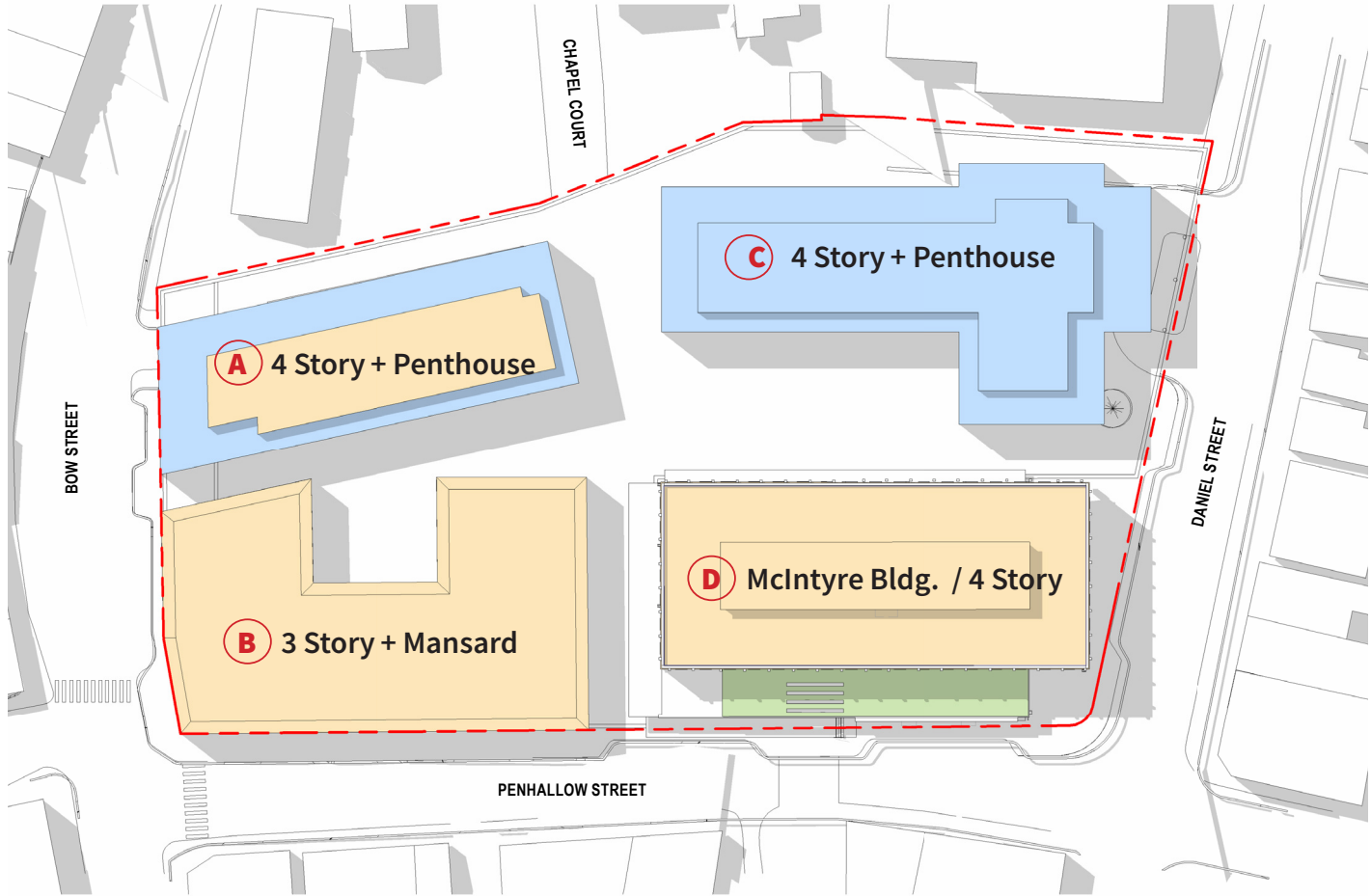
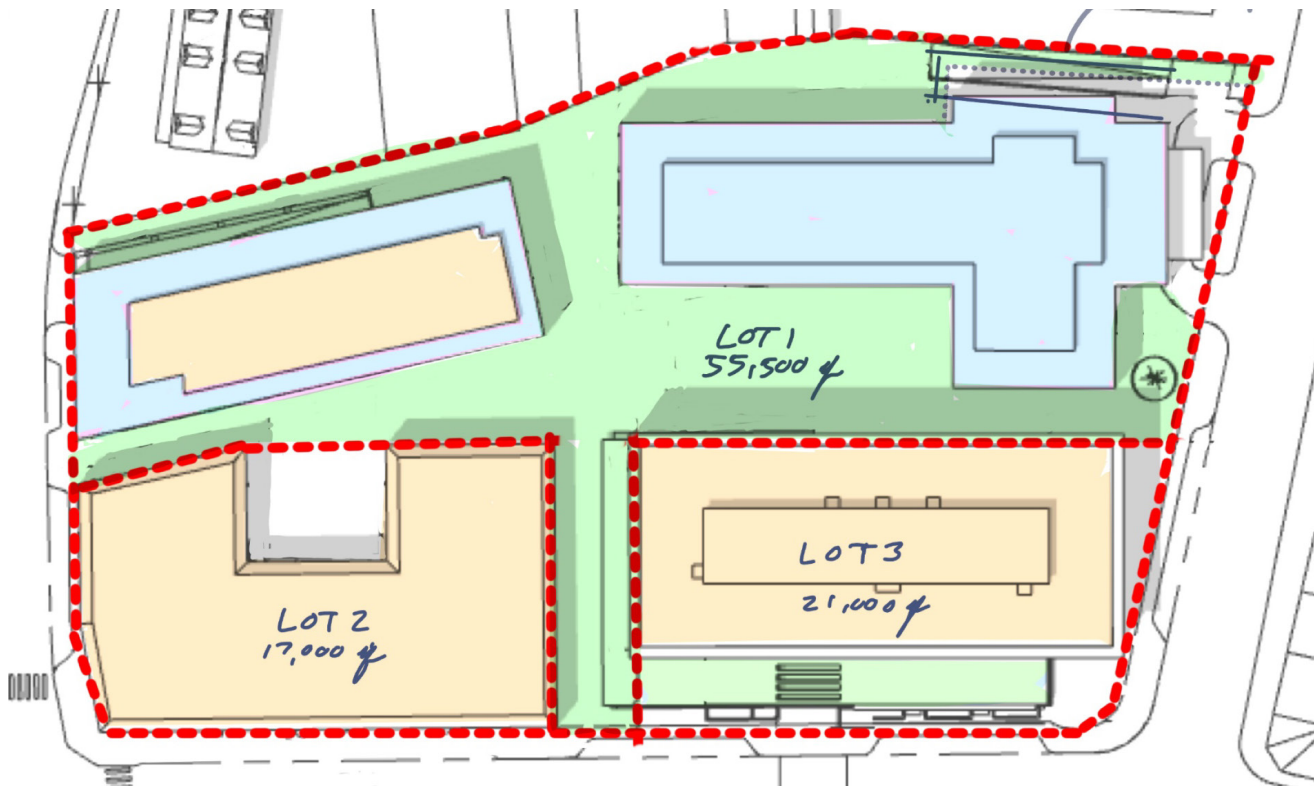
We previously presented four concept options. The first three share a broadly similar organizational framework. Building C (on Daniel St.) has the most change in response to site geometry, street alignments, and its relationship to surrounding buildings.

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)

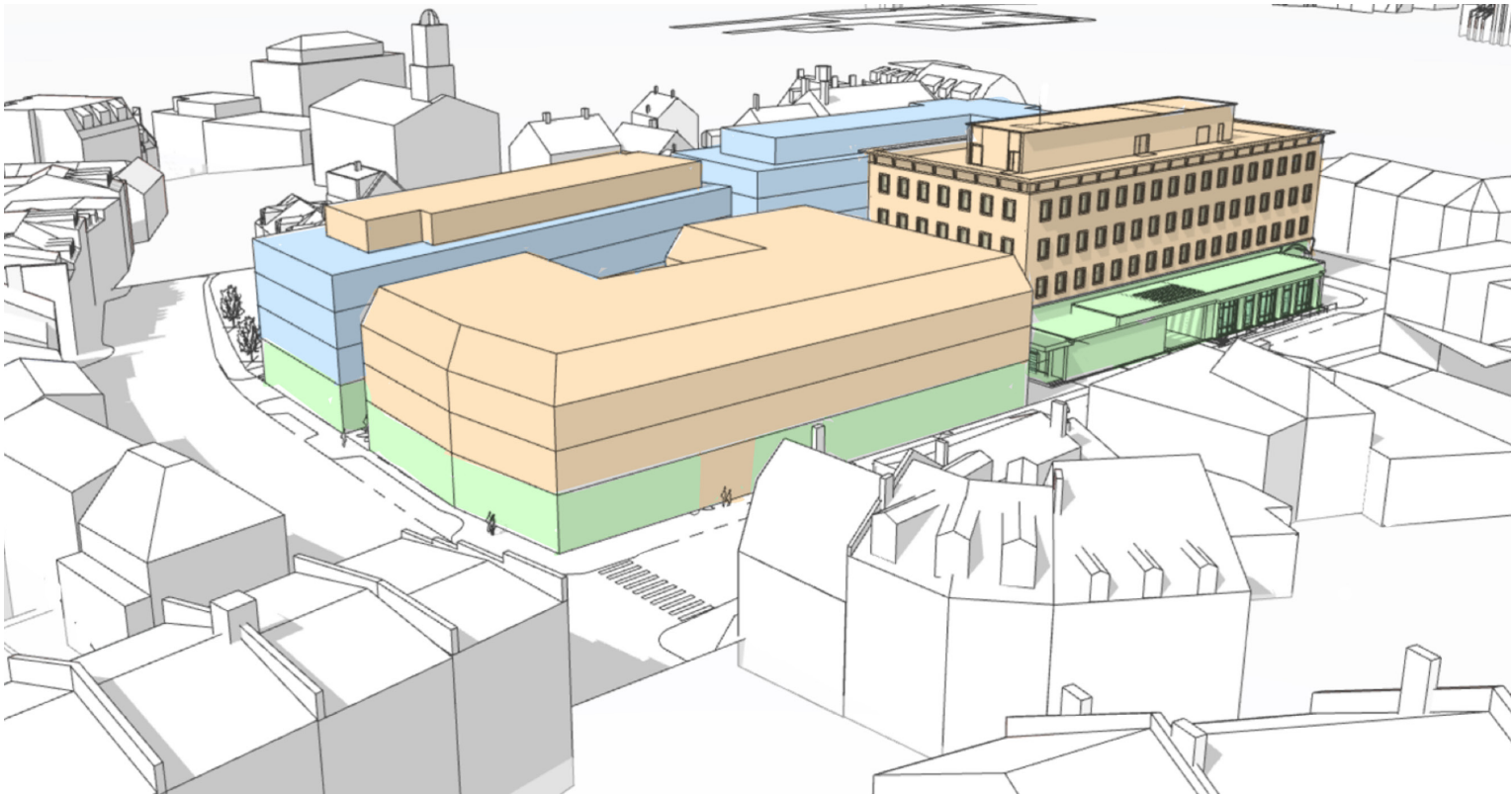
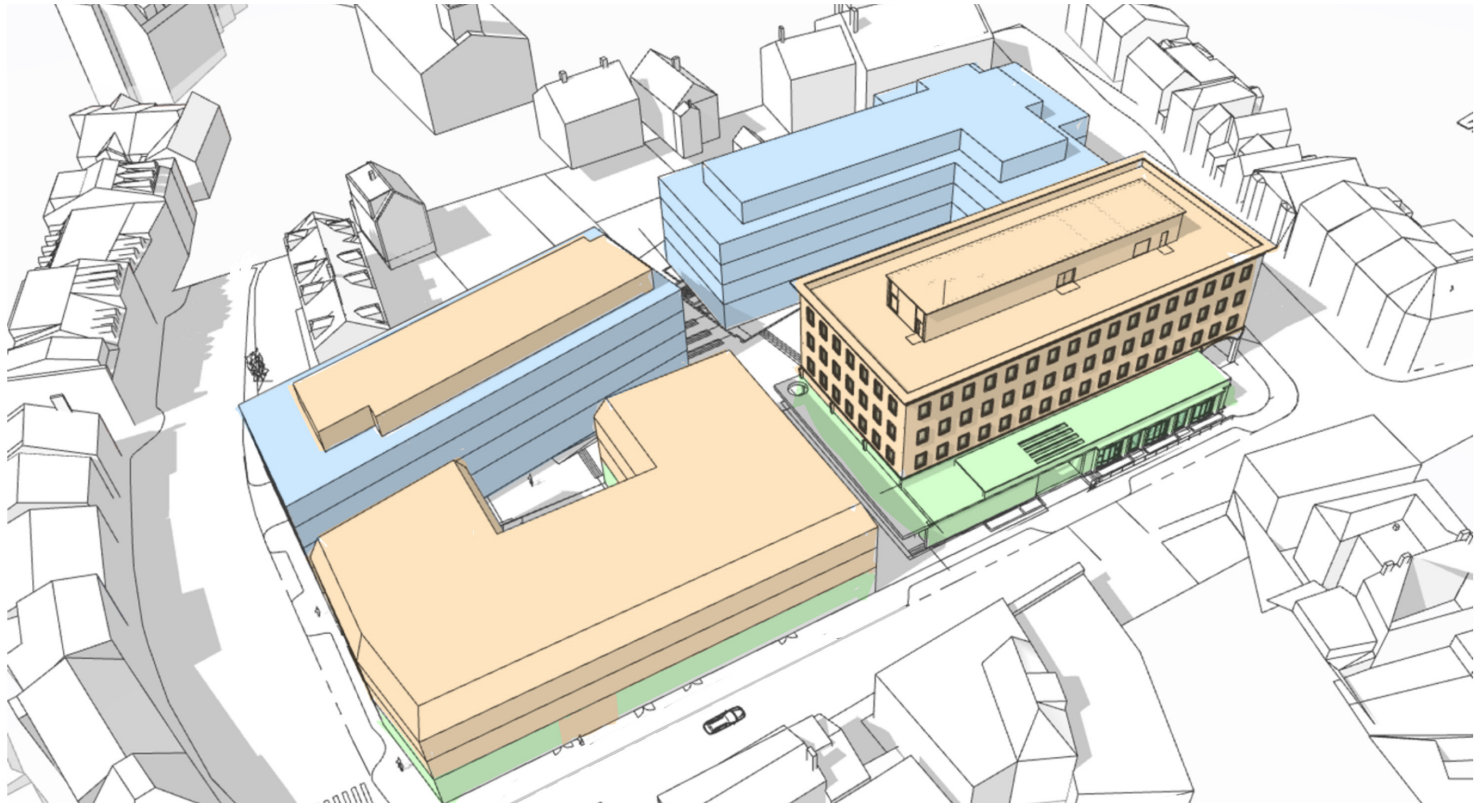


■	Commercial / Hospitality
■	Residential / Mixed Use
■	Commercial / Retail

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



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



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.

Linden Square: The McIntyre Block

Portsmouth, New Hampshire

80 D Street, LLC

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.

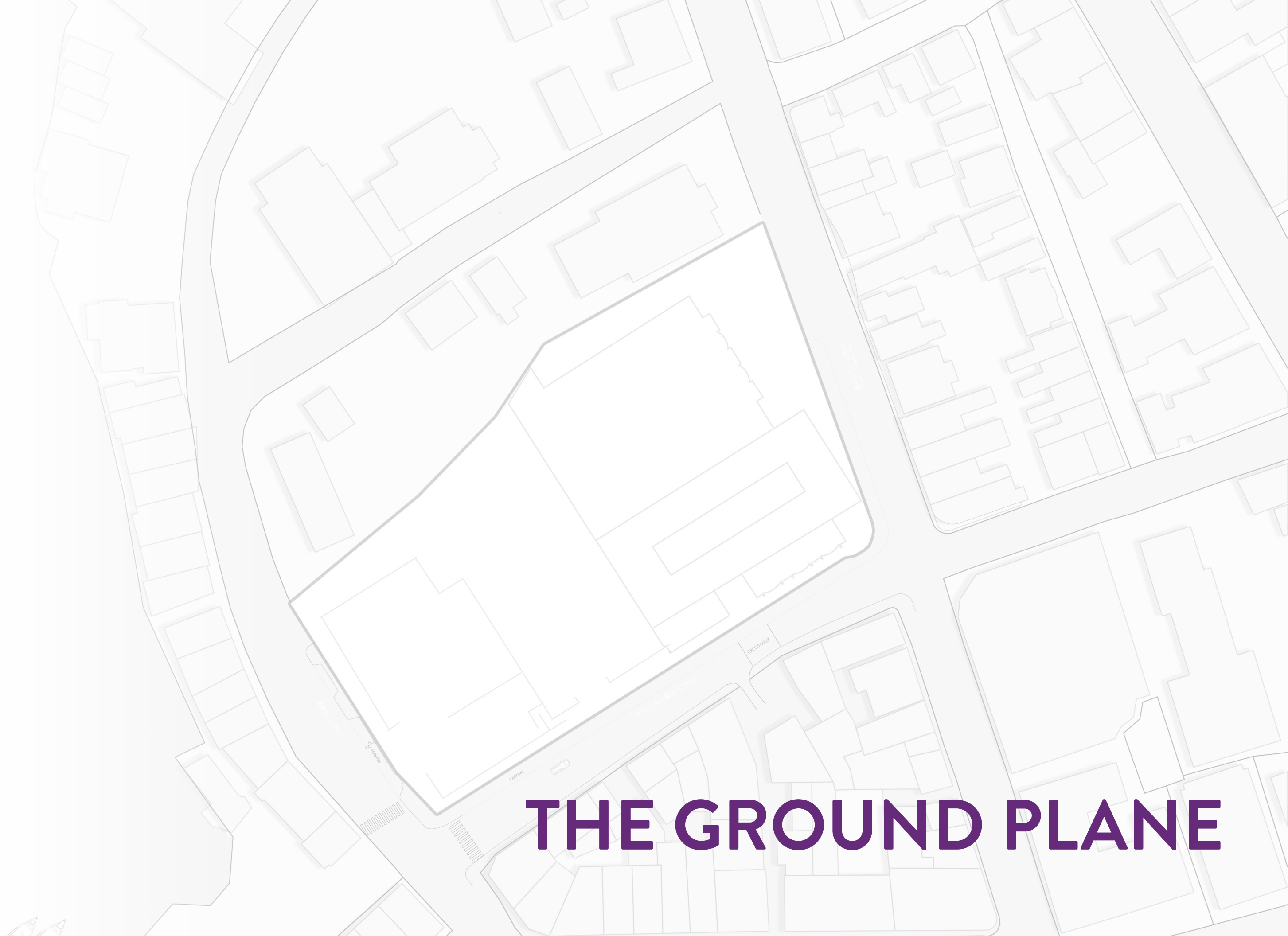
Leveraging the site constraints, building context orientation, appropriate scale of usable open space - how can **dynamic** buildings create **dynamic** space:

- 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.

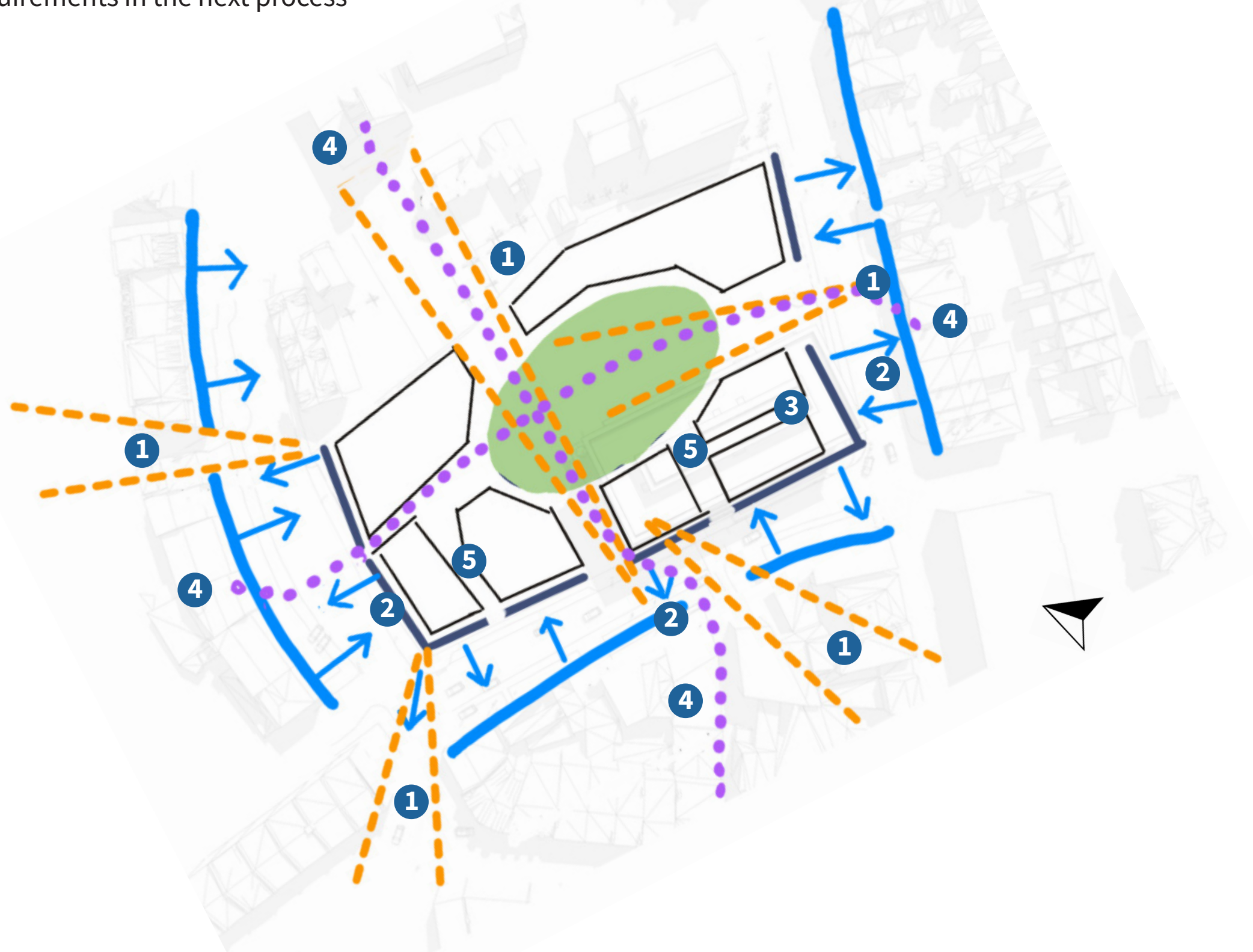




THE GROUND PLANE

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)
.....
Pedestrian Connectivity (primary)
- 4
.....
- 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

