

MORRIS & SCULLY, PLLC

ATTORNEYS AT LAW

EDWARD F. MORRIS
JAMES F. SCULLY, JR.

ADMITTED IN NH AND MA

May 13, 2026

City of Portsmouth Historic District Commission
c/o Reagan Ruedig, Chair
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

Re: Application Submission for 62 Daniel Street, Portsmouth (Thomas J. McIntyre Federal Building)

Dear Chair Ruedig and Honorable Members of the Commission:

On behalf of 80 D Street, LLC (the “Applicant”), we respectfully initiate the Historic District Commission’s (the “HDC”) review process for the redevelopment of 62 Daniel Street, formerly known as the Thomas J. McIntyre Federal Building (the “McIntyre Building”). The Applicant, under the leadership of local resident Anthony DiLorenzo, is committed to advancing a thoughtful and contextually appropriate redevelopment of this long vacant and significant downtown landmark and redevelopment site, in close coordination with the HDC and the broader Portsmouth community.

The McIntyre Building, constructed in the 1960s as part of a federal urban renewal initiative, served for decades as a central location for several federal agencies, including the Internal Revenue Service, Social Security Administration, and Federal Bureau of Investigation. In 2004, Congress redirected funds originally intended for the building’s renovation to support the relocation of federal offices to Pease, and by 2016, the General Services Administration (the “GSA”) determined the property to be surplus. The City of Portsmouth subsequently pursued acquisition under the federal Historic Surplus Property program, engaging in extensive public input and negotiation with a developer between 2017 and 2022. Ultimately, the property was subsequently sold at auction in December 2023 to the Applicant.

Because the parcel transferred via private auction, the obligations of the federal Historic Monument Program did not apply. However, as a condition of the sale, the GSA required the execution of a Historic Preservation Easement (the “Easement”), granting specified rights to the New Hampshire State Historic Preservation Officer (SHPO) and identified several character-defining features for sensitive treatment. Following acquisition, the Applicant performed a structural analysis of the single-story section (formerly the U.S. Post Office) to evaluate the structural capacity of this section to support vertical expansion. Similar to the City’s findings in 2022, the Applicant’s Chief Structural Engineer concluded that the existing footings and foundation of the single-story section cannot adequately support any new levels and that the impact to the existing structure to increase the needed structural support would have both adverse visual impacts and, be cost prohibitive.

Under the Easement, the single-story section was determined to have limited character-defining features, primarily related to the configuration of certain windows and surrounds. Importantly, substantial alterations were made in 1997, including the removal of the center single-pane window to create a new

entry and the insertion of a new full-height windows at the easternmost flat brick wall, resulting in four full-height windows on the east elevation, two of which are from the 1997 renovation. In light of the structural issues and the prior alterations, the Applicant engaged with SHPO to discuss how to address these deficiencies. After careful review, SHPO agreed upon certain modifications to the Easement, and required specific mitigation measures to honor the historic character of the site while focusing preservation efforts on the main McIntyre Building (See attached Easement).

During the City previous planning and design of the so-called 2022 Community Plan (the "Community Plan"), the City's goals and objectives emphasized reconnecting the site with Daniel, Penhallow, and Bow Streets through a high-quality urban design with multiple, 3-5 story, mixed-use buildings, enhanced pedestrian ways, meaningful public open space areas, and underground parking to fully support the proposed land use program. With the same overarching goals for restoring the McIntyre Building and revitalizing the remainder of the site, the Applicant is focused on advancing these same building and site objectives. As illustrated in our submission packet, the Applicant has not only developed several conceptual massing schemes that conform to the baseline development standards of the character-based zoning, but we have also developed a massing scheme that adheres to the recently adopted Conditional Use Plan requirements with the required Community Space.

In closing, as we commence the first of multiple work sessions, we appreciate the HDC's consideration and feedback on our project goals and building and site schemes. As we move from the initial work session discussion of the neighborhood context, the existing conditions, and an assessment of our conceptual massing schemes we look forward to working toward subsequent work sessions discussing the program, roof-forms, architectural elevations, materials, and the many public realm improvements that will make this project a success for Portsmouth.

To that end, the Applicant is fully committed to working closely with the HDC to successfully preserve and sensitively adapting the main McIntyre Building and the remainder of the site in accordance with the HDC's Design Guidelines, and the Easement (including SHPO's approval and the required mitigation measures). Consistent with the City's previous planning and design efforts, the Applicant's vision for redevelopment of the site seeks to create a coherent, context-sensitive design, with well-designed, multi-storied, commercial and/or mixed-use buildings with improved pedestrian connections, activated streets, and a vibrant and engaging public realm.

We look forward to commencing the review of this project on June 3rd and hearing your feedback, your guidance, and your ideas as we collaborate to evaluate the many factors, configurations, and tradeoffs associated with a variety of building and site layout options.

Respectfully submitted,



James Scully
Morris & Scully, PLLC
On behalf of 80 D Street, LLC
549 US Route 1 Bypass
Portsmouth, NH 03801
(603)-929-1700
JScully@MorrisScully.com



RECORDING 42.00
SURCHARGE 2.00



Return to:

Ⓜ Attn: Nathan Kenison
Department of Natural +
Cultural Resources
172 Pembroke Road
Concord, NH 03301

PERMANENT HISTORIC PRESERVATION EASEMENT

80 D Street, LLC, having a mailing address of 549 US Highway 1 Bypass, Portsmouth, NH 03801 (the "Grantor") for consideration paid, grants to the STATE OF NEW HAMPSHIRE, DEPARTMENT OF NATURAL AND CULTURAL RESOURCES, acting through the DIVISION OF HISTORICAL RESOURCES, having its place of business and mailing address at 172 Pembroke Road, Concord, Merrimack County, New Hampshire 03301 ("Grantee") with Quitclaim Covenants, in accordance with and pursuant to the provisions of the New Hampshire RSA 477:45-47 and RSA 227-M, a PERMANENT HISTORIC PRESERVATION EASEMENT in the real property and structure situated thereon, formerly known as the Thomas J. McIntyre Federal Building, located at 62 Daniel Street in Portsmouth, NH, (formerly 80 Daniel Street, Portsmouth, NH) and more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property").

1. BACKGROUND AND NATURE OF THE EASEMENT

- a. Grantor and Grantee desire to guarantee the preservation of certain architectural qualities of the Property, and to impose "preservation restriction" on the Property in accordance with RSA 477:46.
- b. The Property is listed on the National Register of Historic Places (NRHP) as a contributing building in the Downtown Portsmouth Historic District. Grantor hereby acknowledges that the Property is subject to the following conditions, restrictions, and limitations, which are hereinafter identified and described as an easement running with the land (the "Easement").
- c. This Easement identifies the character defining features, set forth in Section D herein, that merit sensitive treatment and consideration when contemplating any changes to them. The evaluation of any changes to any character-defining feature

shall be evaluated within the context of any individual rehabilitation proposal and its proposed total impact on the Property. These impacts can be very positive or deleterious, and the combination of these impacts should be evaluated on a case-by-case basis.

d. PROPERTY DESCRIPTION AND CHARACTER-DEFINING FEATURES.

The “*Thomas J. McIntyre Federal Building, Portsmouth, New Hampshire, Character-defining Features Analysis*” by Alisa McCann, attached hereto and incorporated herein as Exhibit B (“CDF Analysis”) identifies character defining features that merit preservation (“Character Defining Features”) on the Main Building, and the one-story addition on Penhallow Street and the one-story wing of the Main Building. These features are those that, in and of themselves, identify this particular building as the Thomas J. McIntyre Federal Building and as no other. For that reason, these features shall be given priority when considering renovation of the Property, subject to the following with respect to the one-story wing east of the Main Building. Specifically, a qualified, licensed structural engineer has documented that the one-story eastern wing of the Main Building has significant structural limitations that impact any feasibility of adding additional stories to the one-story section thereby prohibiting most viable redevelopment options. The City of Portsmouth has further expressed interest, through an extensive public process, in adding meaningful new open space and new pedestrian passageways at the street level between the Main Building and the ground floor of the one-story eastern wing as part of a larger redevelopment project for the Property. For these reasons, and notwithstanding that the one-story eastern wing of the Main Building is a character defining feature, Grantor may demolish the one-story eastern wing provided that Grantor implements the Mitigation Measures identified in Section 1(h) hereof within five years of the execution date of this instrument.