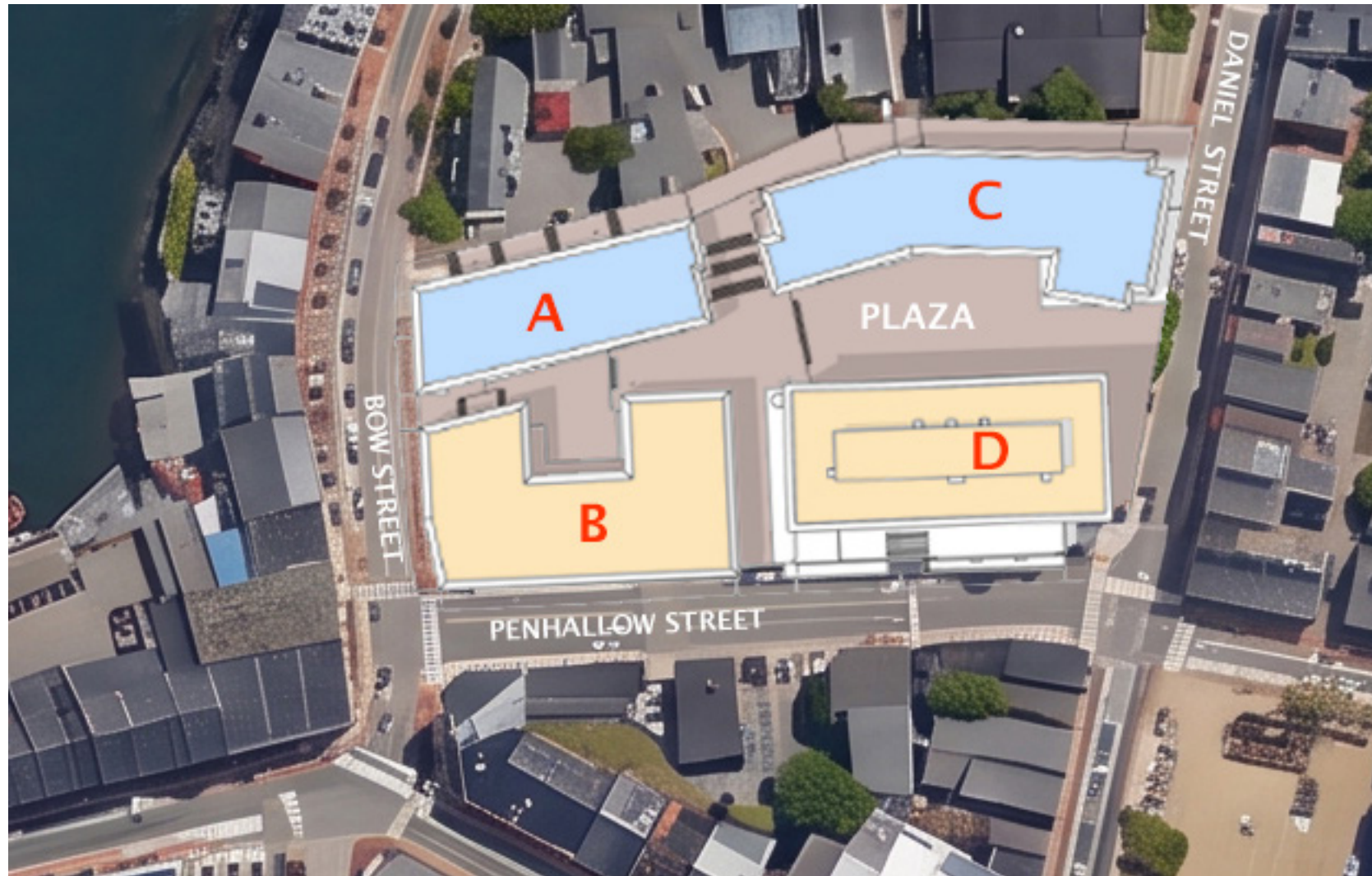
Residential / Mixed-Use

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

CONTEXTUAL INFLUENCE



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

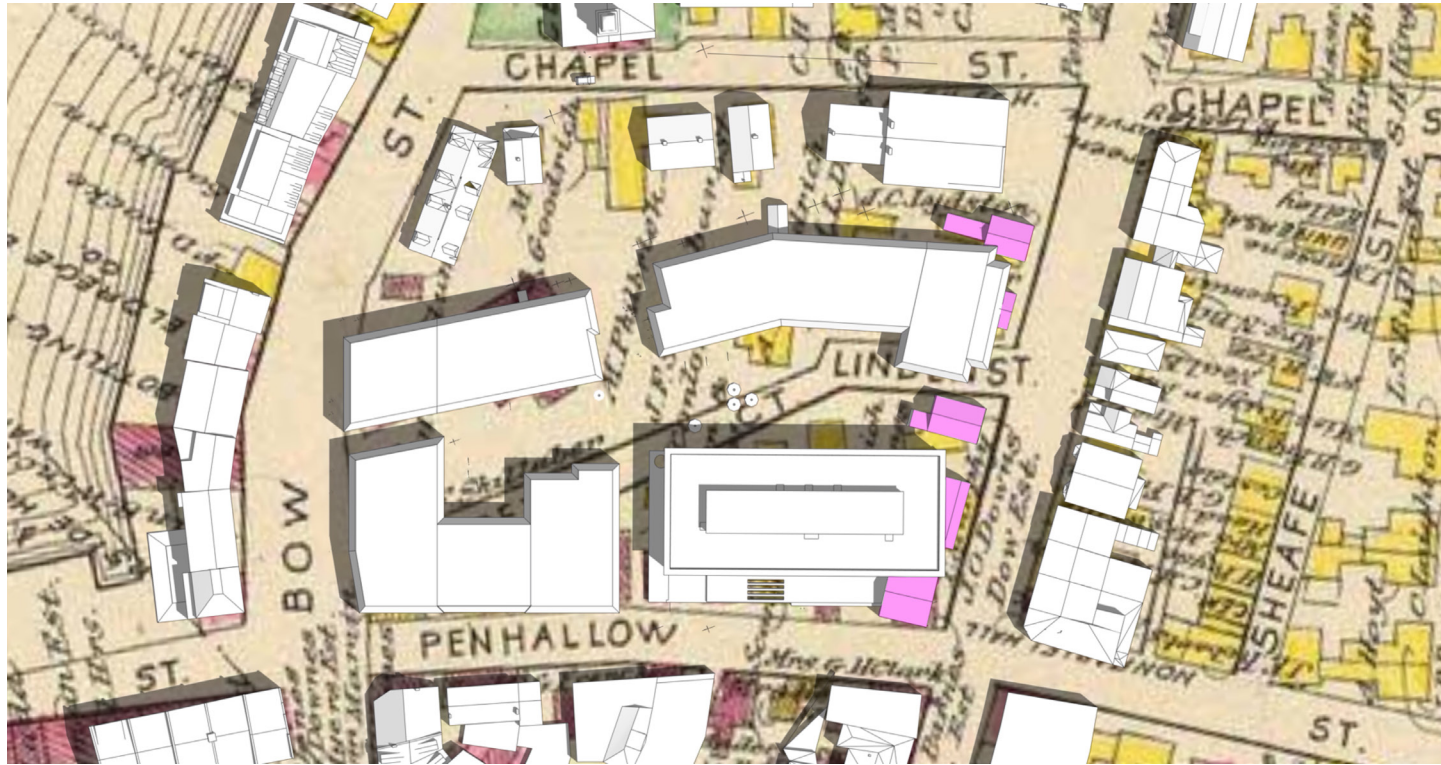


KEY DESIGN CONSIDERATIONS

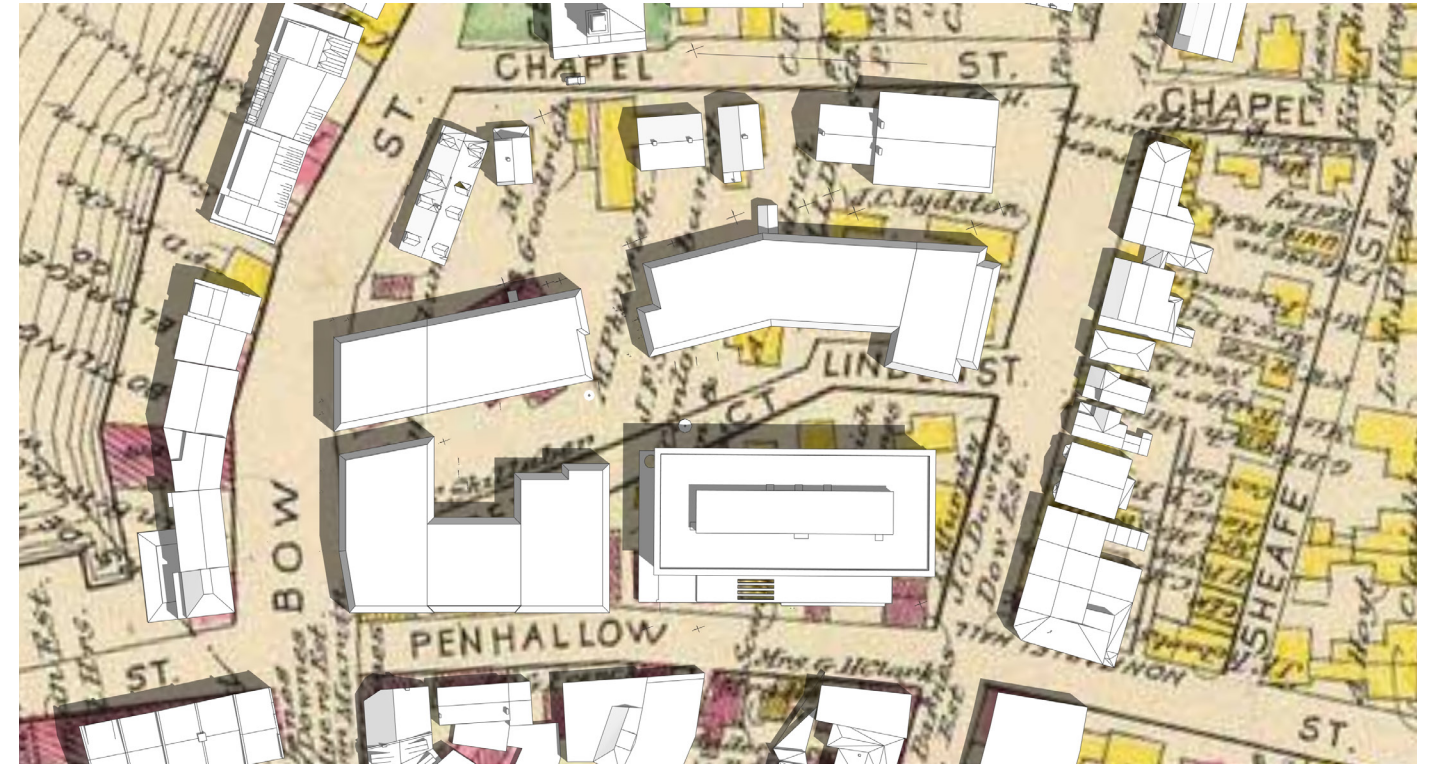
- Sight Lines / Views
- Site Porosity / Cut-Throughs
- Pedestrian Connectivity
- Access / ADA / Safety
- Meaningful and Programmable Open Space
- Context / Site Constraints
- Entries
- Corners / Edges
- Facade Rhythm / Modulation
- Scale and Proportion
- Materiality Inspiration

URBAN RENEWAL OVERLAY

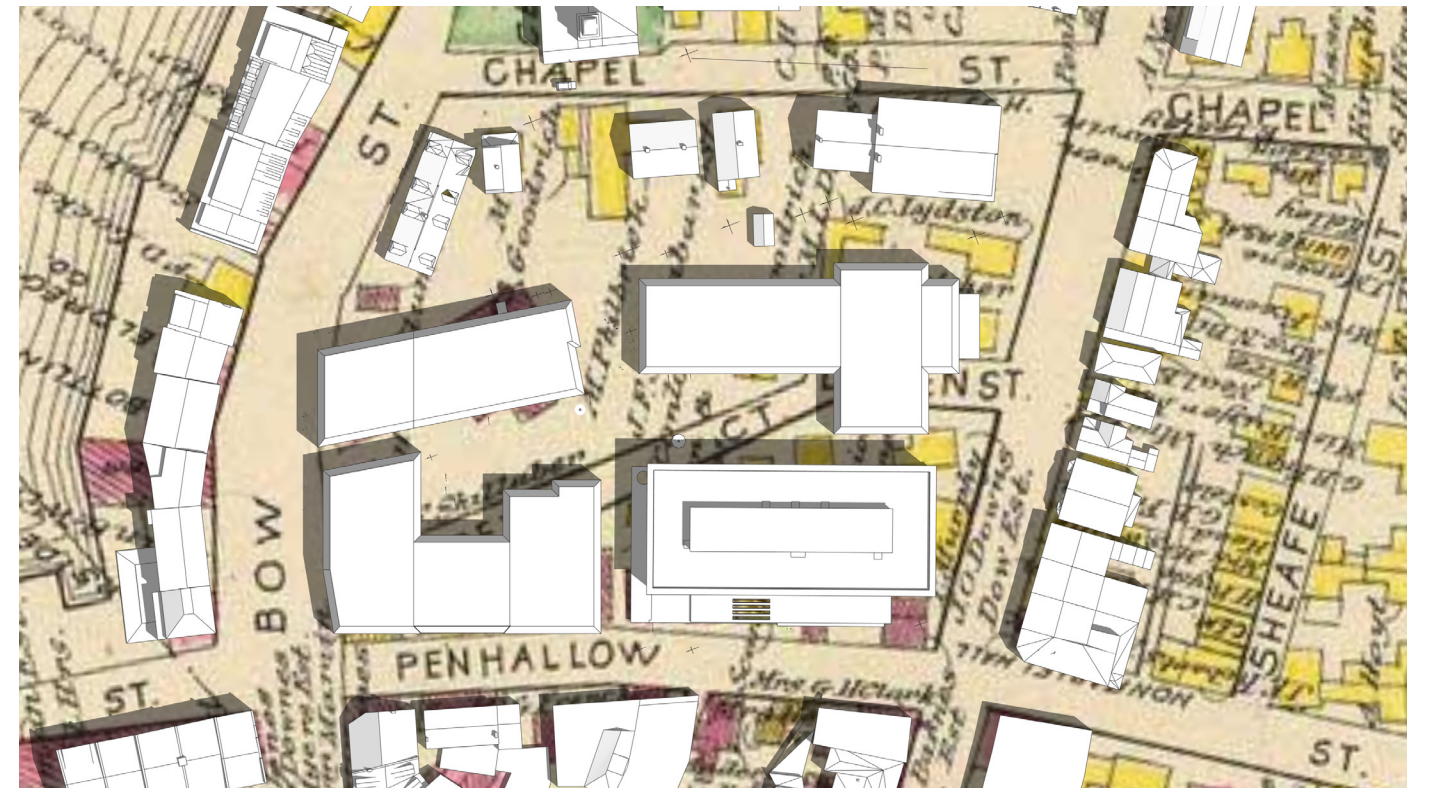
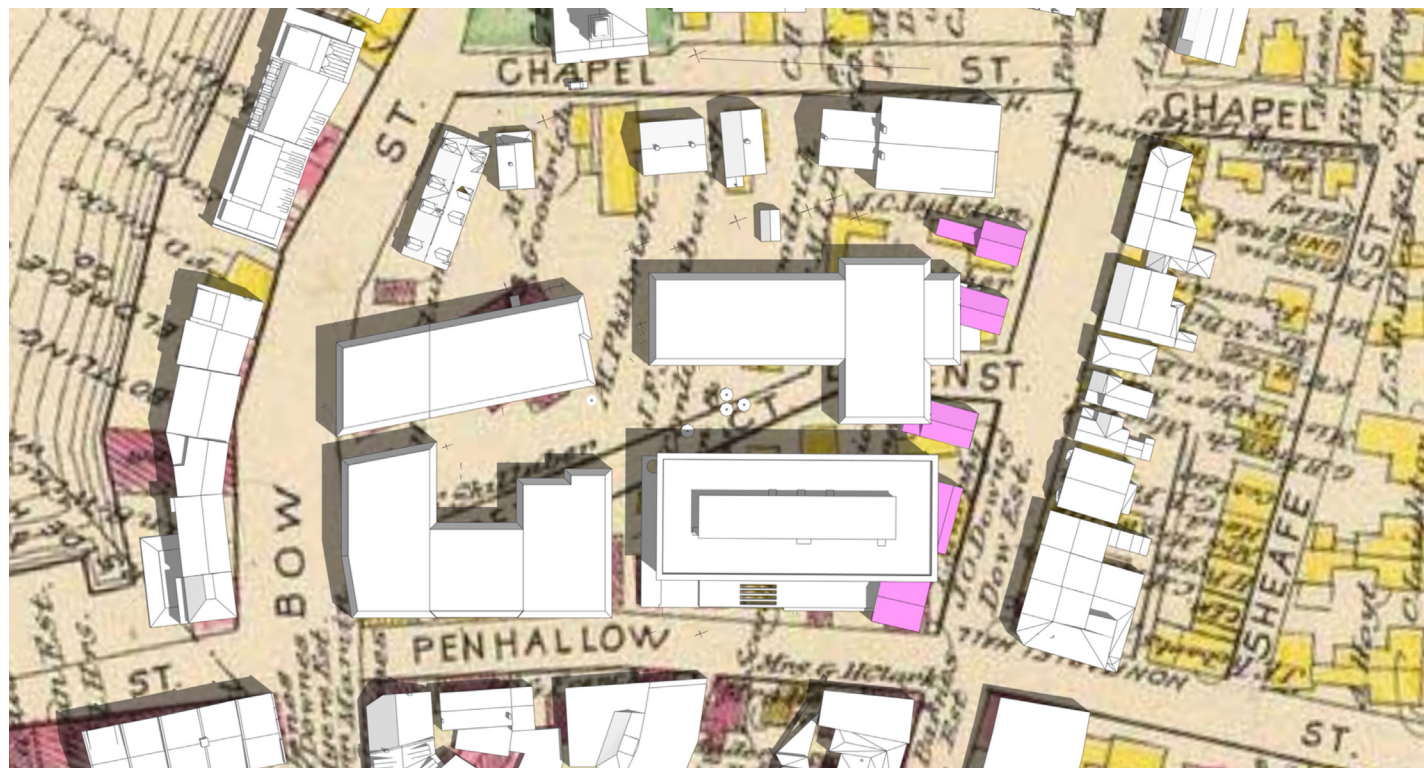
Pre-Urban Renewal buildings represent the original Daniel



Post Urban Renewal - Proposed Daniel Street



Extended Plaza Option



Courtyard and Plaza Option

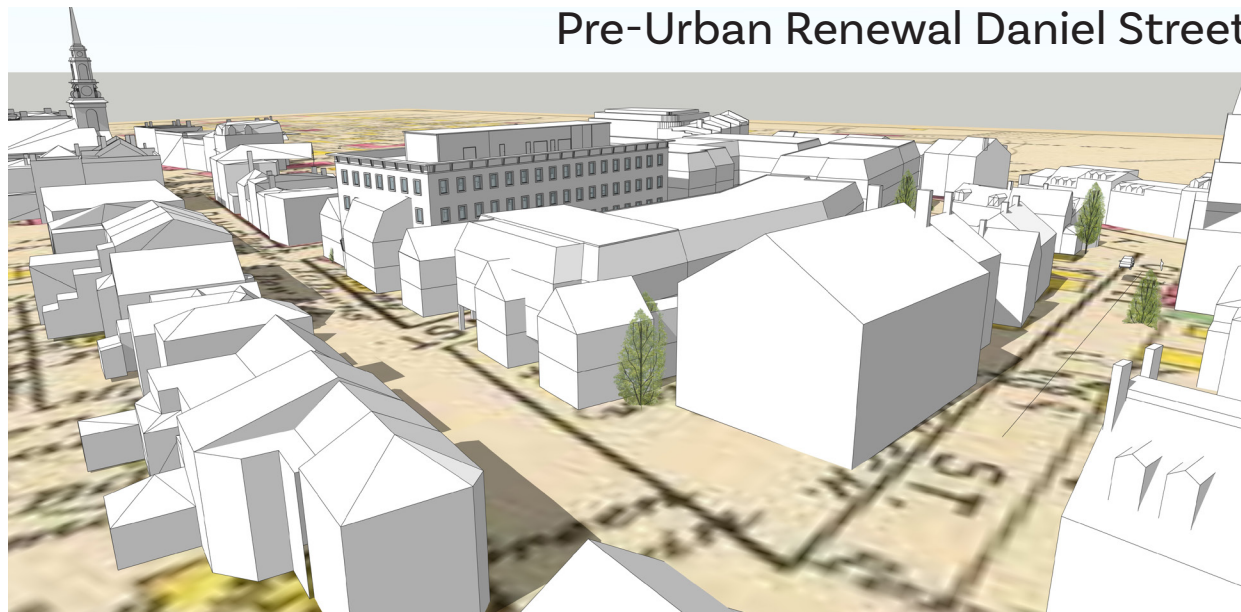
URBAN RENEWAL OVERLAY



Pre-Urban Renewal Daniel Street



Pre-Urban Renewal Daniel Street



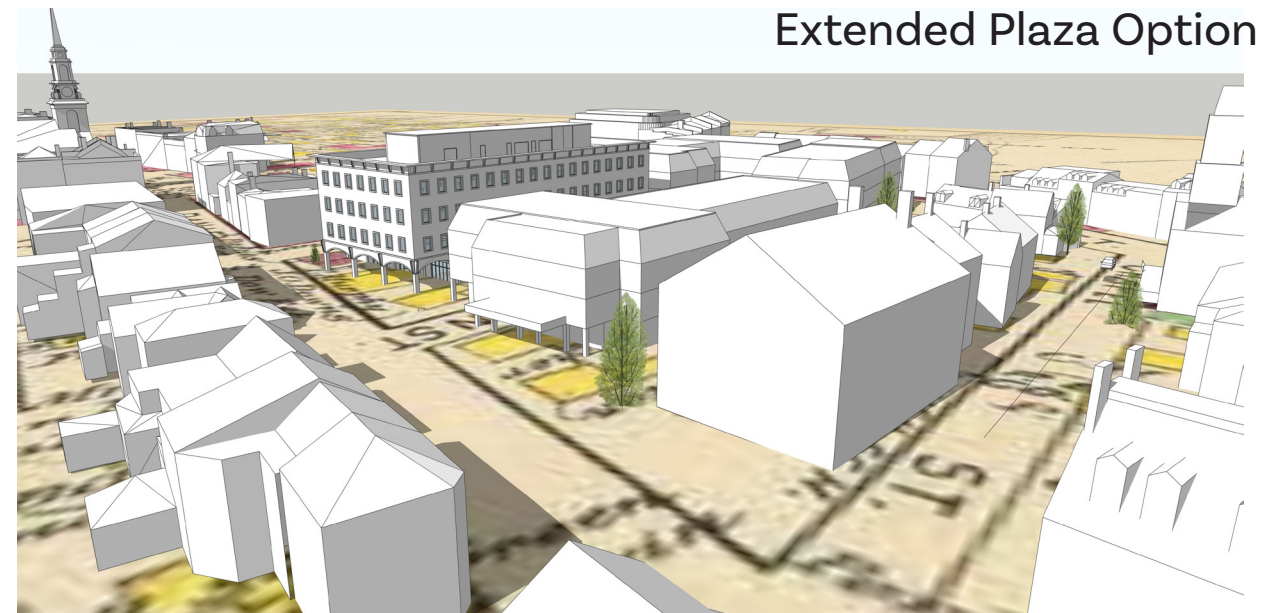
Extended Plaza Option Overlaid on Pre-Urban Renewal



Extended Plaza Option



Option One Overlaid on Pre-Urban Renewal



Option One

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

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

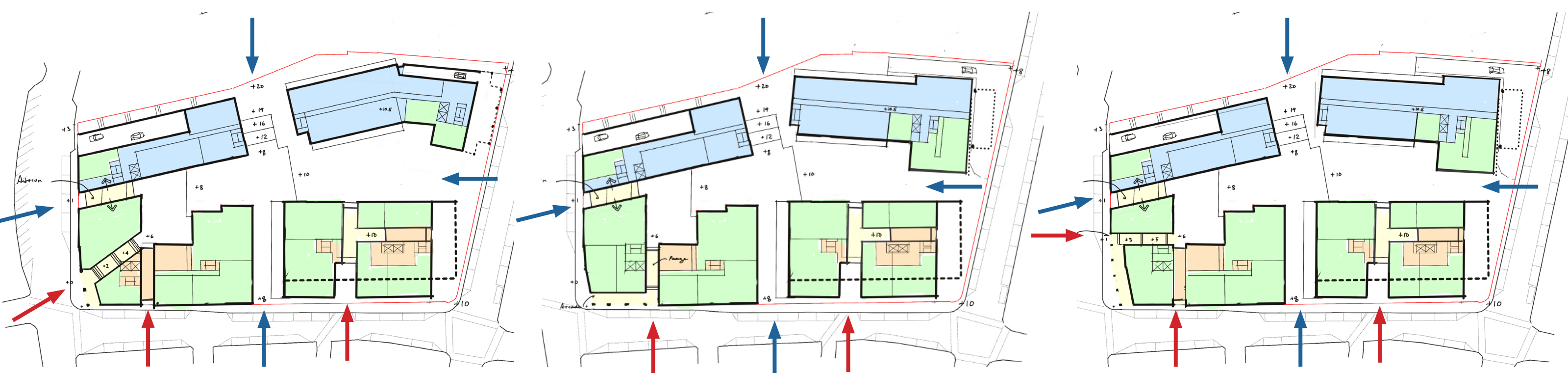
Passage Through to Bow St.