Provided that Grantor implements the Mitigation Measures identified in Section 1(h), the features to be given priority when considering renovation of the Property include:

MAIN BUILDING AND ONE-STORY WING ALONG PENHALLOW STREET

- i. Height, scale and massing
- ii. Regular pattern of recessed windows on upper floors/relationship of solid to void
- iii. Materials: red brick, concrete details, aluminum, glass
- iv. Flat concrete fascia and cast concrete brackets

- v. Recessed entry and open arcade with segmental arches, groin vaulted ceiling and pergola
- vi. First floor full-height windows and their configuration
- vii. Upper floors - pattern of deeply recessed windows with concrete window surrounds.

MAIN BUILDING ONLY

- viii. Full-height entry
- ix. Upper floor single-pane, deeply recessed, pivoting window
- x. Concrete window surrounds
- xi. Concrete brackets at cornice and main entry

MAIN BUILDING INTERIOR - FIRST FLOOR

- xii. White marble panels
- xiii. Height of lobby ceilings
- xiv. Sequence and distinction between vestibule and elevator lobby
- xv. Terrazzo floors

- e. BASELINE DOCUMENTATION. Pages 13-19 of the CDF Analysis, and the NHDHR Easement Program Photo Submission Form (Exhibit B), include photographs of the condition of the Character Defining Features listed above.
- f. This Easement is given in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to Section 170(h) of the Internal Revenue Code and New Hampshire RSA 477:45-47 (the Act), the Grantor does hereby voluntarily grant and convey unto the Grantee a preservation easement in gross in perpetuity over the Property situate in Portsmouth, New Hampshire and more particularly described in Exhibit A, which is attached hereto and recorded herewith.
- g. This Easement specifically grants the Grantee all rights necessary:
 - i. To ensure that the Character Defining Features receive sensitive treatment and consideration when contemplating any changes to them.
 - ii. To prevent any use or change of the Property that will significantly impair or interfere with the preservation value of the Property; and
 - iii. To prevent adverse effects to the Downtown Portsmouth Historic District, especially as they may be affected due to the scale of any new construction proposed at the Property.

h. MITIGATION MEASURES. Pursuant to Section 1(d) hereof, and notwithstanding that the one-story eastern wing of the Main Building is a character defining feature, Grantor may elect to demolish the one-story eastern wing of the main building provided that Grantor implements and completes the following mitigation measures within five years of the execution of this instrument:

i. Interactive Public Exhibit on Urban Renewal in Portsmouth:

Grantor shall contract with a 36 CFR 61 qualified architectural historian to collaborate with the team's architects, landscape architects, and graphic designers, to develop an interactive public exhibit focused on the history of Urban Renewal in Portsmouth which will be integrated into the complex. The exhibit will be designed to fit into the branding of the facility and will appeal to a broad audience. The exhibit should include (at a minimum) an overview of housing conditions in the city prior to the Portsmouth Housing Authority's (PHA) inception, Portsmouth's urban renewal program, an overview of projects constructed during this period as well as highlight of some of the historic properties lost due to this program, the pivotal 1959 NH enabling legislation that allowed for the rehabilitation of historic buildings in urban renewal projects, and the program's overall influence on city planning.

Grantor shall consult with the Portsmouth Historic District Commission, Portsmouth Athenaeum, Strawberry Banke, and other related organizations with insight into the period. It is recognized that during this consultation, additional topics related to urban renewal in Portsmouth may be proposed to be included in the exhibit. Consultation may also result in the ability to incorporate salvaged architectural features as an integrated part of the exhibit. Location of the exhibit will be determined during consultation. A draft description and/or rendering of the proposed exhibit (location(s), physical content, graphic and narrative content etc.) will be submitted to the NH Division of Historical Resources for a thirty (30) day review and comment period.

ii. Accompanying History Document on Urban Renewal in Portsmouth:

Grantor shall contract with a 36 CFR 61 qualified architectural historian to complete an overview document on the impact Urban Renewal had on the City of Portsmouth, NH. This document will enhance the information presented in the interactive public exhibit and can be referenced as a QR code for viewers seeking more information on the topic.

Research will draw from the city archives, Portsmouth Athenaeum, and Portsmouth Public library and will be supplemented by local archives, newspapers, and secondary sources of information as appropriate. This document will also provide a list of additional research materials available online should the public be interested in researching the topic.

One draft digital copy of the report will be submitted to the NH Division of Historical Resources for a thirty (30) day review and comment period. Once revisions are made, a final pdf will be submitted to the Division for their files. One bound copy will be made available each to the Portsmouth Athenaeum, the City of Portsmouth, and to the local history room of the Portsmouth Public Library. The City will also make the document available on their website.

iii. Interpretive signs on the history of Urban Renewal in the City of Portsmouth:

Grantor shall fund the completion of design, fabrication, and installation of an interpretive sign(s) on the Property. Location will be determined during consultation with the NH Division of Historical Resources, project team, and interested parties. The sign(s) will rely heavily on historic photographs and will be supplemented with information and narrative from materials collected during the development of the exhibit and accompanying history document. Final decision on content will be made during consultation; however, themes may include the history and significance of the former Thomas J. McIntyre Federal Building utilizing aerial photographs, historic photographs, and narrative. It may also include historical information on the resources located at the site prior to their demolition during urban renewal. The sign(s) will be designed by a team of architects, graphic designers, and landscape architects with assistance and content provided by an Architectural Historian qualified under 36 CFR 61. A draft version of the interpretive signage design will be submitted to the Division for review and approval or comment within 30 days.

2. COVENANTS OF GRANTOR

- a. **PRESERVATION.** The Grantor shall, maintain and preserve the Property in accordance with this Easement, and the recommended approaches set forth in the "Secretary of the Interior's Standards for the Treatment of Historic Properties" with "Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing

Historic Buildings” (“Secretary’s Standards”) and applicable National Park Service Preservation Briefs.

- b. **QUALIFICATIONS.** All work directly involving any Character Defining Features carried out pursuant to this Easement shall be conducted by or under the direct supervision of an individual or individuals who meet, at a minimum, the applicable Secretary of the Interior’s Professional Qualifications Standards for conducting the appropriate work (48 FR 44738-9, September 29, 1983).
- c. **REVIEW BY NEW HAMPSHIRE STATE HISTORIC PRESERVATION OFFICE (SHPO).** Plans of proposed work to the Property which would impact the Character Defining Features shall be reviewed and approved in writing by the SHPO for consistency with the Secretary’s Standards. SHPO shall respond in writing to any proposal by the Grantee within thirty (30) days (except under extraordinary circumstances) or such approval shall be deemed to have been given. Contact information for the SHPO is:
 - Mr. Benjamin Wilson
 - Director and State Historic Preservation Officer
 - New Hampshire Division of Historical Resources
 - Department of Natural and Cultural Resources
 - State of New Hampshire
 - 172 Pembroke Road
 - Concord, NH 03301
- d. **INSPECTIONS.** SHPO, and their successor or assigns, shall have the right to inspect the premises from time to time, upon reasonable notice, to determine Grantor’s compliance with the Easement. The Grantor agrees to submit to the Grantee, for the duration of these preservation restrictions, an annual stewardship report detailing the current condition of the Property, all physical work, if any, undertaken on the Property over the course of the previous year, as well as any proposed stewardship activities anticipated for the upcoming year.
- e. **MAINTENANCE.** The Grantor shall maintain the Property in a manner that preserves the attributes that contribute to the eligibility of the Property for inclusion in the NRHP and take commercially reasonable actions to: secure the Property from the elements, vandalism and arson; undertake any stabilization that is necessary to prevent deterioration; undertake all normal maintenance and repairs; and maintain the Property in a good and sound state of repair and structural integrity, all in accordance with the recommended approaches set forth in the Secretary’s Standards.