PRO:

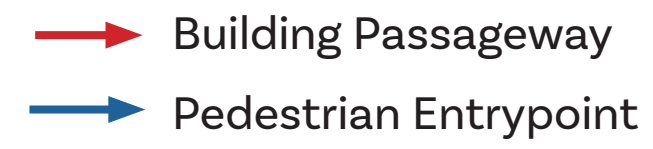
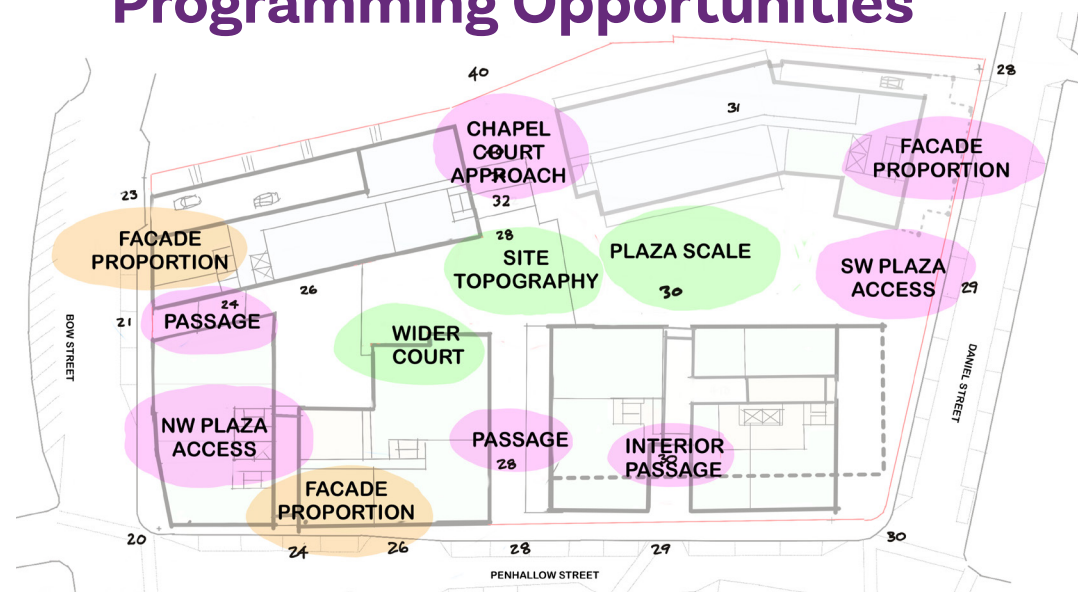
- Creates alternate passage that can be branded for retail

CON:

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



Programming Opportunities



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

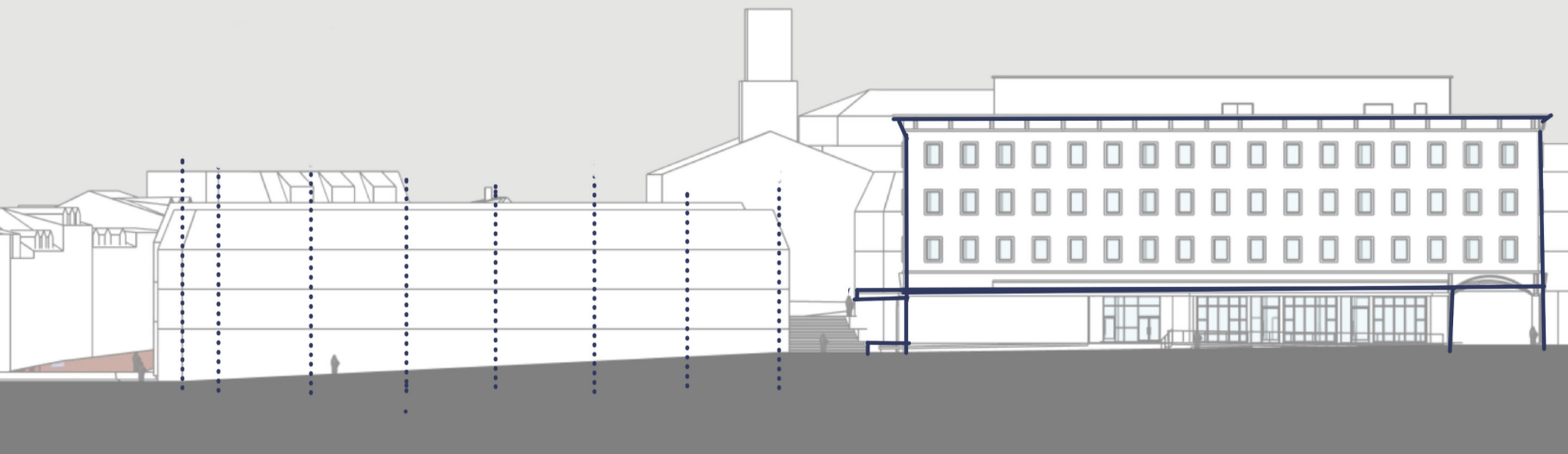


Pasageway Inspirations

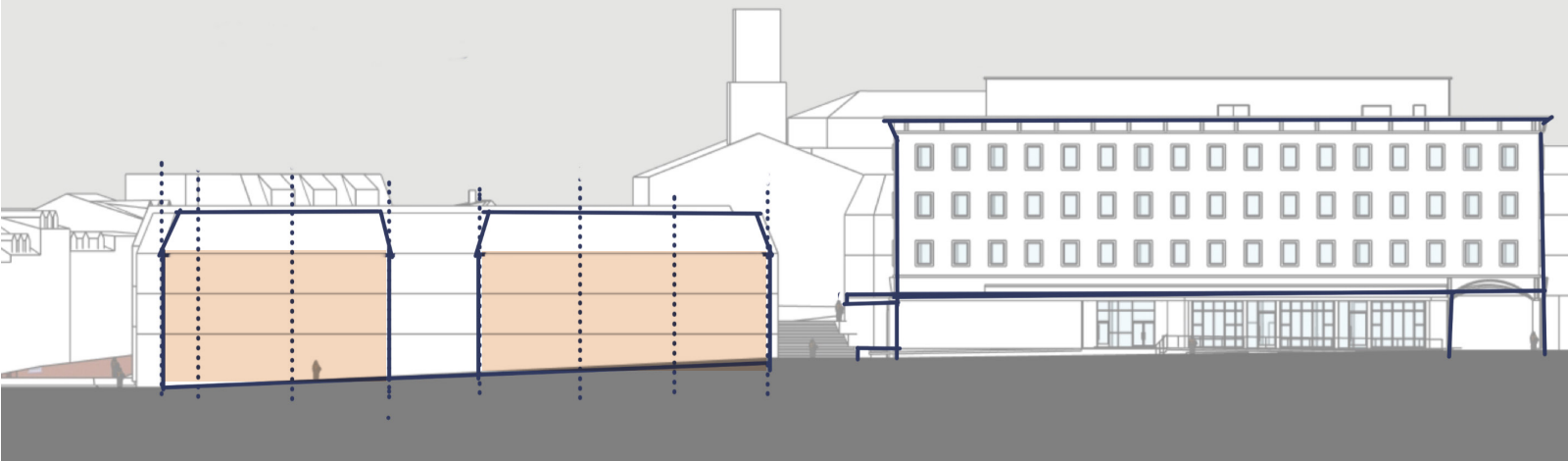
The background is a detailed architectural site plan or floor plan of a building complex. It shows various rectangular and irregular shapes representing rooms, corridors, and outdoor spaces. A central area is highlighted with a slightly darker grey tone. The plan includes labels for 'CROSSWALK' and 'PARKING'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

MASSING & FACADE CONCEPTS

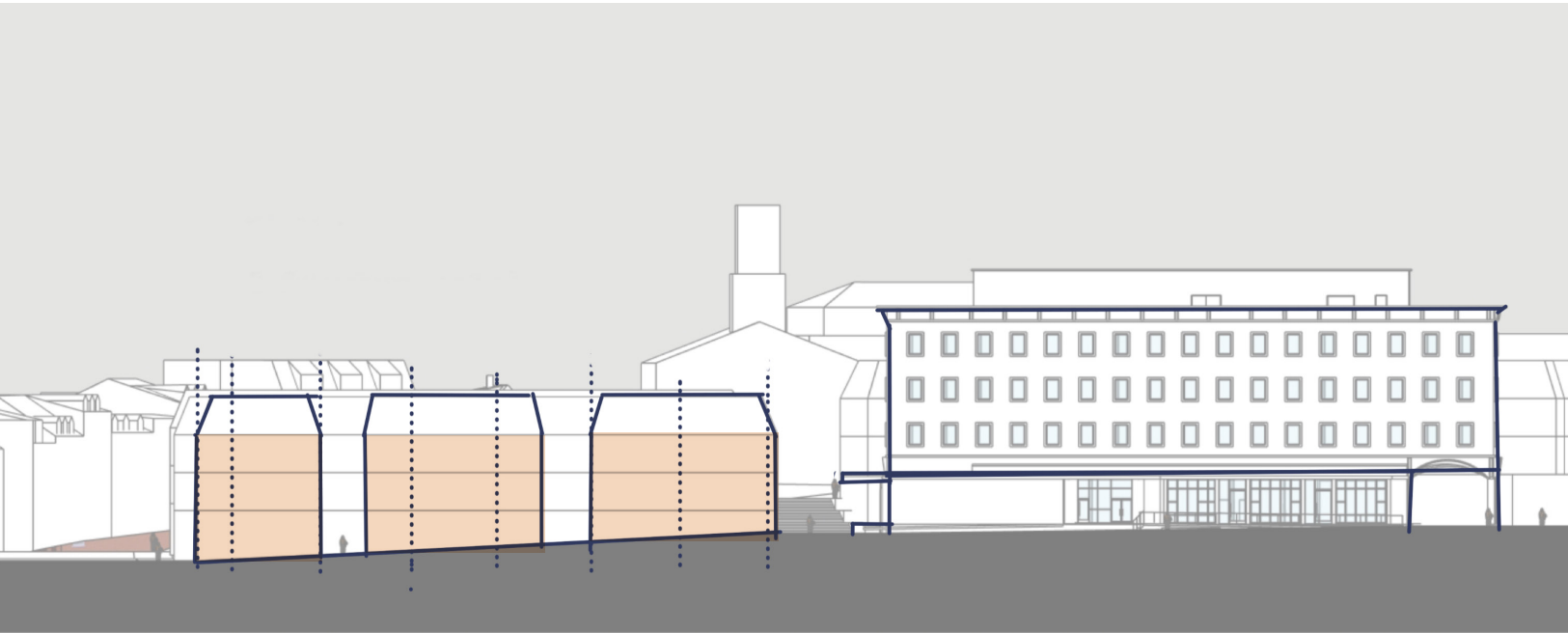
Penhallow Street Massing Study



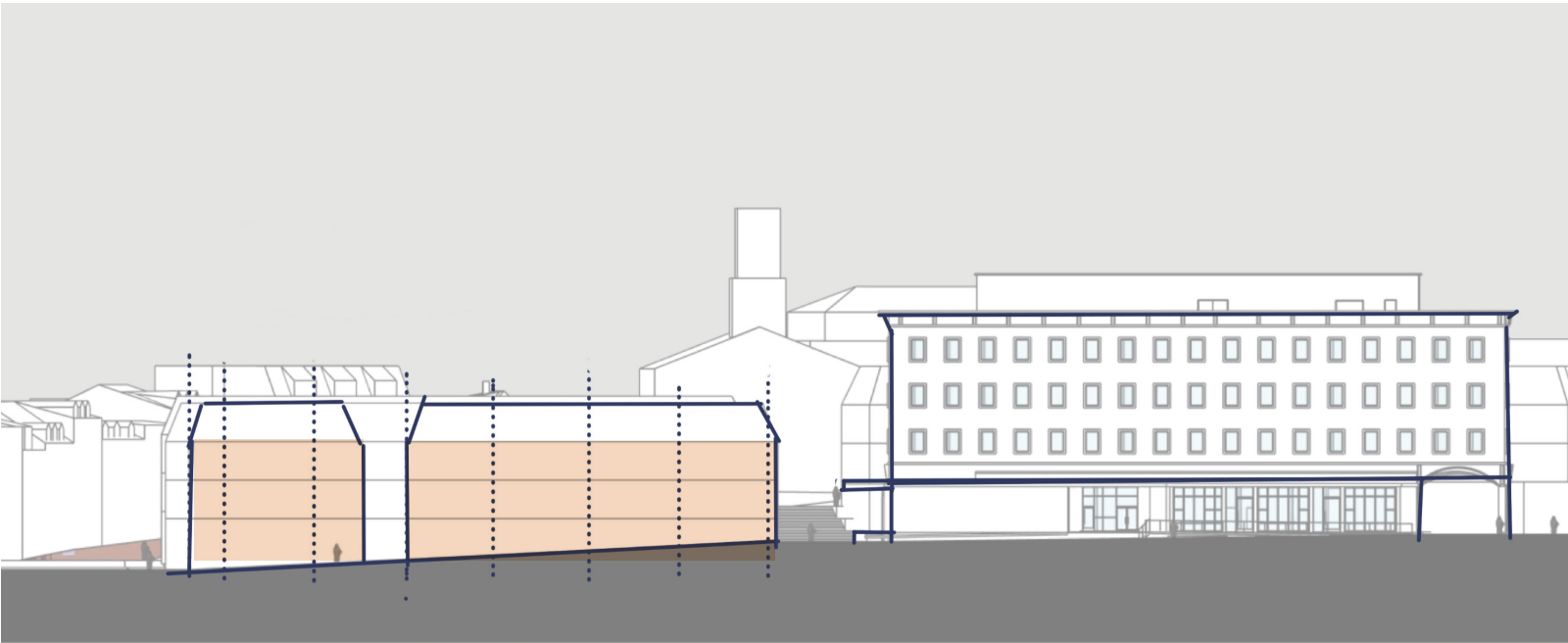
20'-27' Bay Rhythm - Similar to Portsmouth Context



Facade rhythm used as a scale-modulation tool

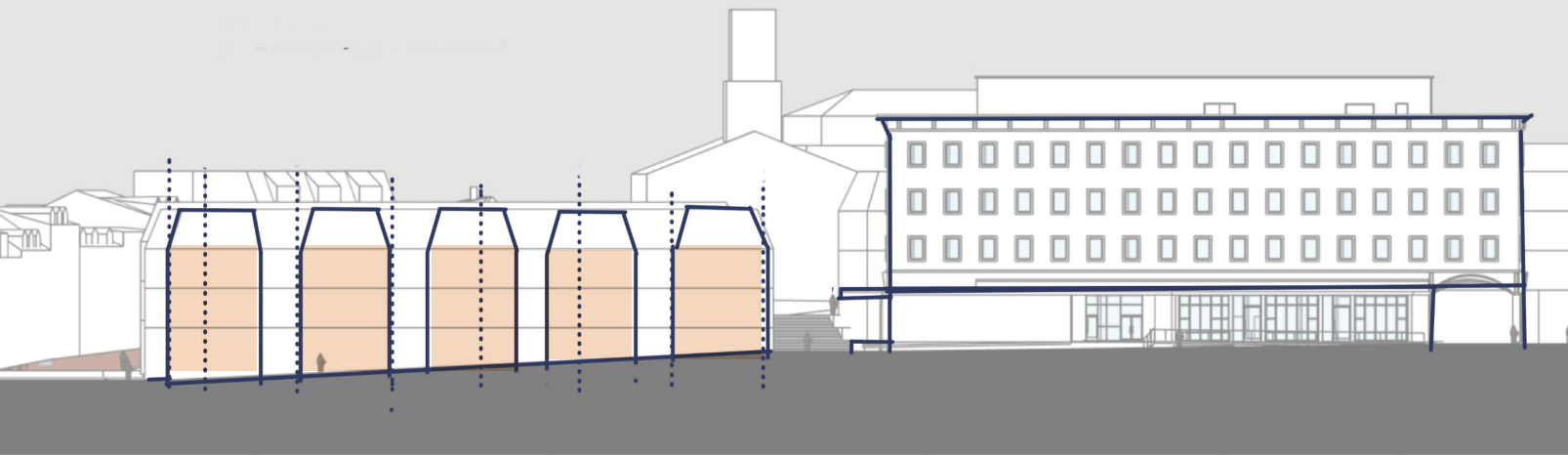


Can be 2-4 massing concepts with gaps being entries, breaks, and/or material change

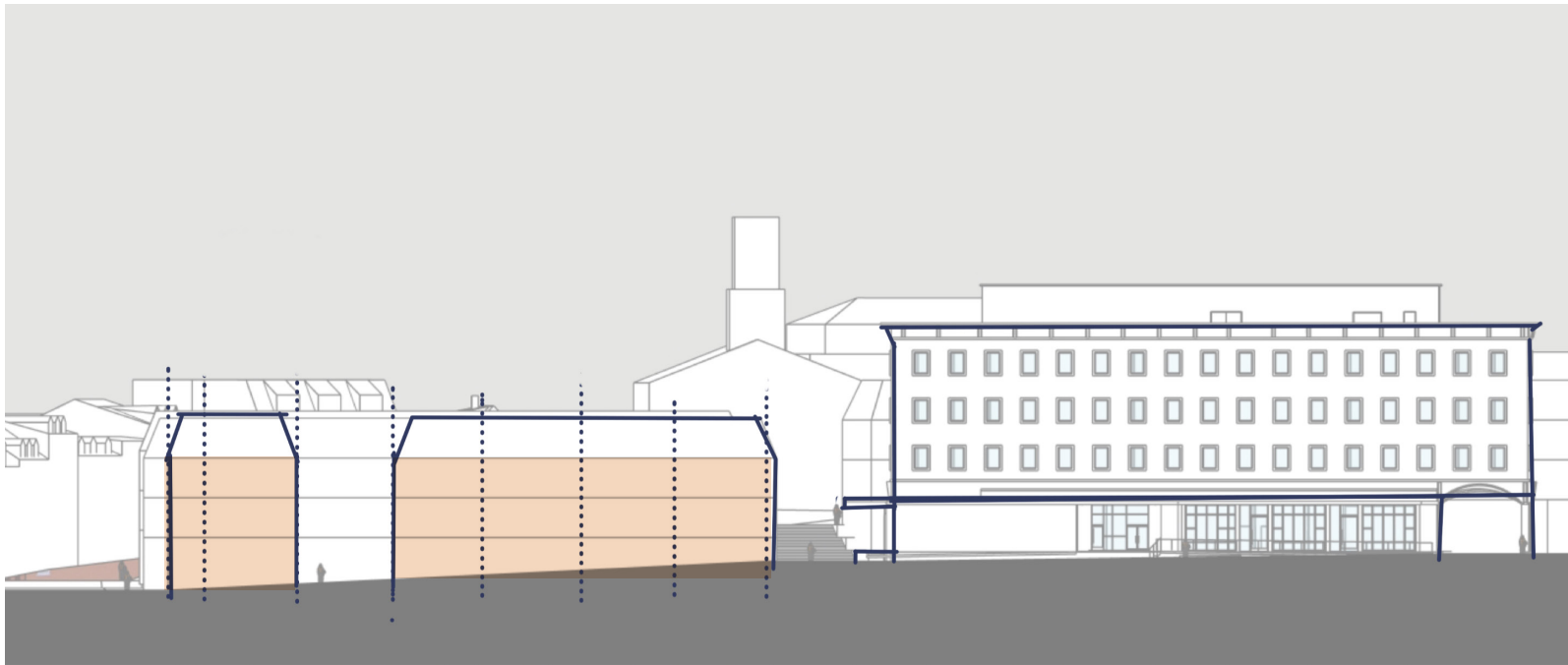
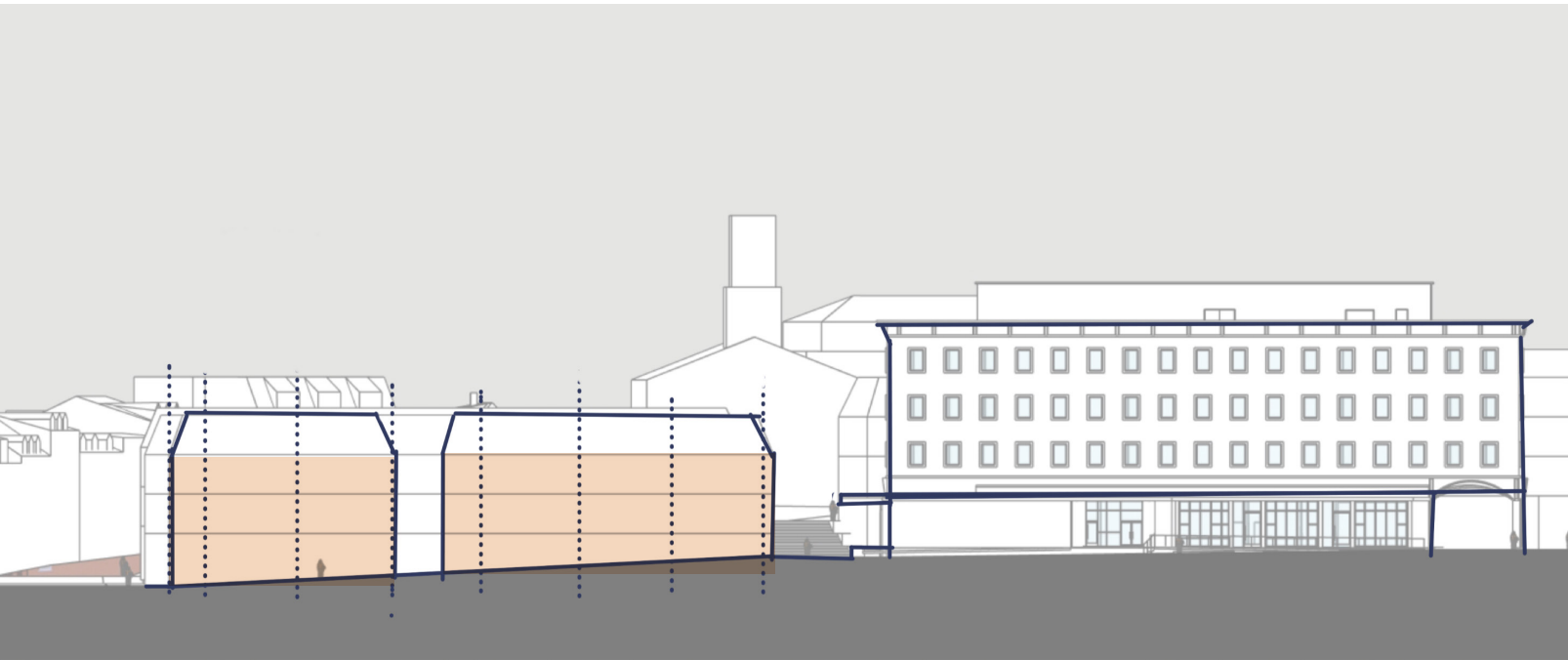
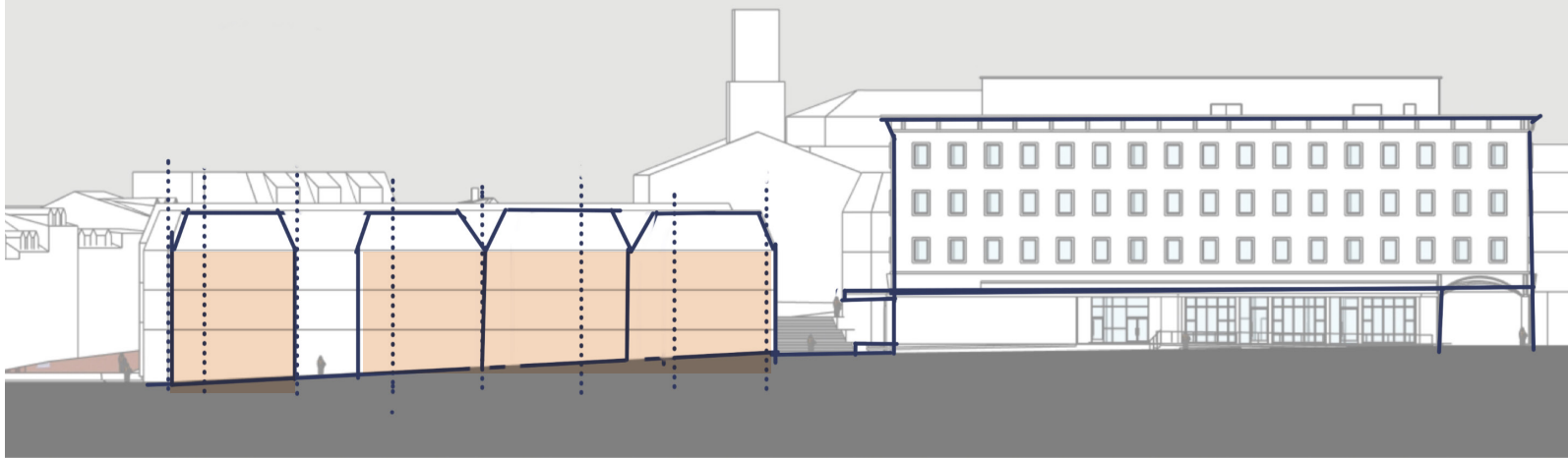


Facade rhythm used as a scale-modulation tool
Can be 2-4 massing concepts with gaps being entries, breaks, and/or material change

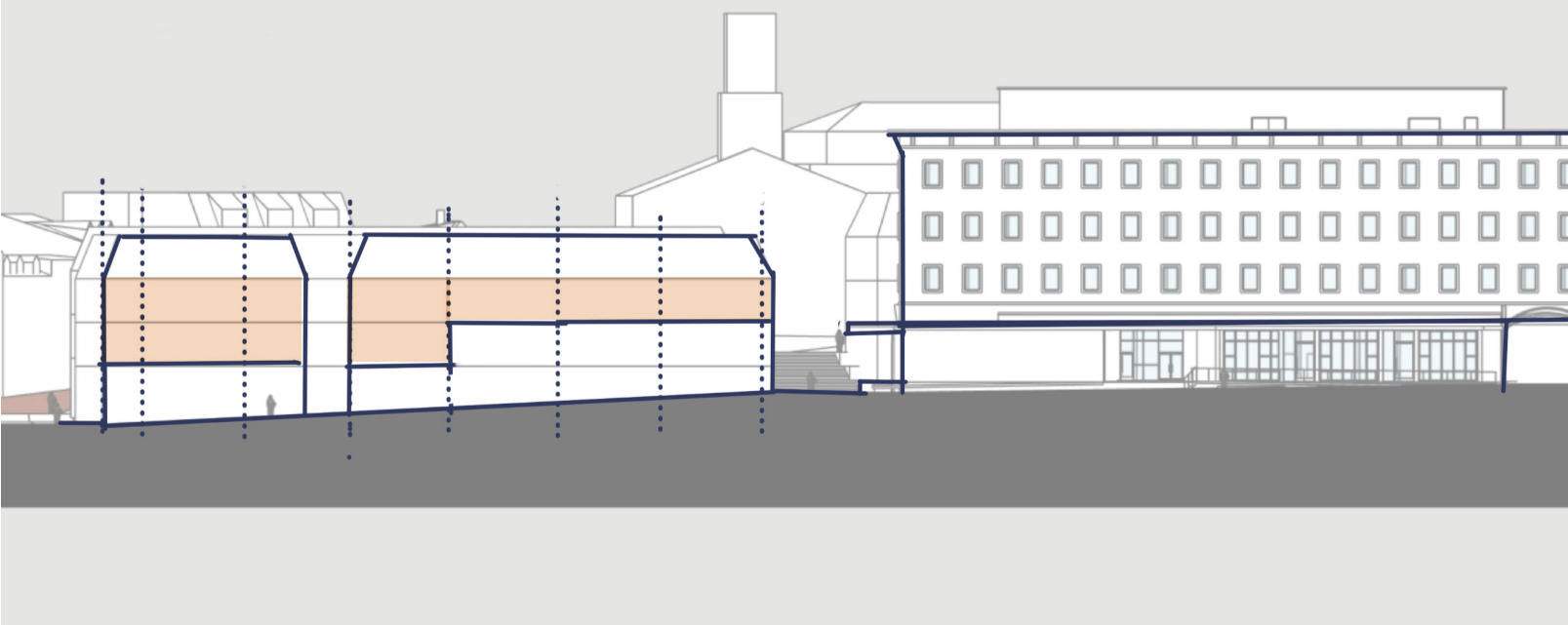
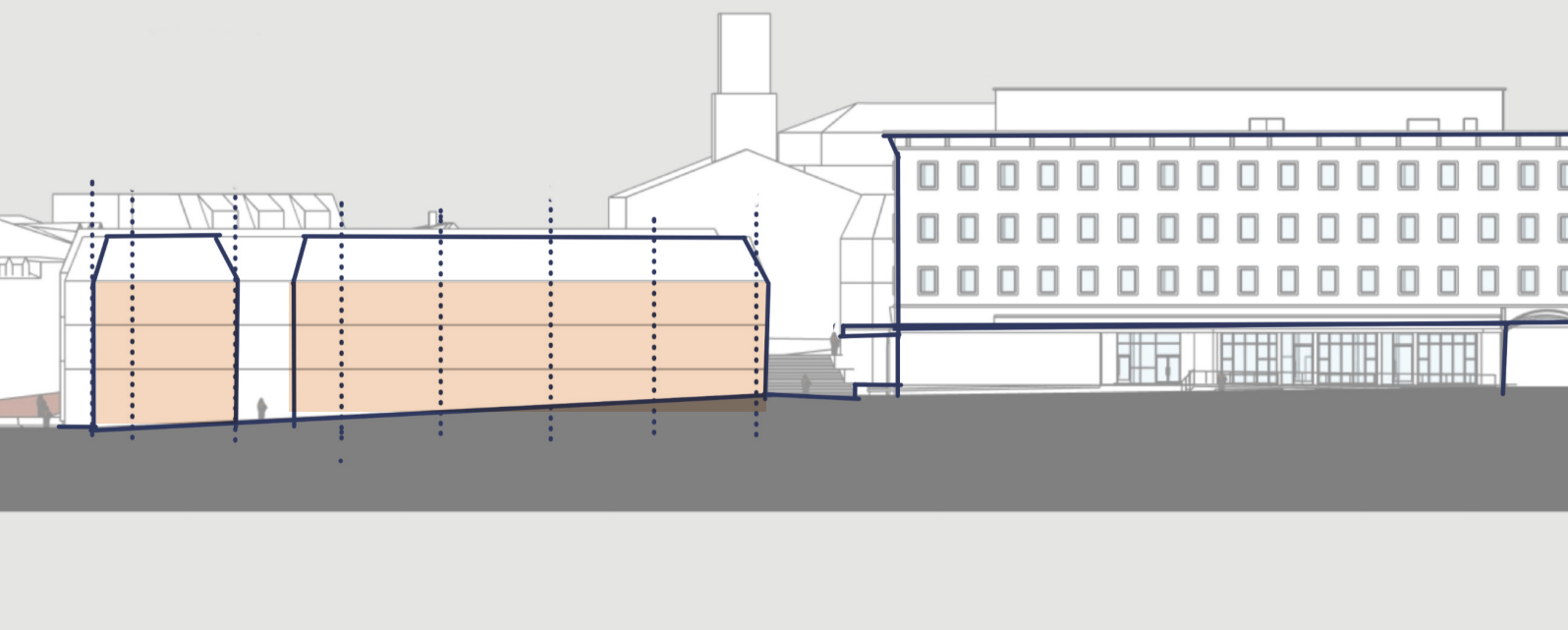
Penhallow Street Massing Study



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

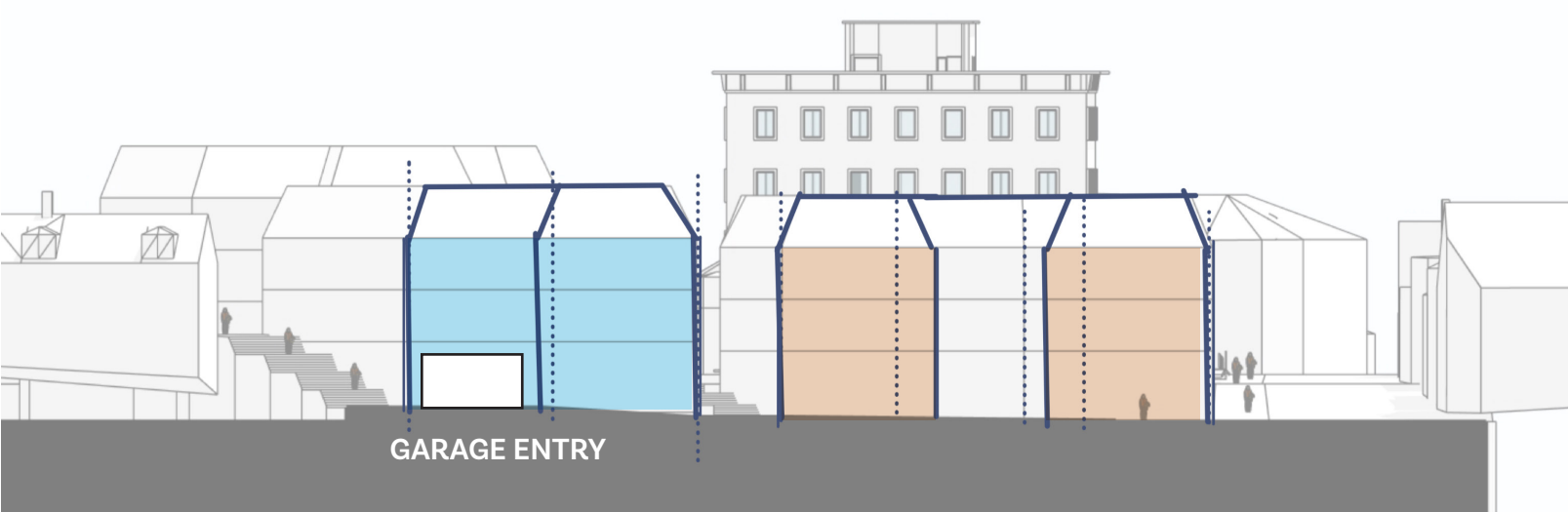
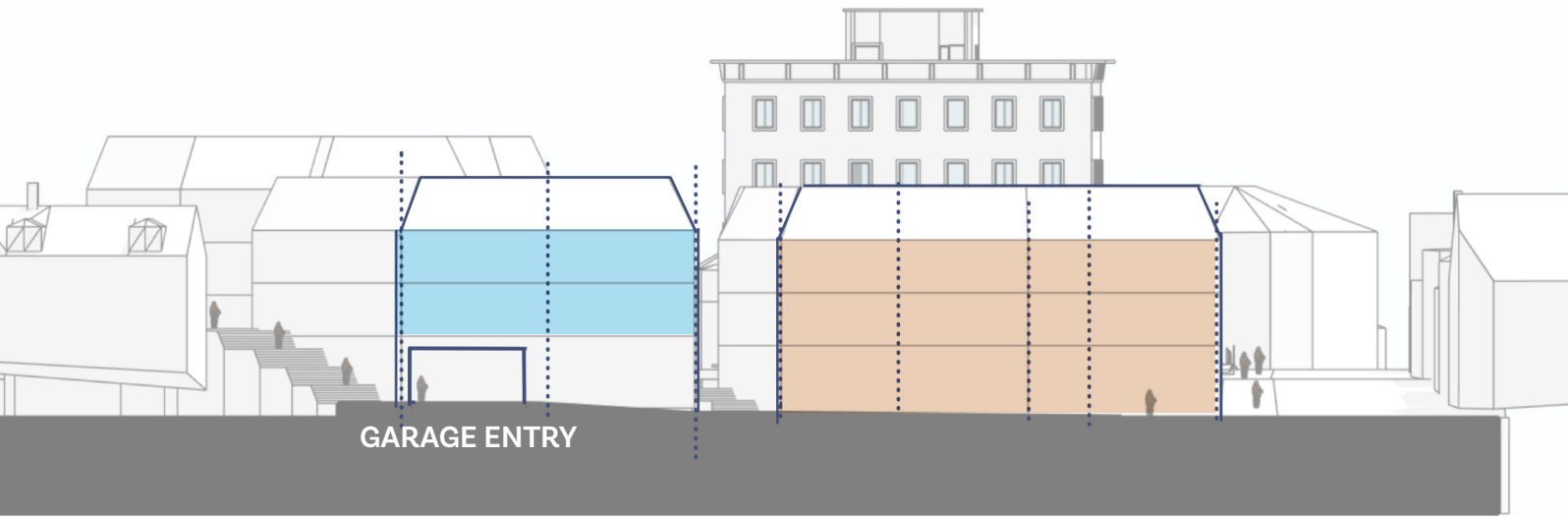


Penhallow Street Massing Study



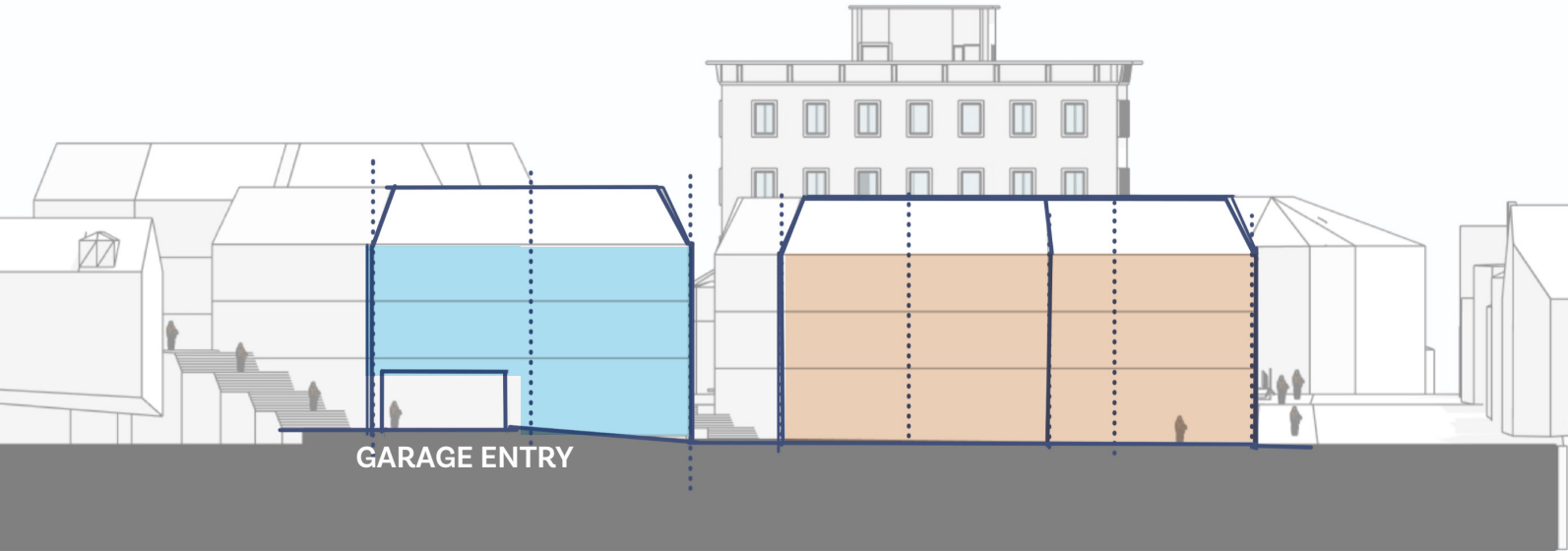
Facade rhythm used as a scale-modulation tool
 Can be 2-4 massing concepts with gaps being entries, breaks, and/or material change. Buildings can shift vertically to accommodate sloped entries.

Bow Street Massing Study



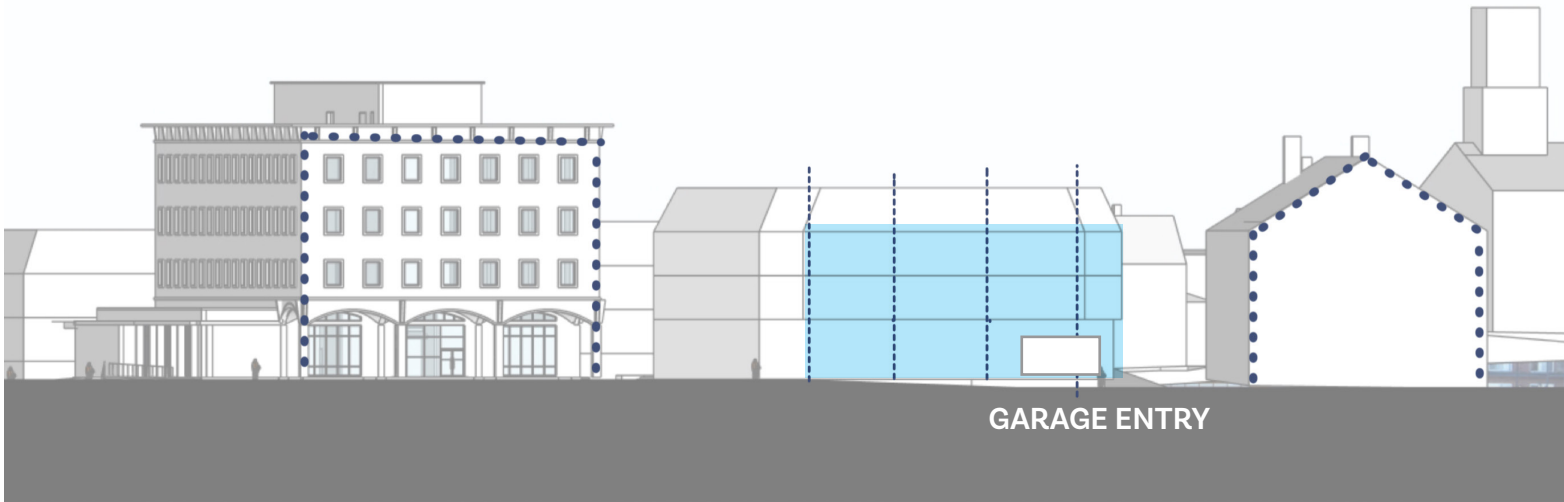
Facade rhythm used as a scale-modulation tool
 Can be 2-4 massing concepts with gaps being entries, breaks, and/or material change. Entries at sloped grade.

Bow Street Massing Study

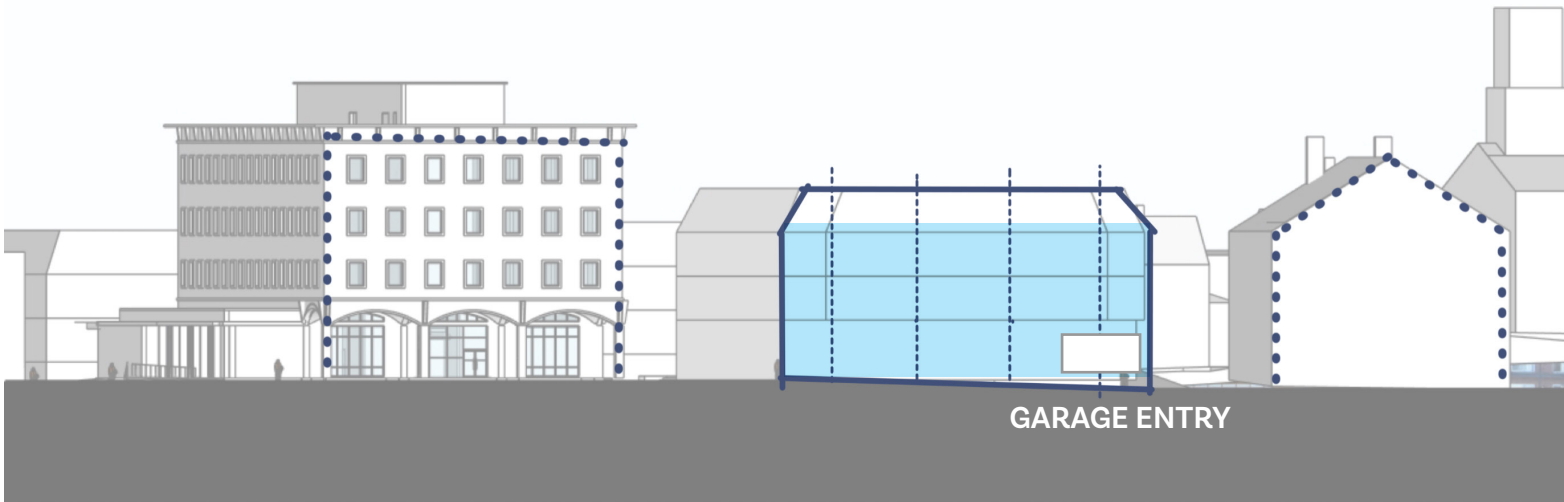
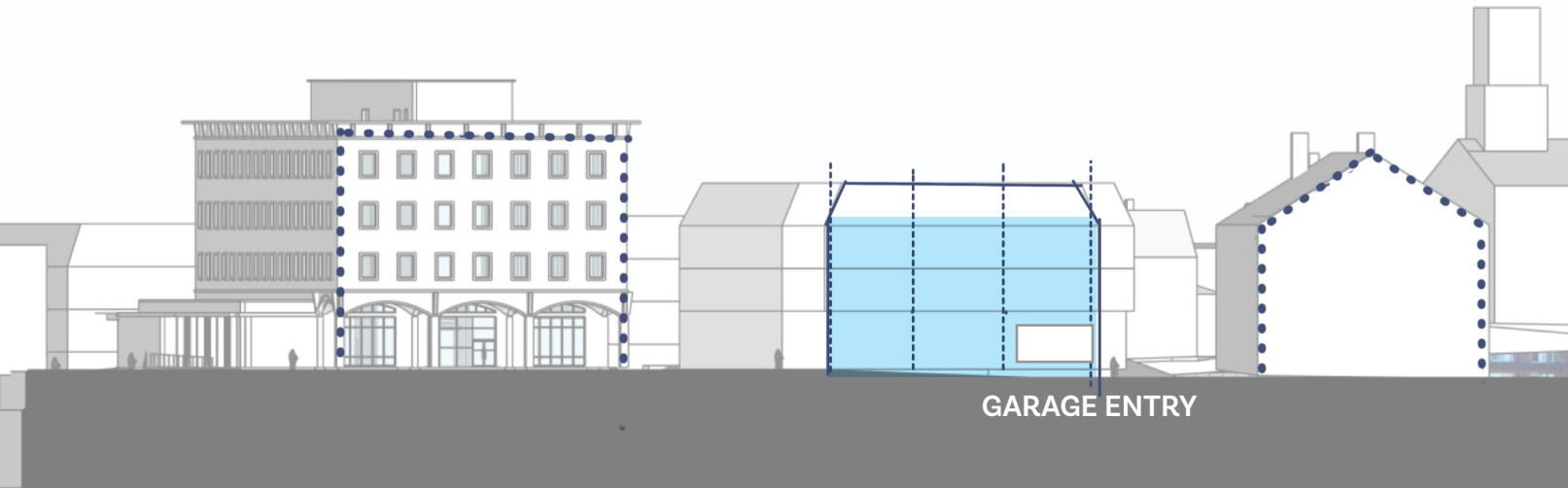


Gaps between buildings should be scaled appropriately and respond to the rhythm and scale of the buildings across the street.