- f. **INSURANCE.** The Grantor shall keep the Property insured against loss or damage.
- g. **CASUALTY DAMAGE.** If the Property is damaged due to a sudden, unexpected, or unusual event, the Grantor shall promptly take all steps necessary to render any undamaged portions of the Property in a reasonably safe condition and promptly take all commercially reasonable efforts to render the same in a secure and watertight condition and to minimize additional damage to the Property. Grantor shall also repair or restore the Property in compliance with the Secretary's Standards. If such repair is commercially or physically infeasible, the Grantor shall consult with SHPO, or their successors and assigns.
- h. **EXTINGUISHMENT.** SHPO and the Grantor agree that if the property suffers substantial harm, through no fault of the Grantor (such as a natural disaster, a fire, or other casualty loss), this Easement may be extinguished by written agreement of the SHPO and the Grantor.
- i. **AMENDMENTS.** SHPO and the Grantor herein agree that the terms and conditions of this Easement may be amended or altered to address unforeseen circumstances, to substitute a successor in interest by written agreement of both parties, or for any other reason provided both parties agree in writing.
- j. **DISPUTE RESOLUTION.** If a dispute arises out of or relates to this Easement, or the breach thereof, and the dispute cannot be settled through negotiation, Grantor and SHPO hereby agree first to attempt in good faith to settle the dispute by mediation, before resorting to litigation.
- k. **VIOLATION.** In the event of a violation of the Easement, in addition to any remedy now or hereafter provided by law, SHPO may institute suit to enjoin the violation, or require restoration of the Property to the same condition as at the time of conveyance.
- l. **CONVEYANCE.** The SHPO shall be notified by the Grantor within thirty (30) days of any conveyance of the Property. Notifications shall include the name and contact information for the new owner(s).
- m. **SUBSEQUENT DEEDS OR OTHER LEGAL INSTRUMENTS.** The Grantor shall ensure that the Easement will be inserted in any subsequent deed or other legal instrument by which Grantor's fee simple title to the Property is conveyed.

TO HAVE AND TO HOLD, the said Historic Preservation Easement, unto the said Grantees and its successors and permitted assigns.

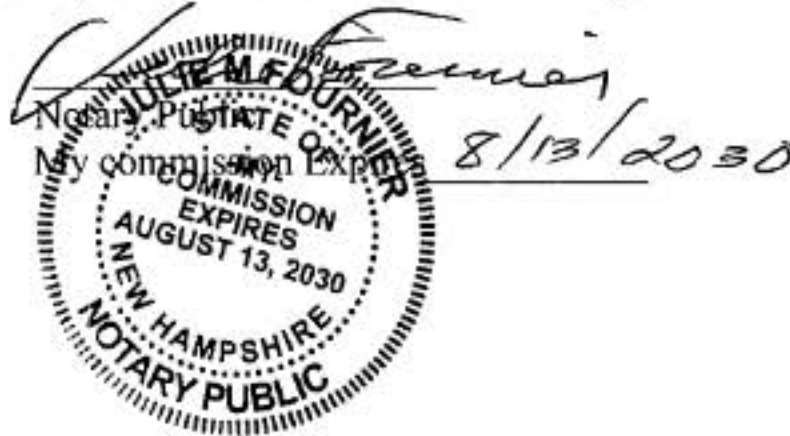
IN WITNESS THEREOF, Grantee and Grantor have set their hands under seal on the days and year set forth below.

4/14/2026
Date

By: *Adam J. Crepeau*
Adam J. Crepeau, Interim Commissioner
Department of Natural and Cultural Resources


State of New Hampshire
County of MERRIMACK

The foregoing instrument was acknowledged before me this 14/24 (date) by Adam Crepeau (name of officer or agent title of officer or agent) of DNCR (name of corporation acknowledging) a State of NH (state or place of incorporation) corporation on behalf of the corporation.