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

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

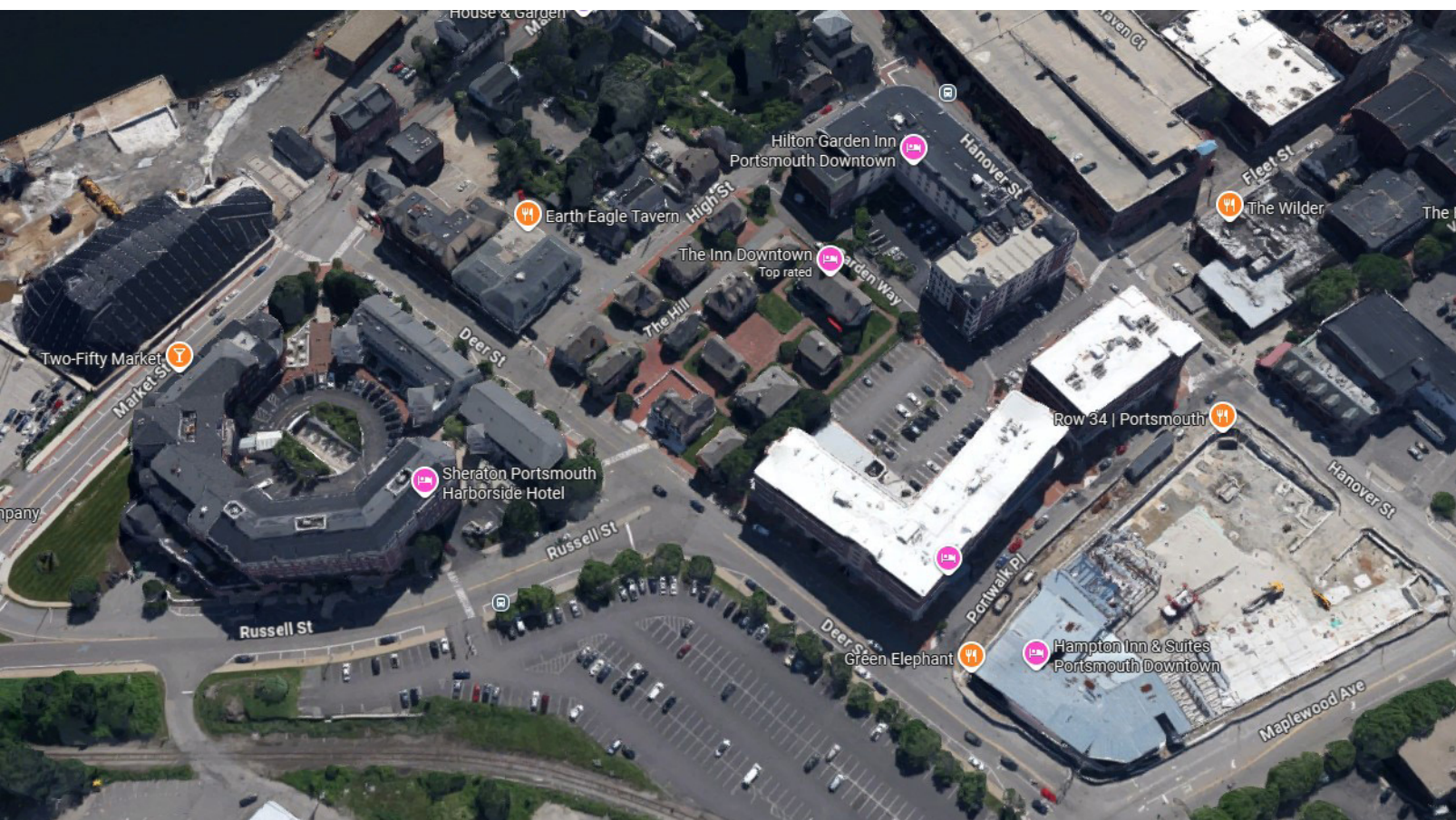


Concave and convex opposing corners

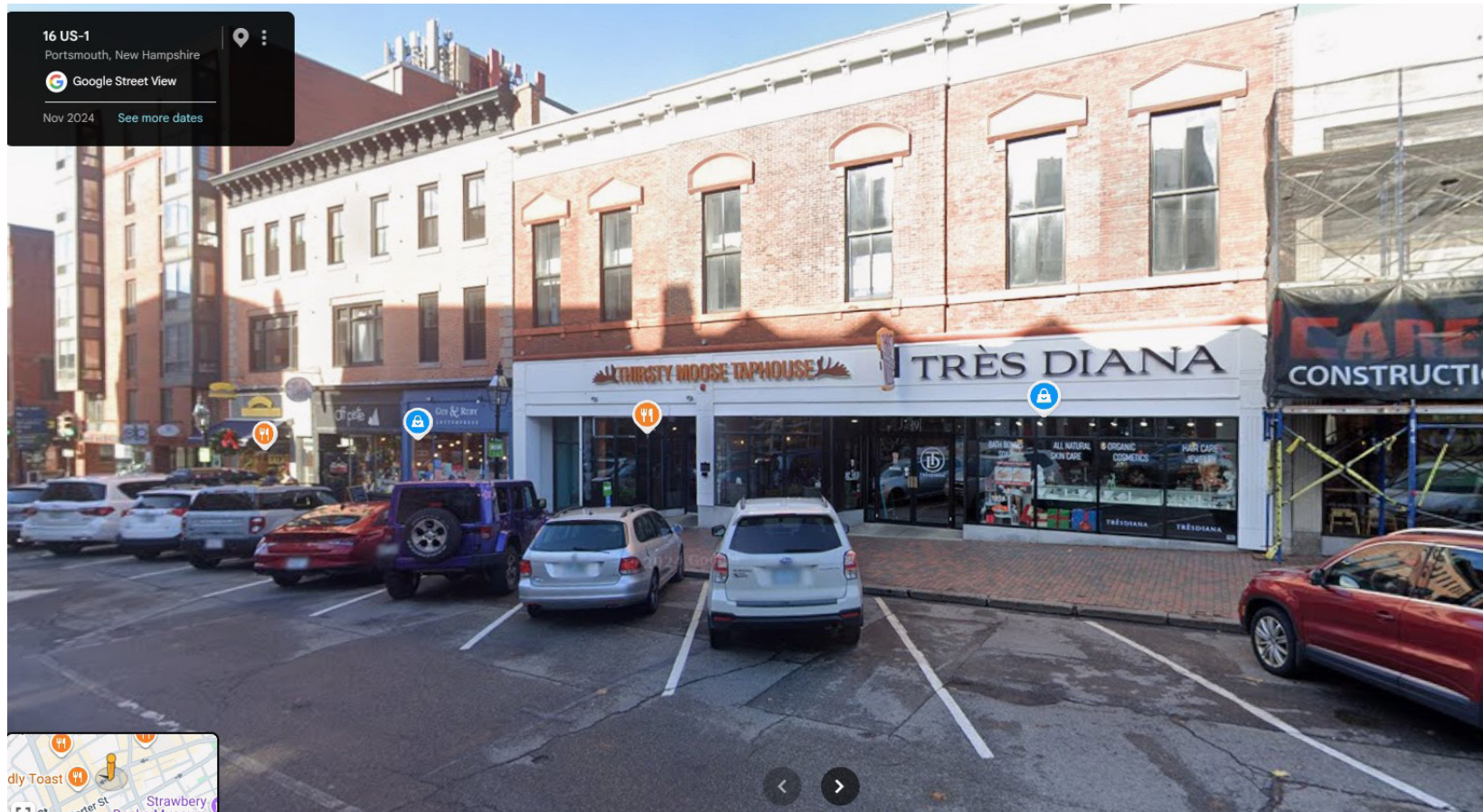


Two opposing solid corners with extended sidewalk for safer crossing

Portsmouth Historic District: Corner and Entry Examples

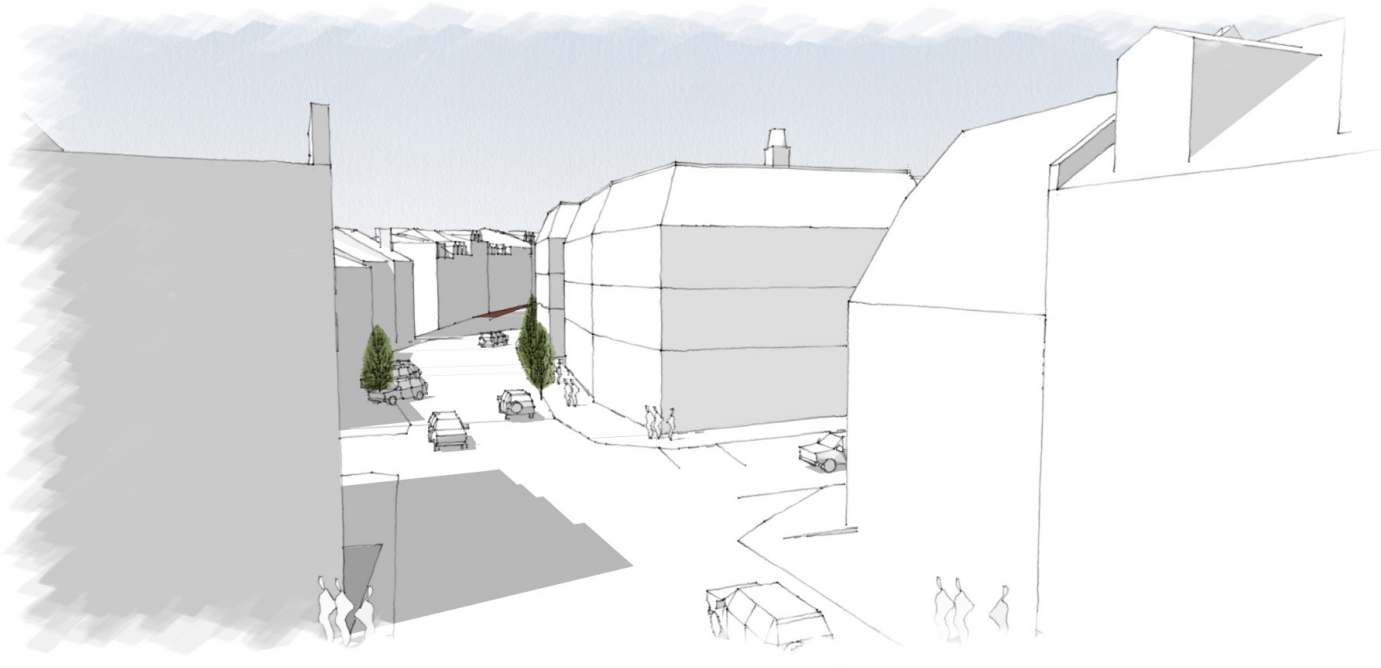


Block shape, site geometry, and building form are not always identical. The goal is to find the right balance between efficient building form and meaningful open space.

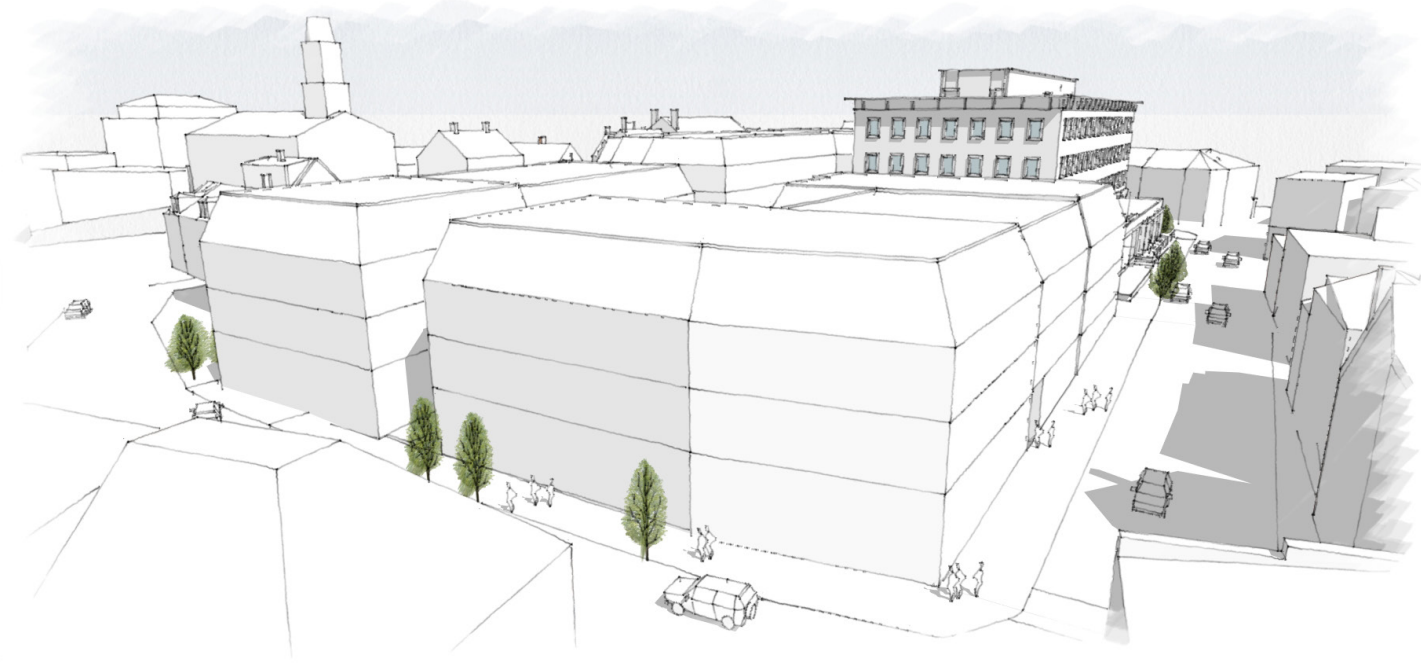


Sloped sidewalk with stepped entries

Context Examples of Corners and Entries



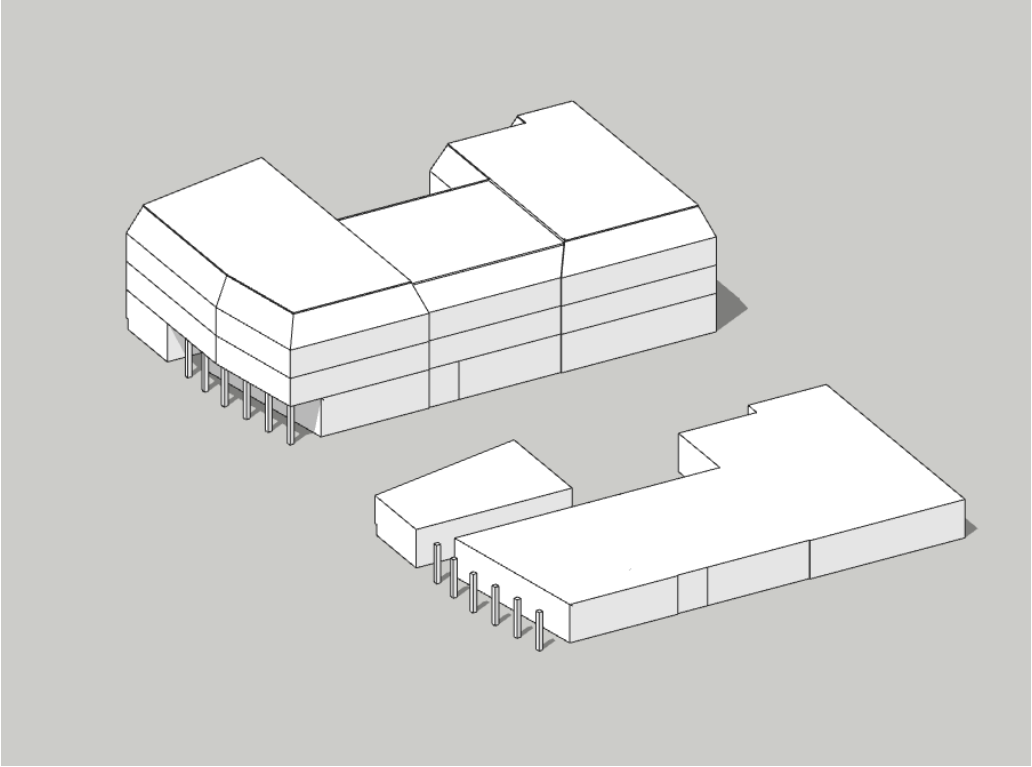
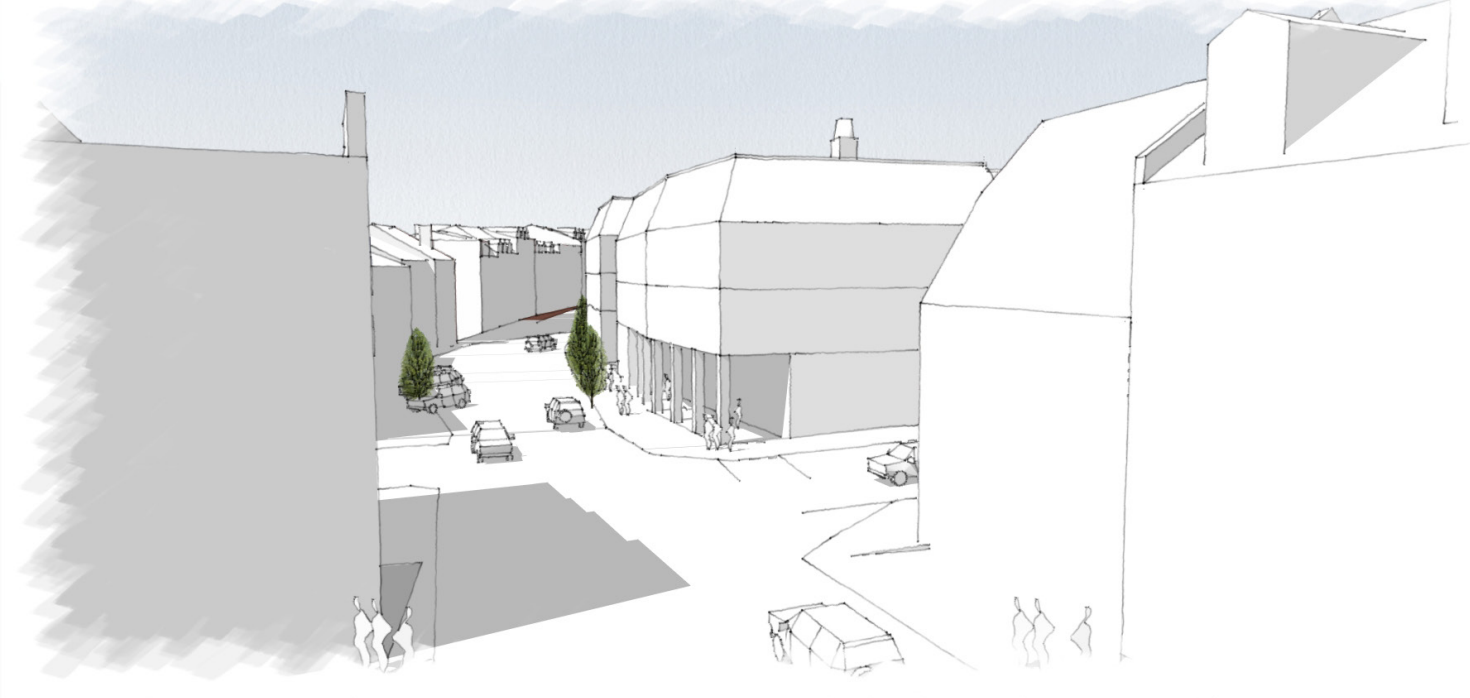
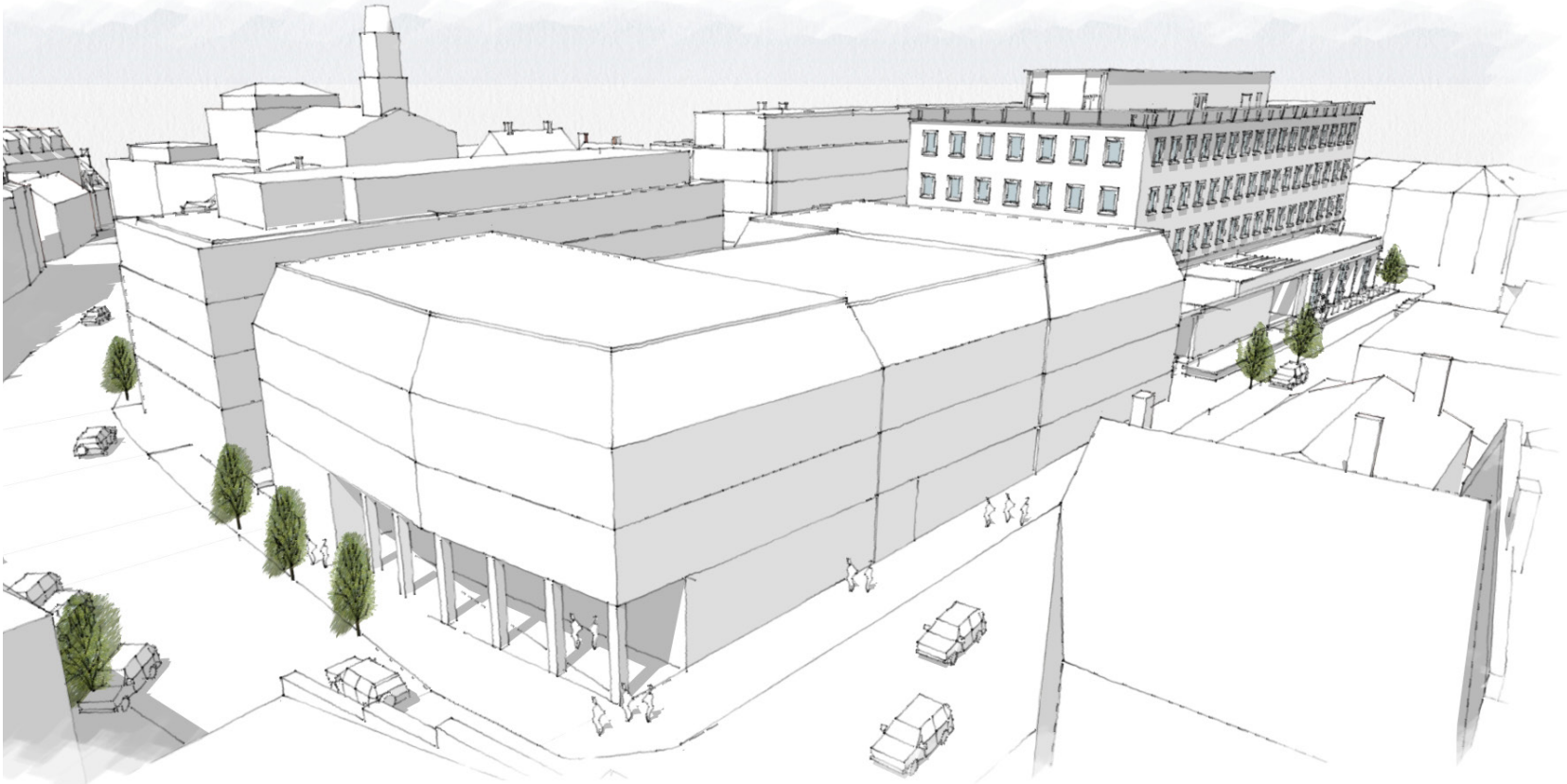
Solid Corner



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

Context Examples of Corners and Entries

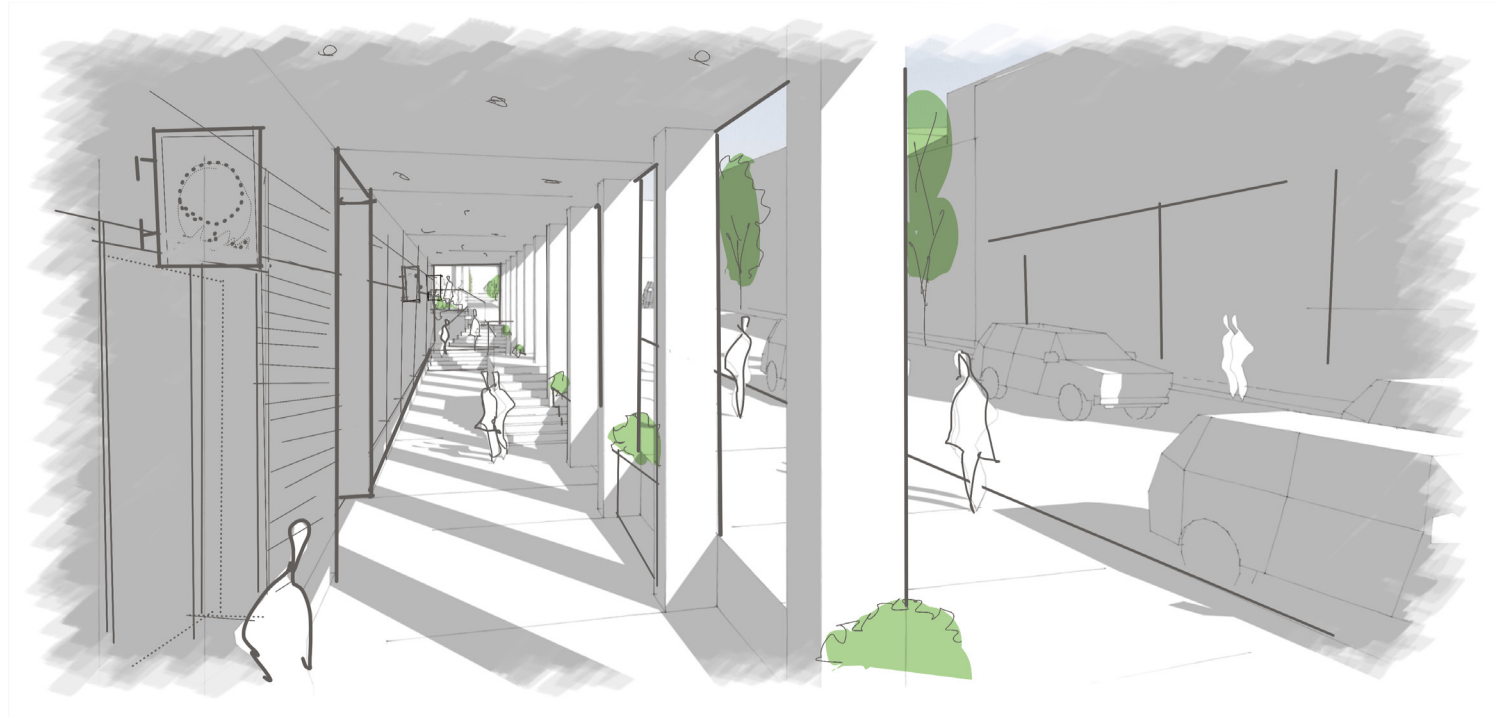
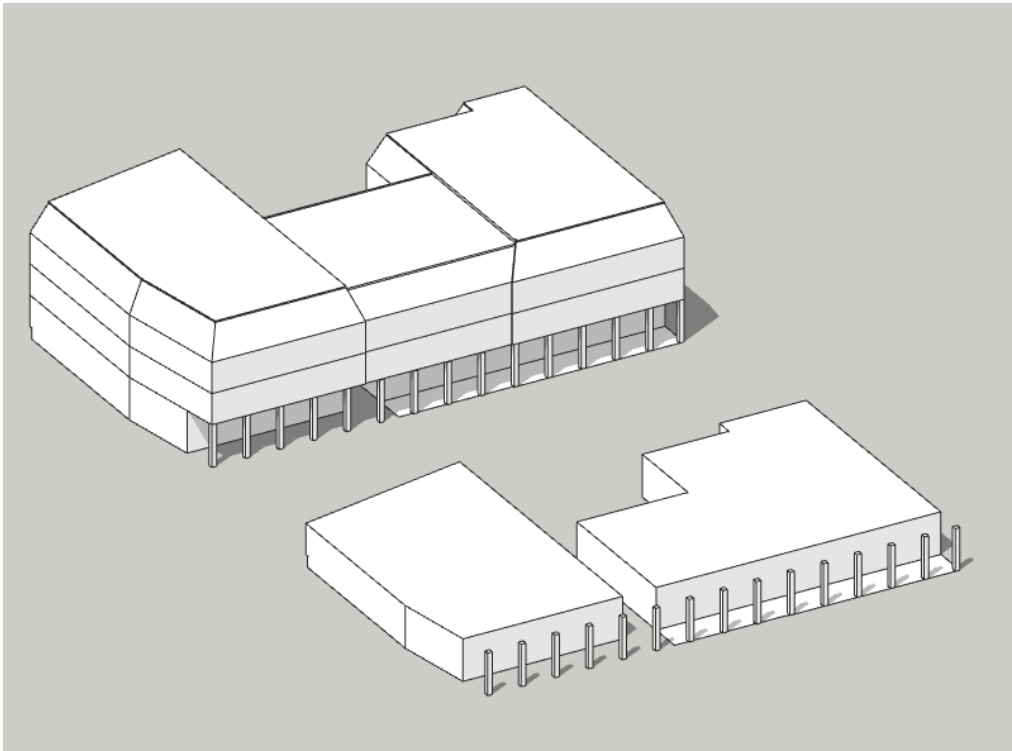
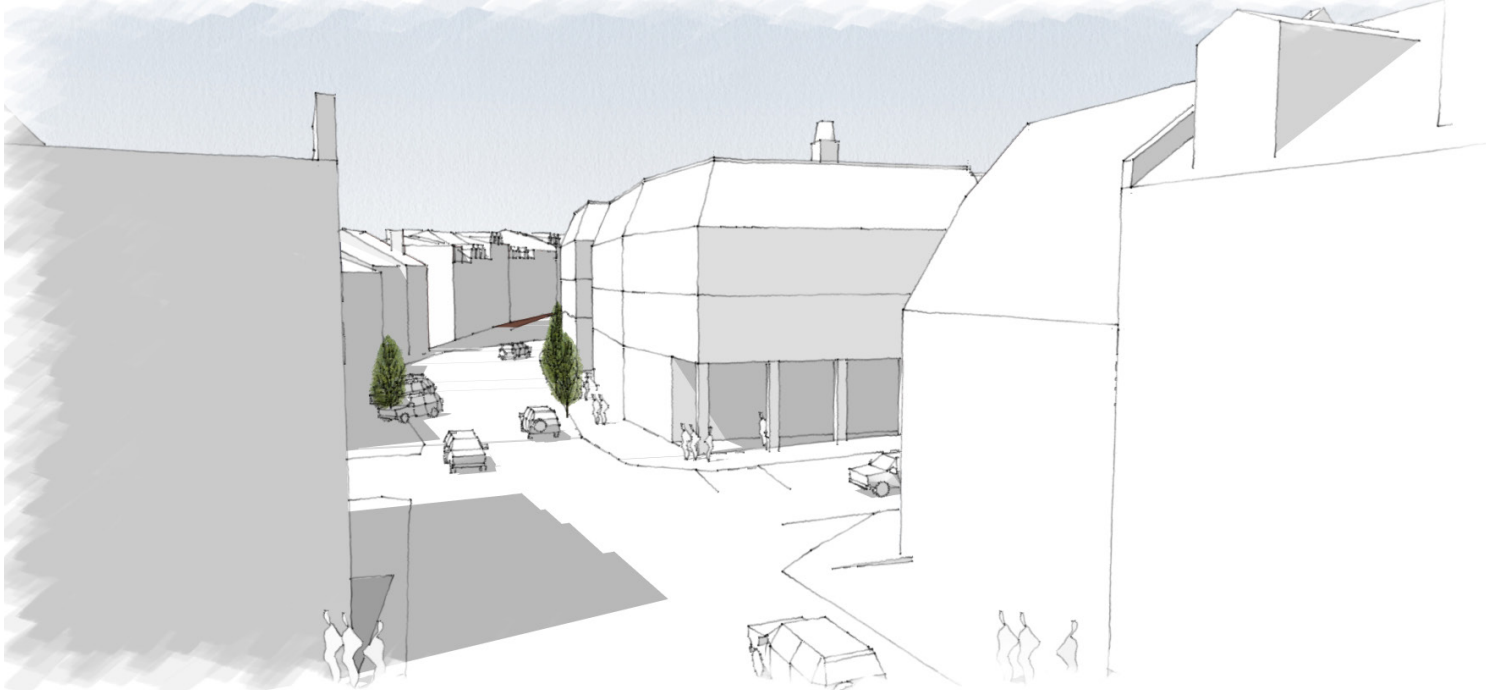
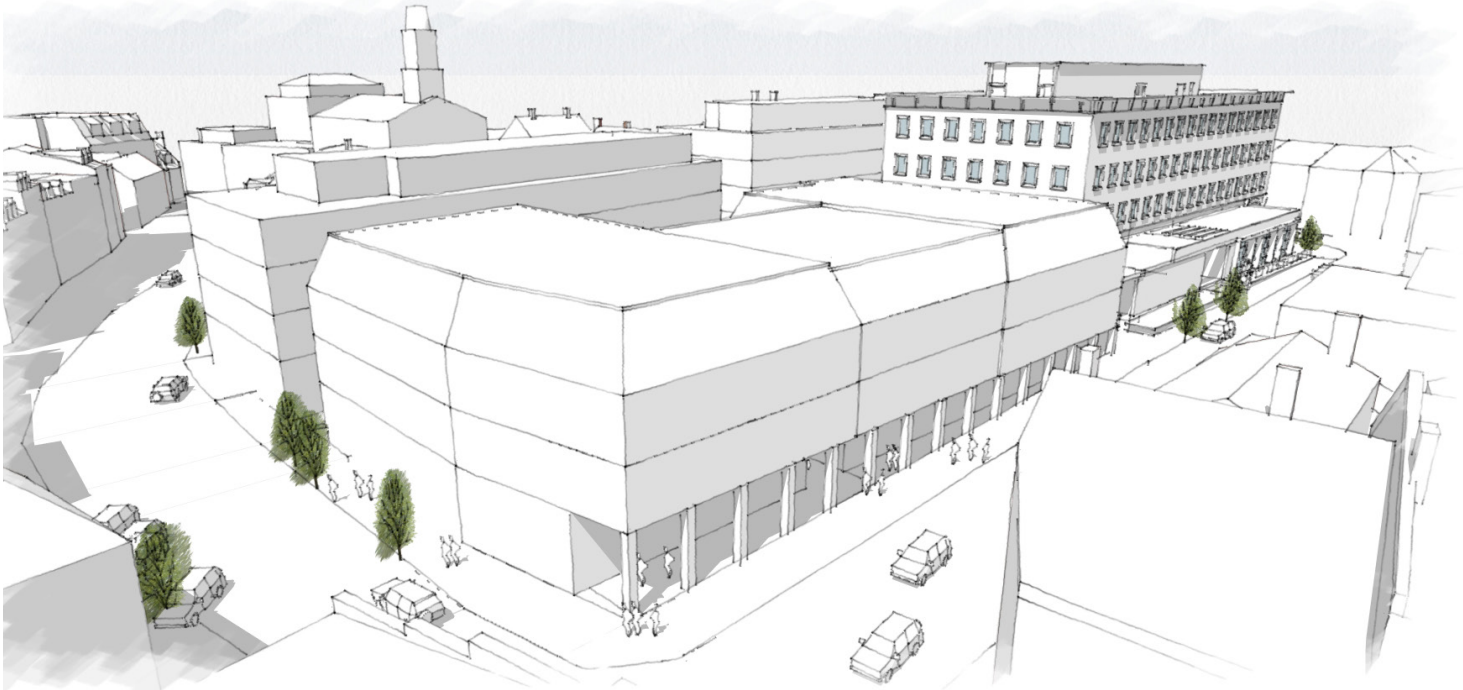
Open corner that extends along Bow St.



Open connector to plaza

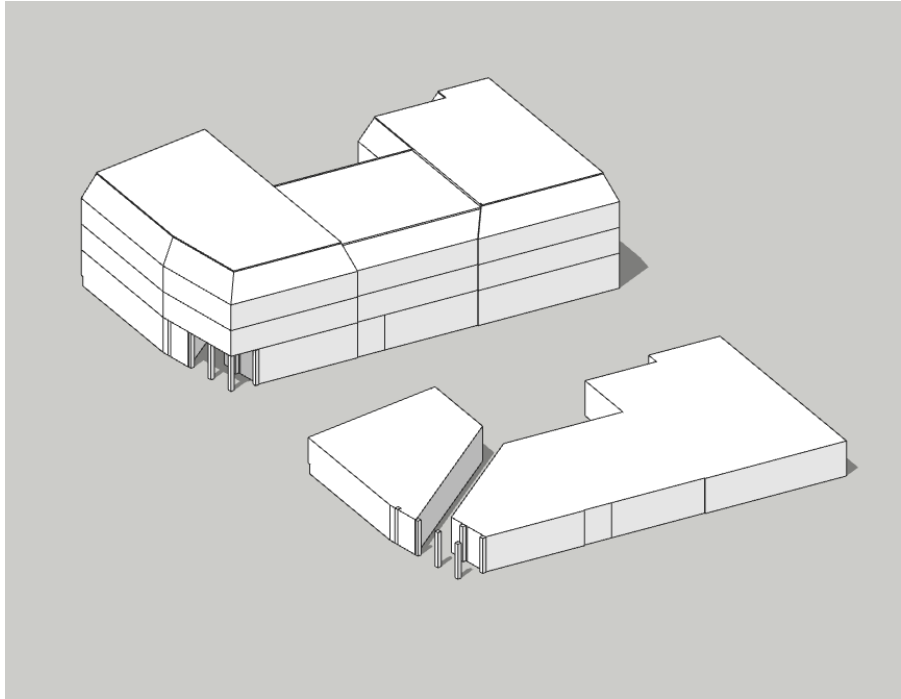
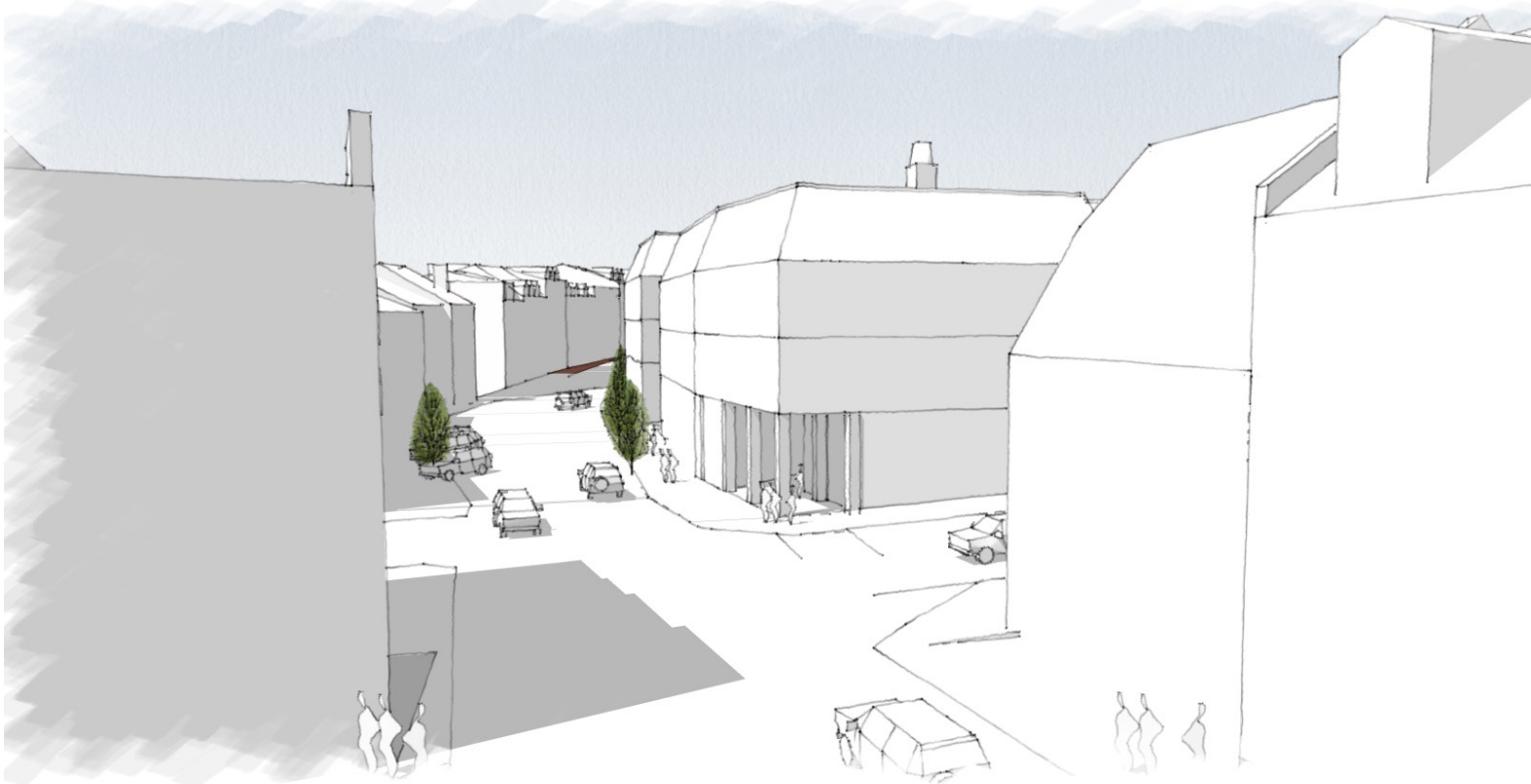
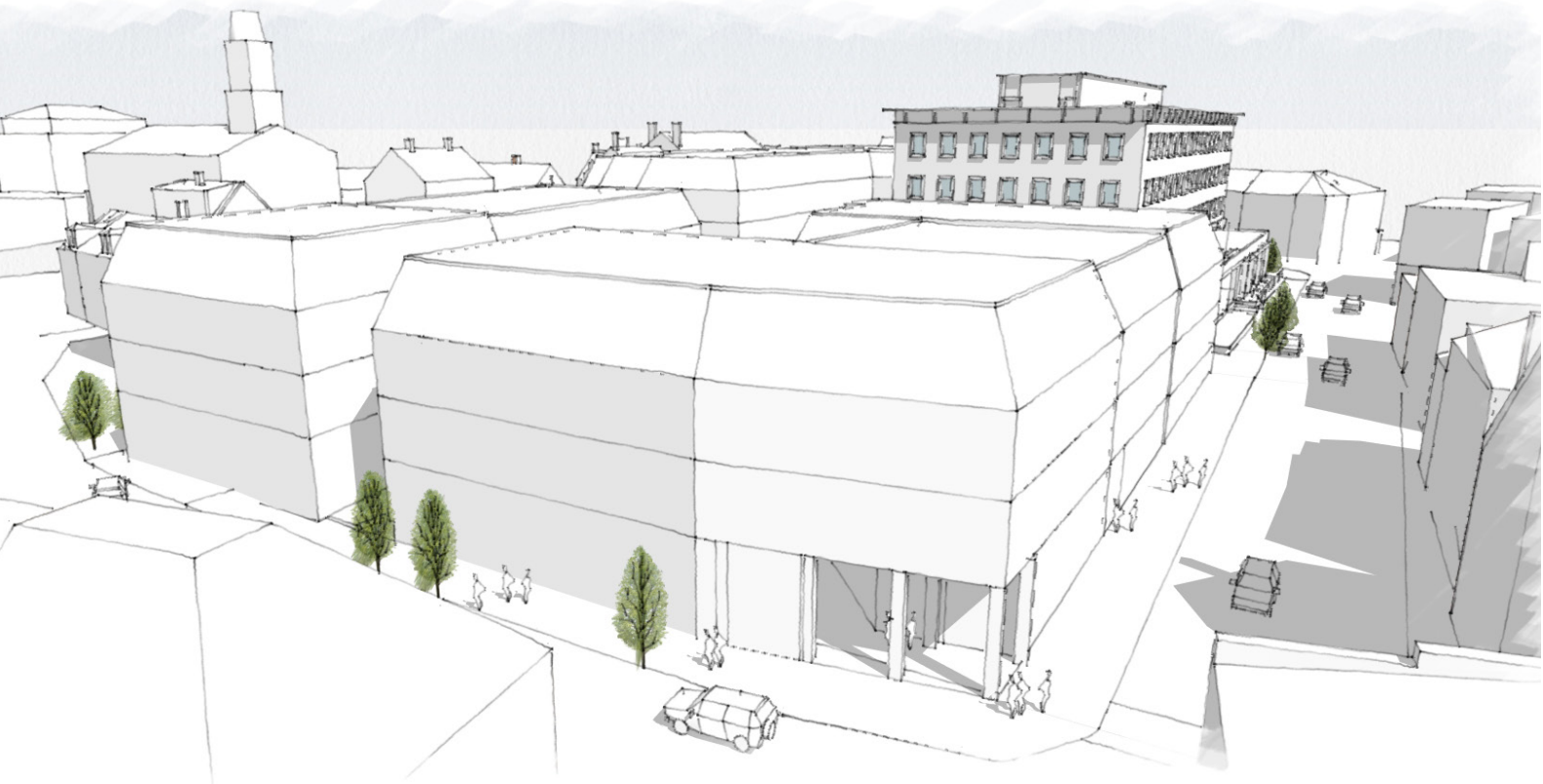
Context Examples of Corners and Entries

Open corner and arcade along Penhallow St.