[Signature of Grantor on following page]

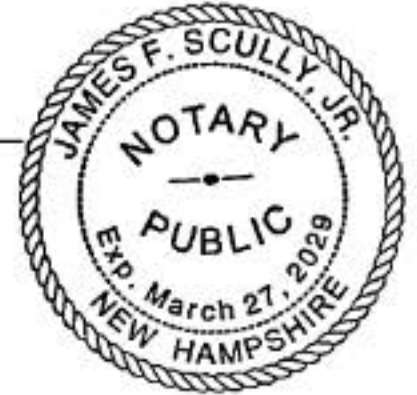
4/3/2020
Date

By: 
Anthony, DiLorenzo, Manager
80 D Street, LLC
549 US Highway 1 Bypass
Portsmouth, NH 03801

State of New Hampshire
County of Rockingham

The foregoing instrument was acknowledged before me this April 3, 2020 (date) by Anthony DiLorenzo, Manager of 80 D Street, LLC a New Hampshire limited liability company on behalf of the limited liability company.


Notary Public
My commission Expires _____




AUTHORIZATION

I authorize James F. Scully, Jr., Esq. of Morris & Scully, PLLC as counsel for 80 D Street, LLC to communicate with the City of Portsmouth Historic District Commission with respect to the Application Submission on behalf of 80 D Street, LLC.

80 D STREET, LLC

May 13, 2026

Signed by:
By: 
2F656C4E8A714D9
Anthony DiLorenzo

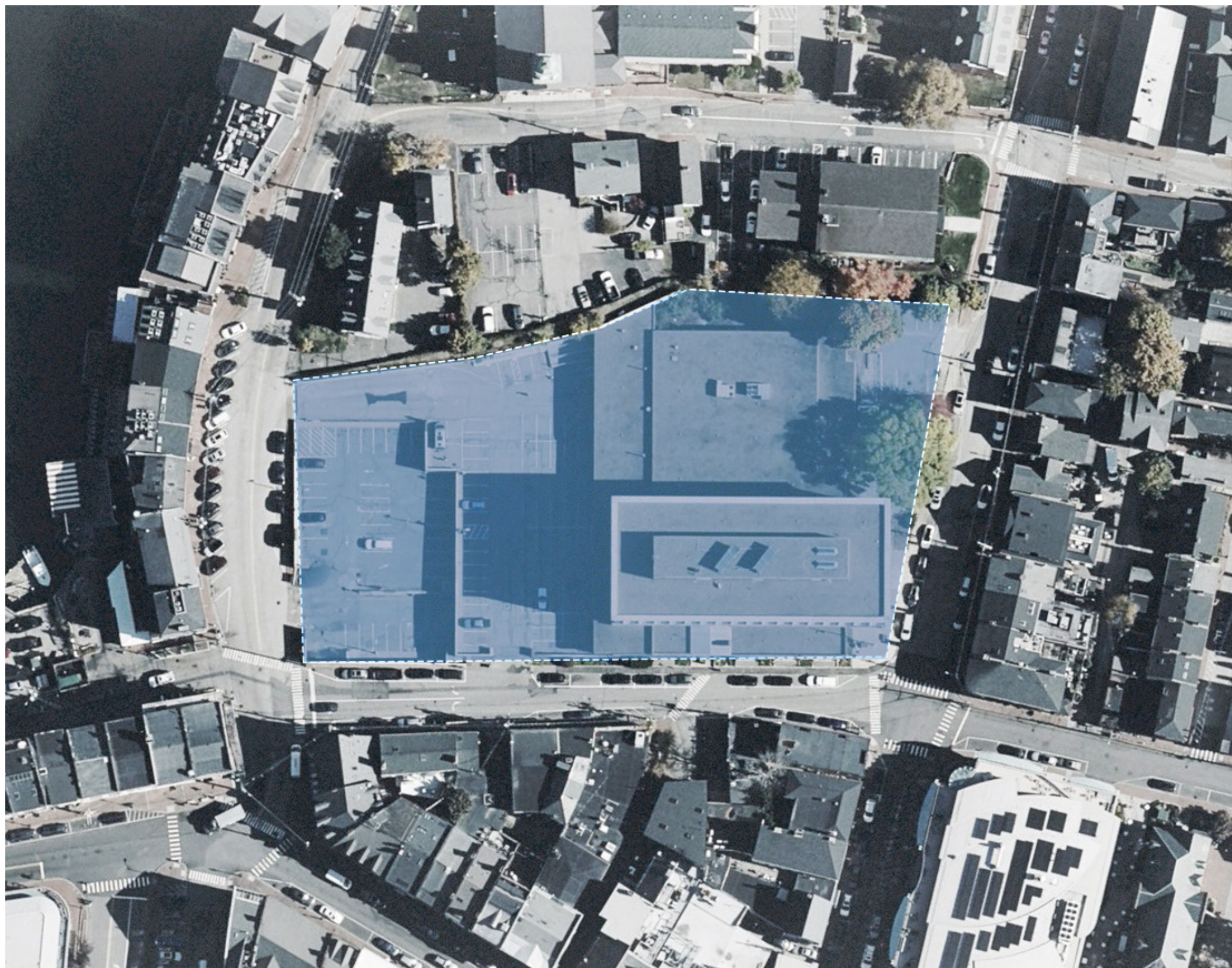


Linden Square - Portsmouth, NH

Historic District Commission - Work session #1

SPARC + 80 D Street LLC

June 3, 2026



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- Team
- Relevant Projects
- Purpose
- Project Goals
- Previous Planning Efforts

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- Context
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- Portsmouth's Alleys & Passageways

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- Existing Conditions
- Opportunities