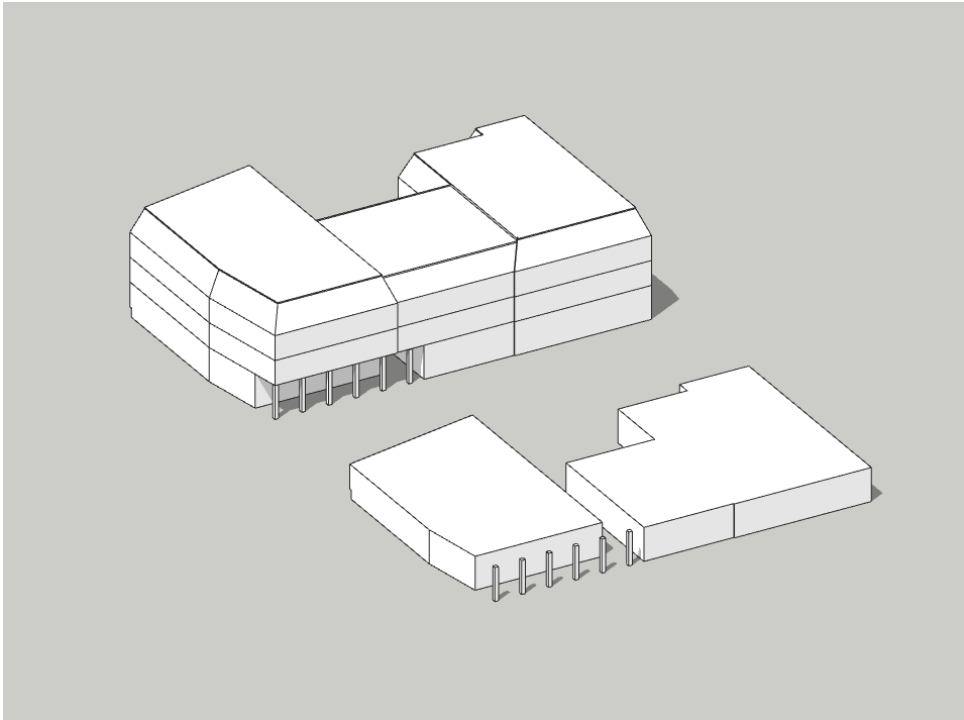
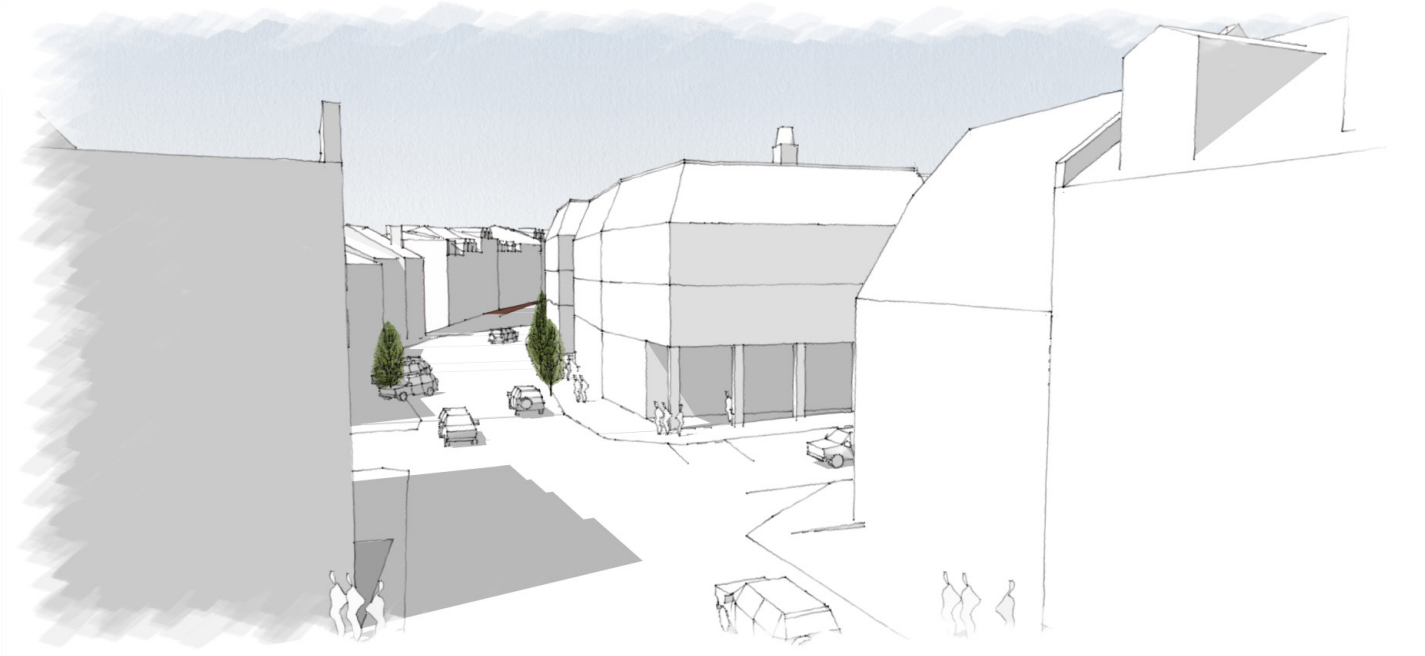
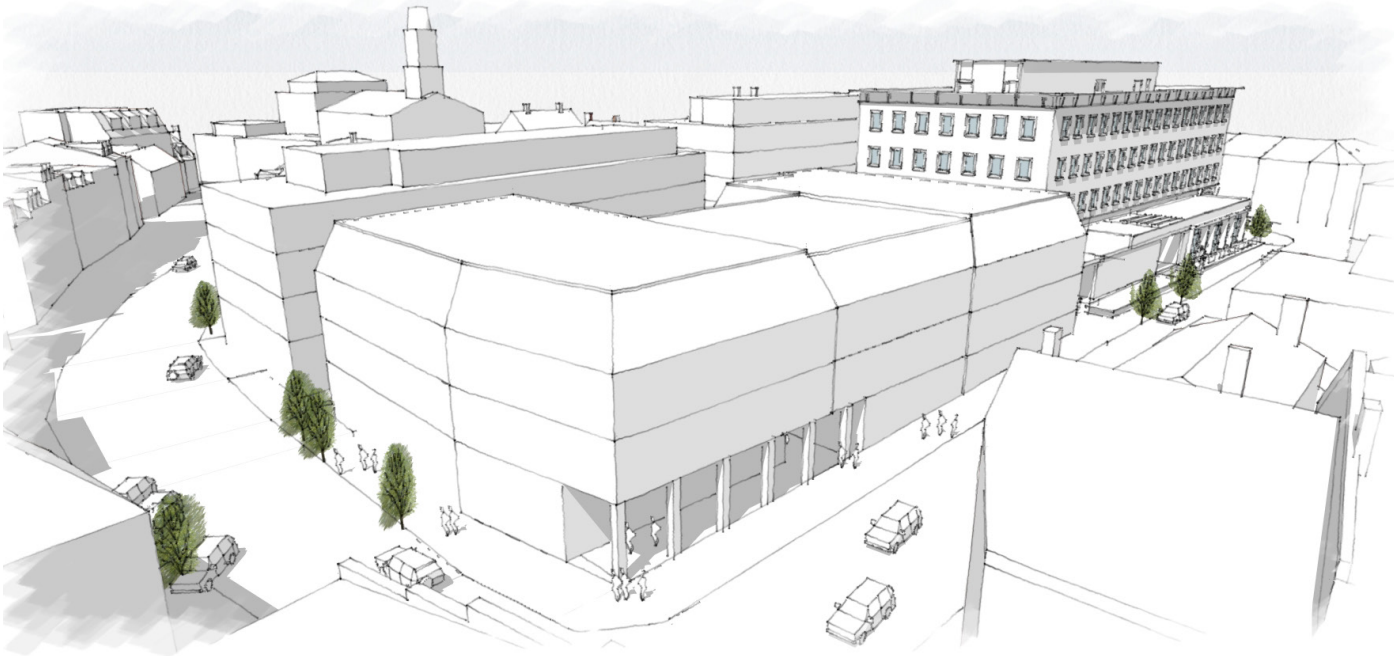
Context Examples of Corners and Entries

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



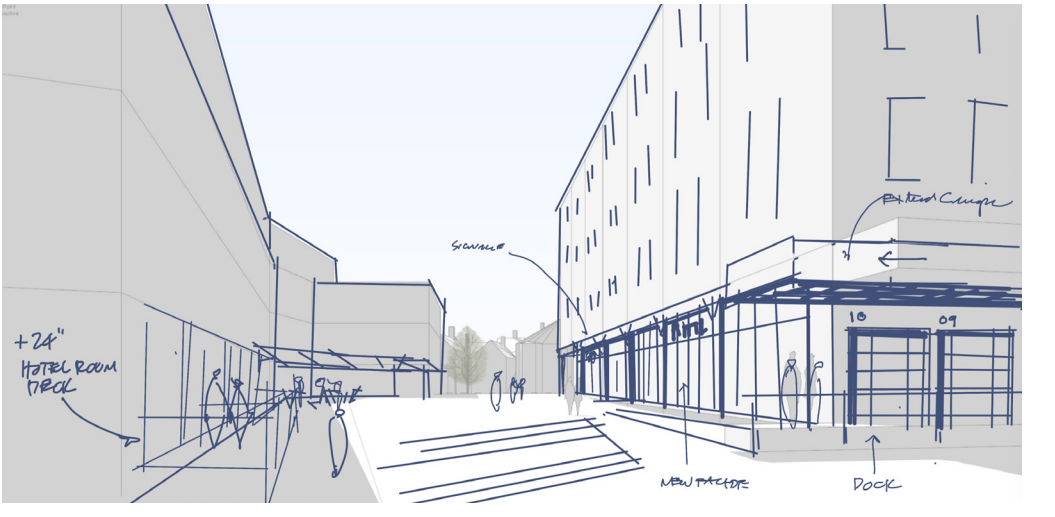
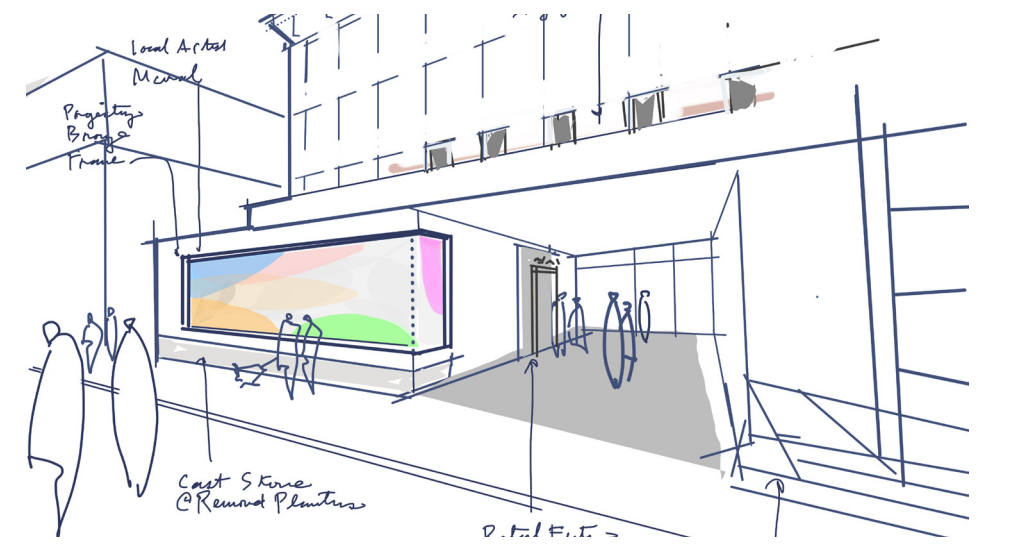
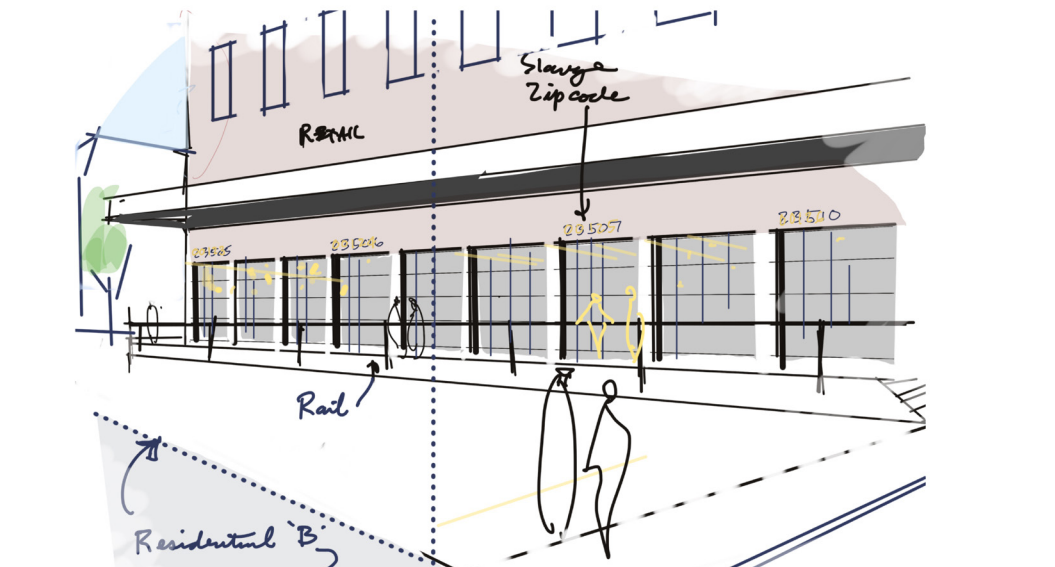
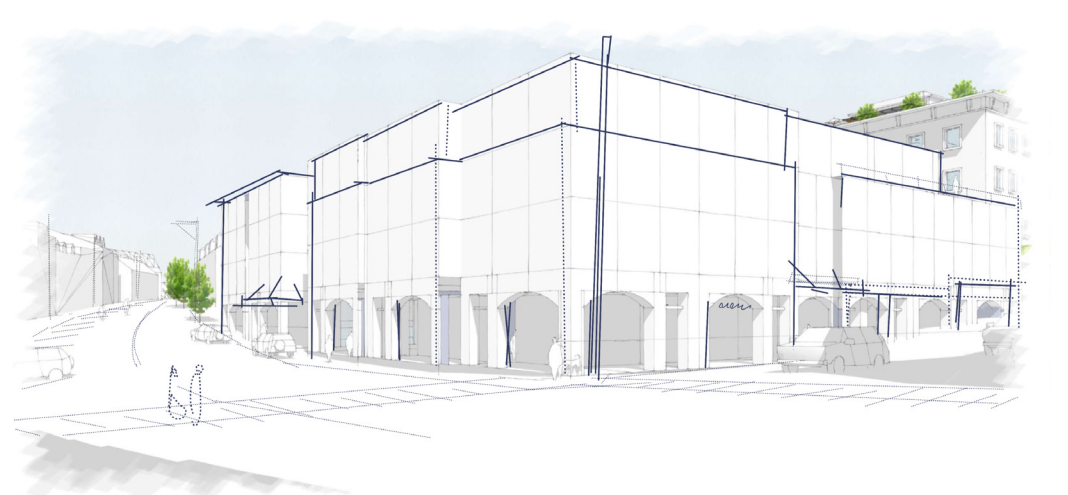
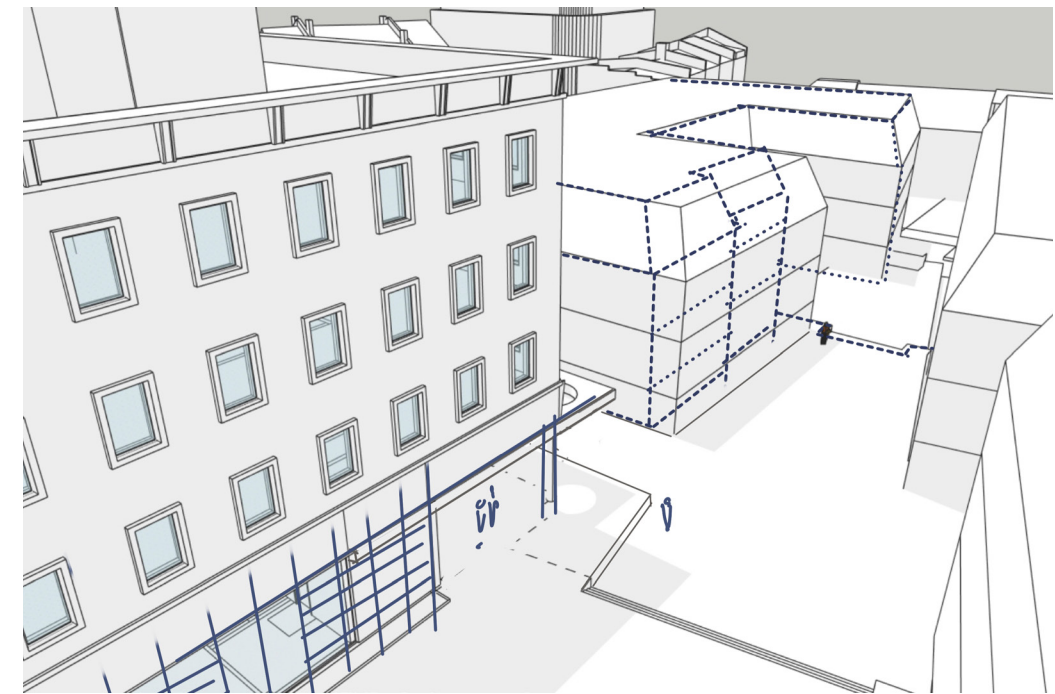
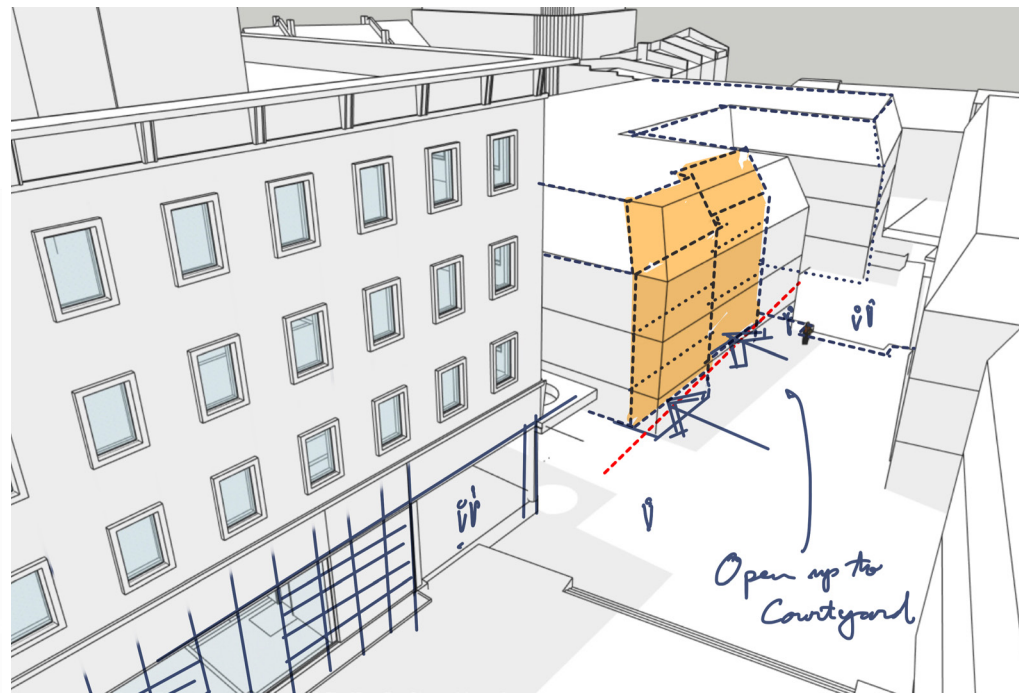
CUP - Option 1



CUP - Option 2 - Extended Plaza

Concept Sketchbook

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



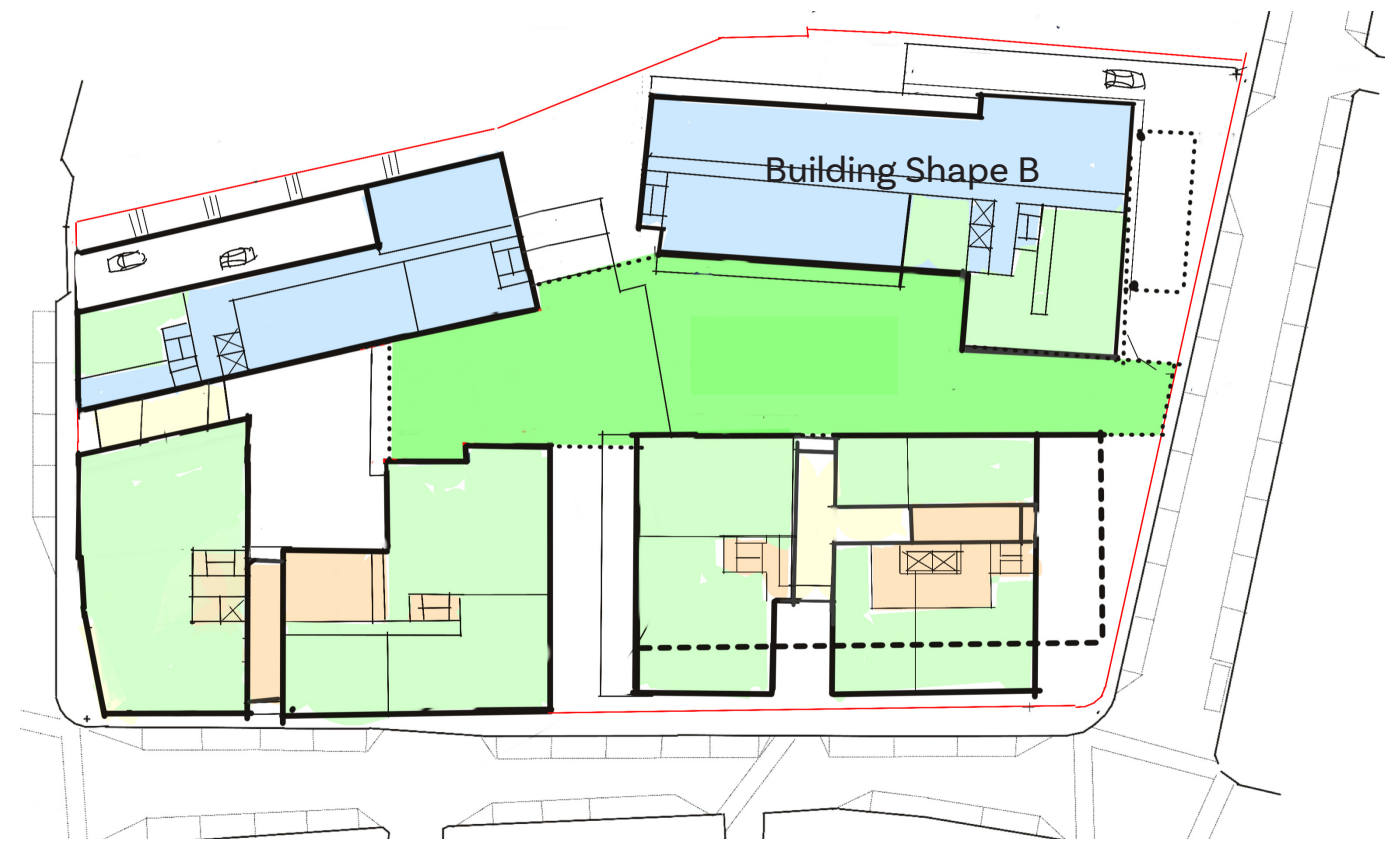


PLAZA CONCEPTS

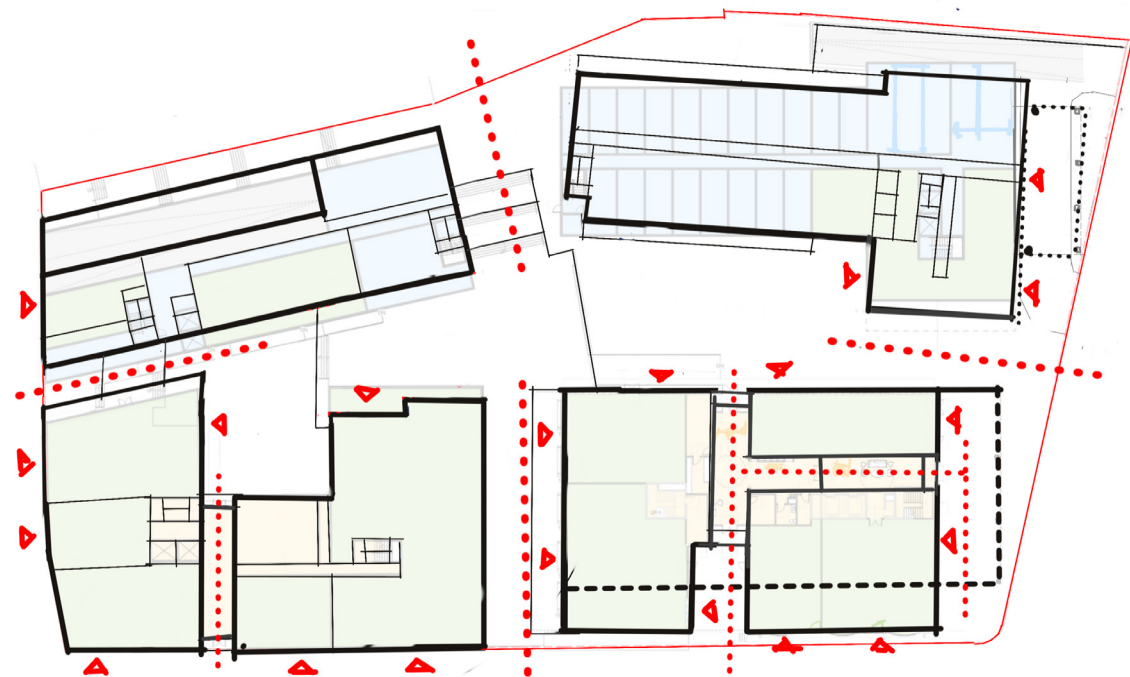


Extended Plaza Option

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.

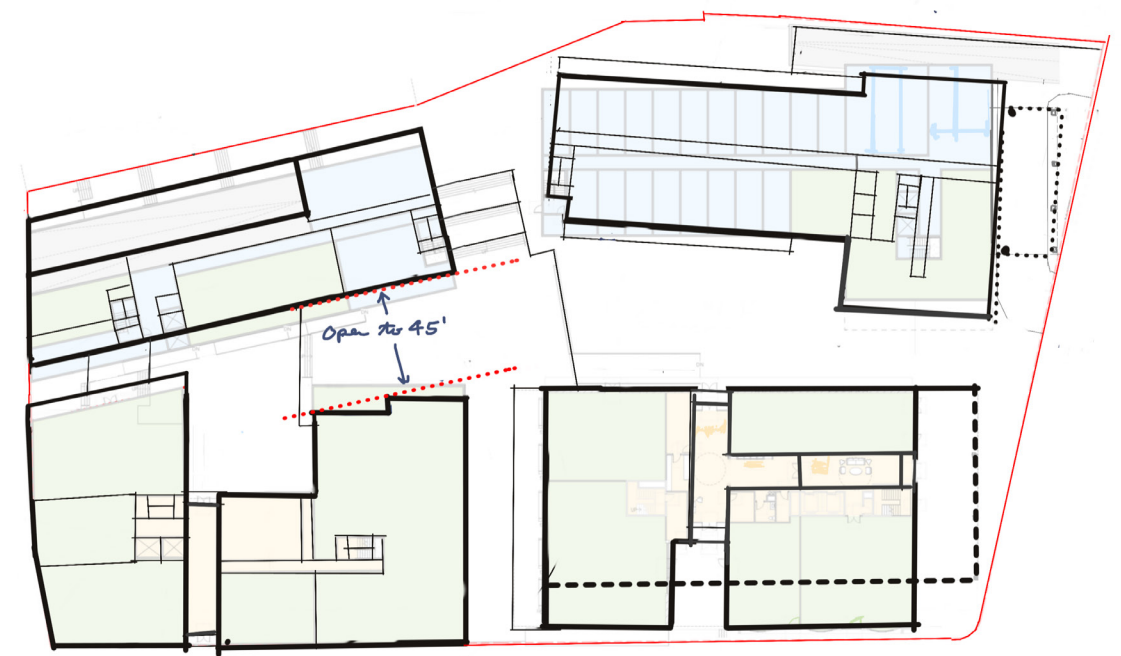


CUP Option



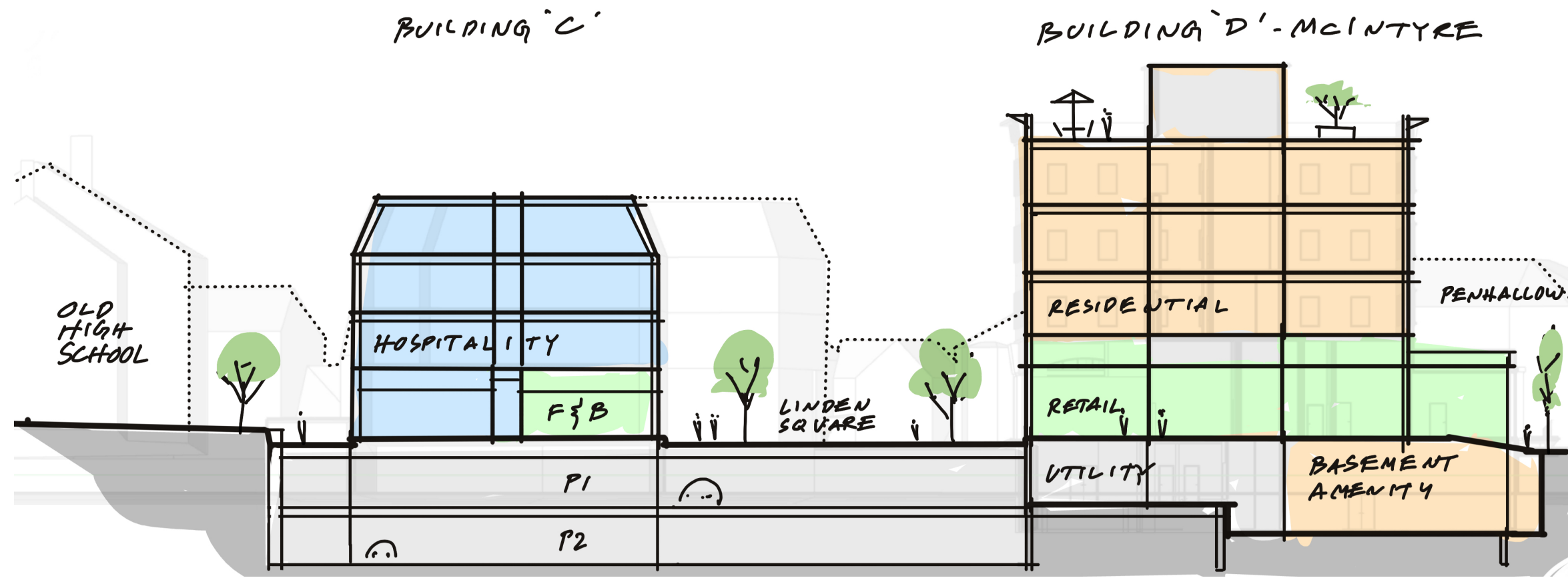
Plaza Entry Points

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.



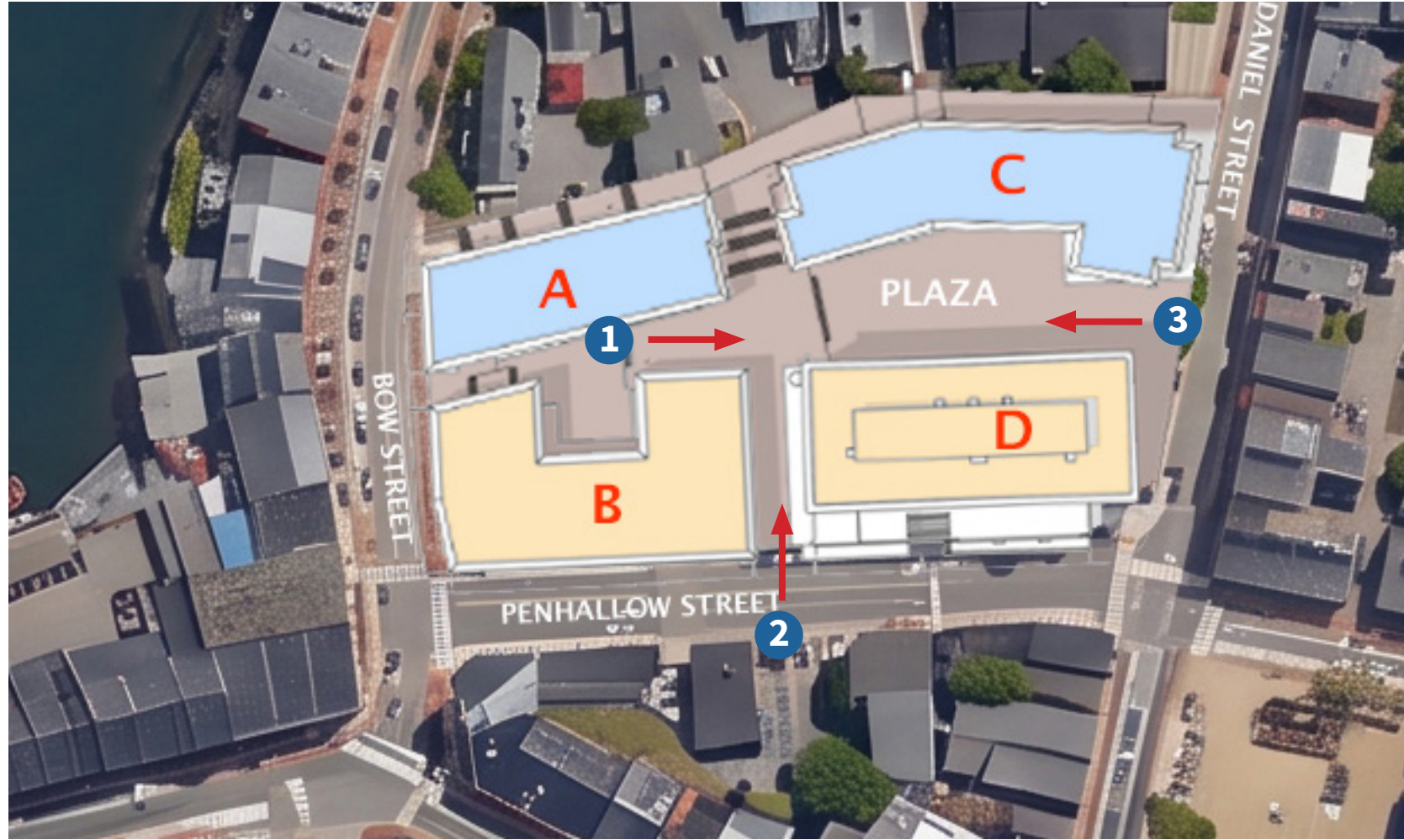
Plaza Widths and Shaping

Site Section



Site Cross Section Through Plaza (East-West)

Plaza



Extended Plaza Concept



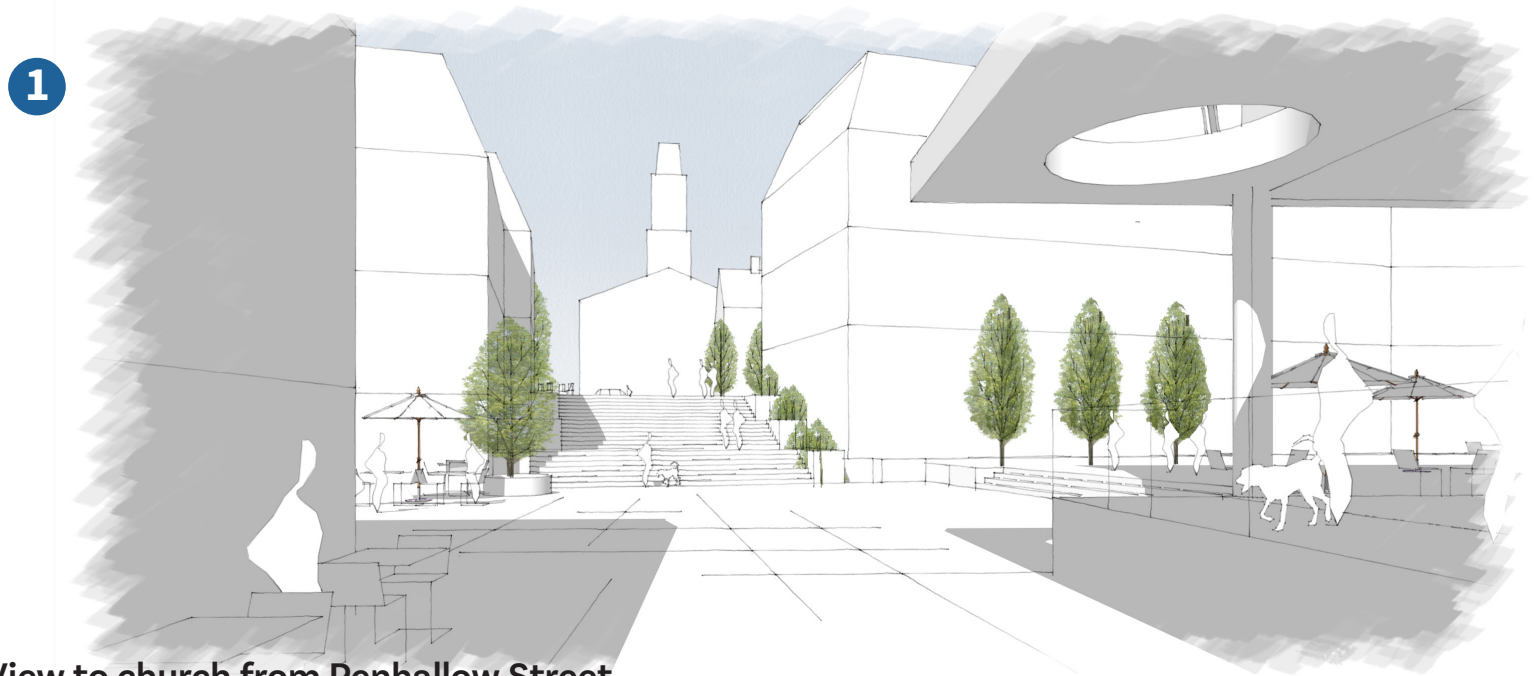
View towards Bow Street



Plaza concept "cross shaped" hospitality building



Extended plaza concept



View to church from Penhallow Street

Inspiration Images



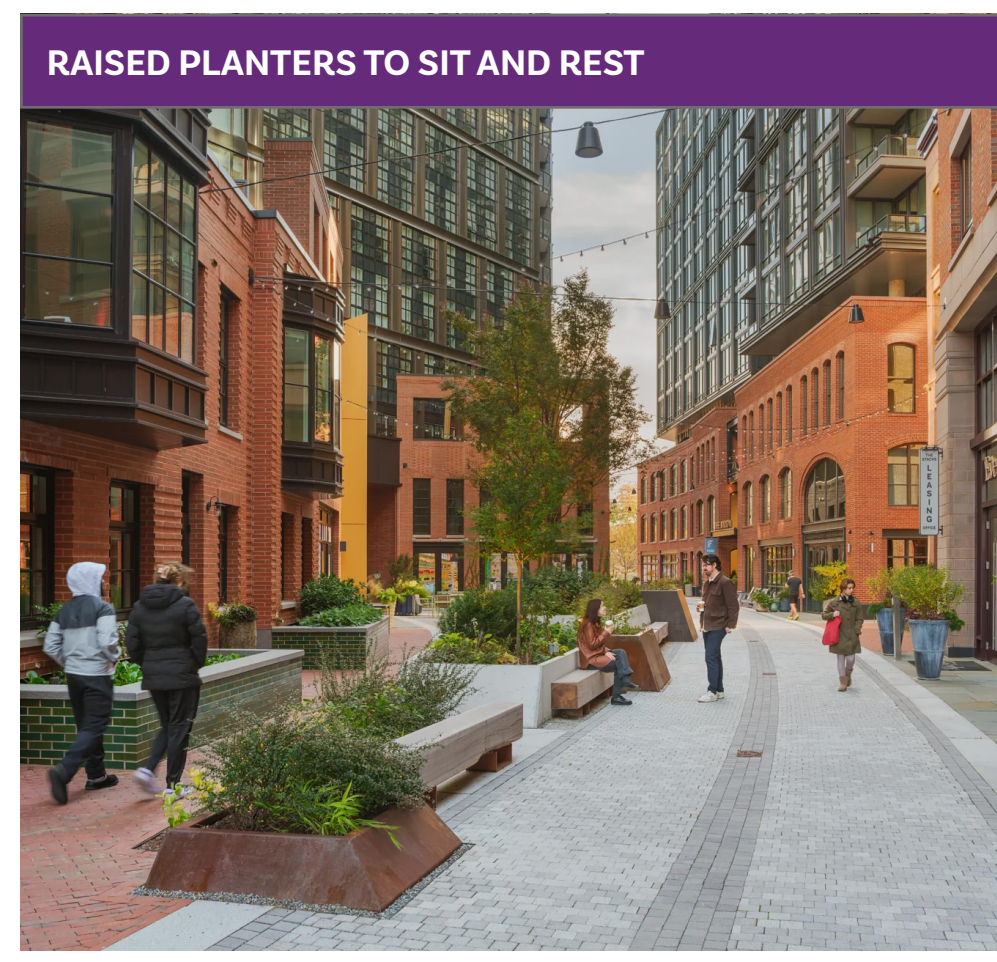
DYNAMIC LANDSCAPE FORMS TO ACTIVATE PLAZA



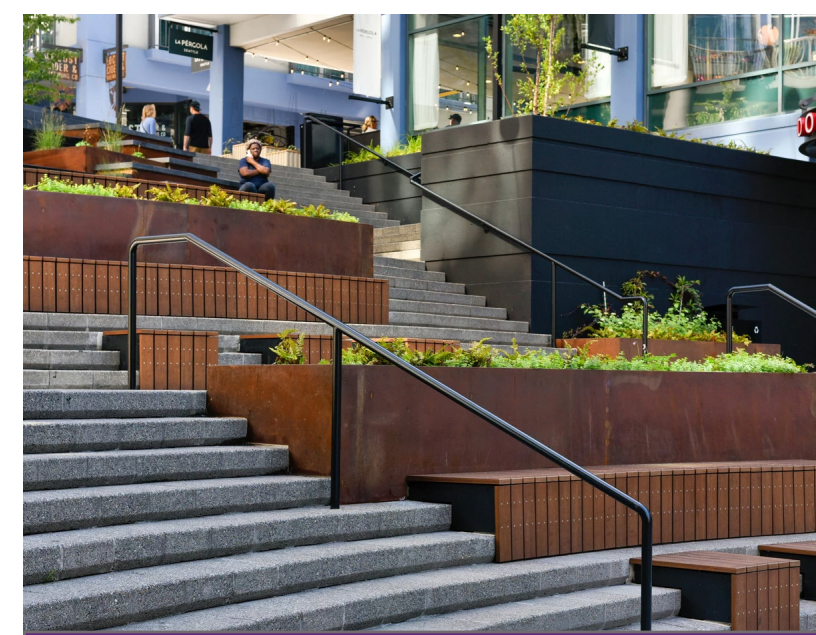
LANDSCAPE THAT DEFINES PATH



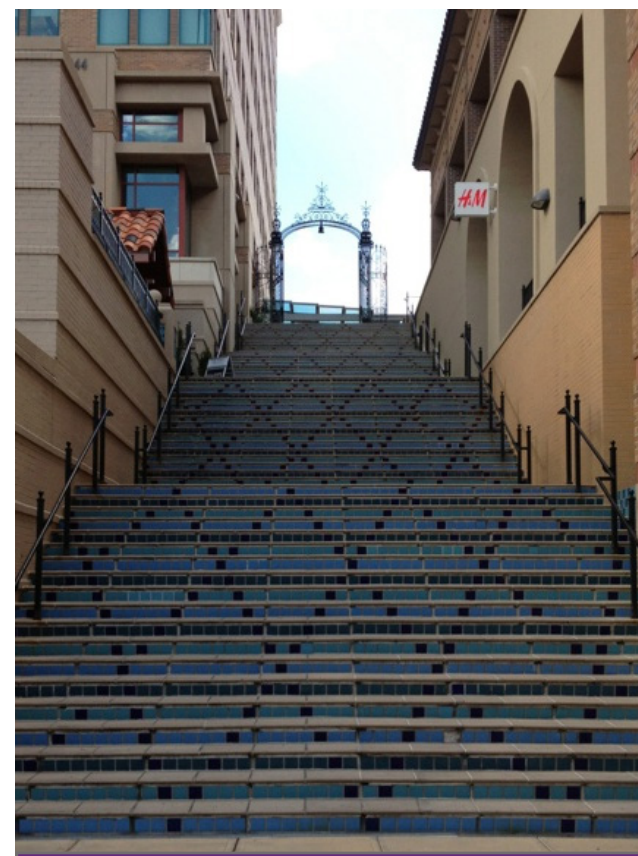
INTERACTIVE ART AND SCULPTURE



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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