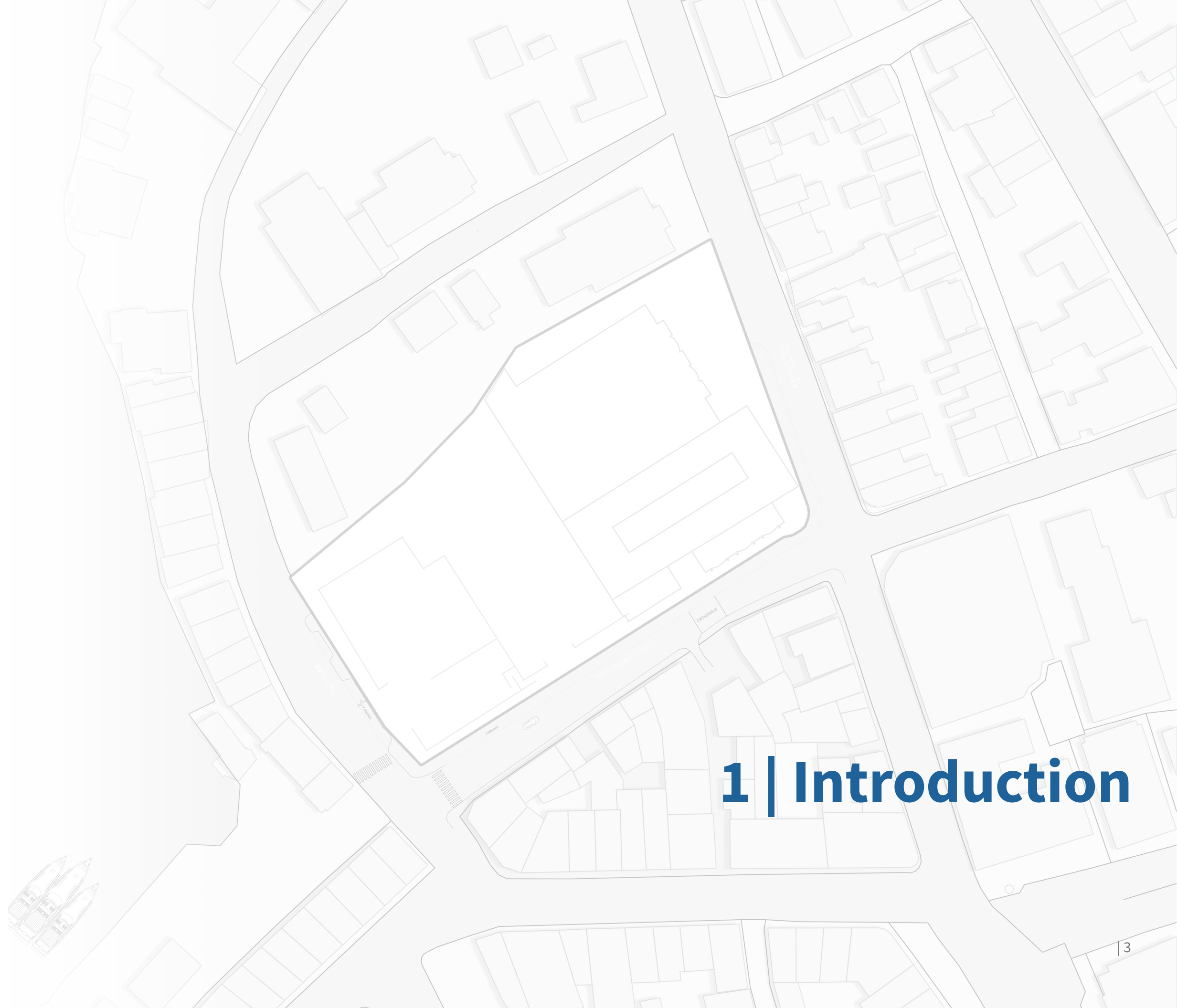
4 | Zoning

- Character Districts Zoning
- Historic District
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- Courtyards
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- Extended Plaza
- CUP Option
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1 | Introduction



About **sparc**

sparc is an award winning multi disciplinary design firm. With over 30 years of experience in Architecture, Interior Design, and Master Planning, we are focused on creating beautiful spaces and places for everyone.

With diversity, inclusion, and sustainability at its core, **sparc** delivers holistic solutions that are functional, efficient, with high design.

Thinking future forward, **sparc** is always on the bleeding edge of A.I., technology and methodologies.

Project Team



HARIL A. PANDYA
FAIA, LEED AP, NCARB
CEO / Principal-in-Charge



AKSEL SOLBERG
AIA, NCARB
CIO / Senior Project Manager



STEFAN VOGELMANN
AIA, LEED AP, NCARB
Principal /Senior Designer

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 8

- Refine massing schemes
- Discuss open space design
- Refine 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



111 Maplewood
Portsmouth, MA



Parcel 2
Providence, RI



The Harbor
Cohasset, MA



Apex
Pawtucket, RI



149 Newbury
Boston, MA



315 Commerce Way
Portsmouth, NH



425 Medford Master Plan
Charlestown, MA

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 4 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.



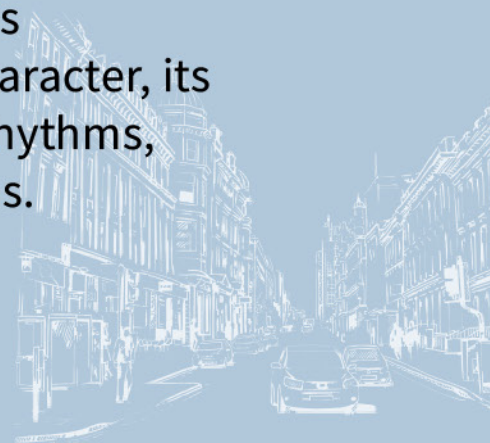
COMMUNITY

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.



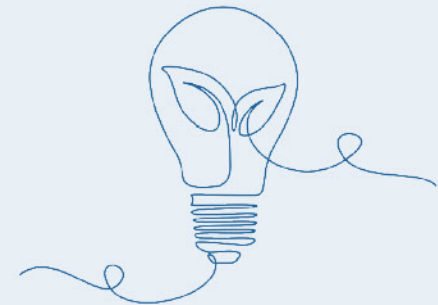
ACCESSIBILITY

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



SUSTAINABILITY

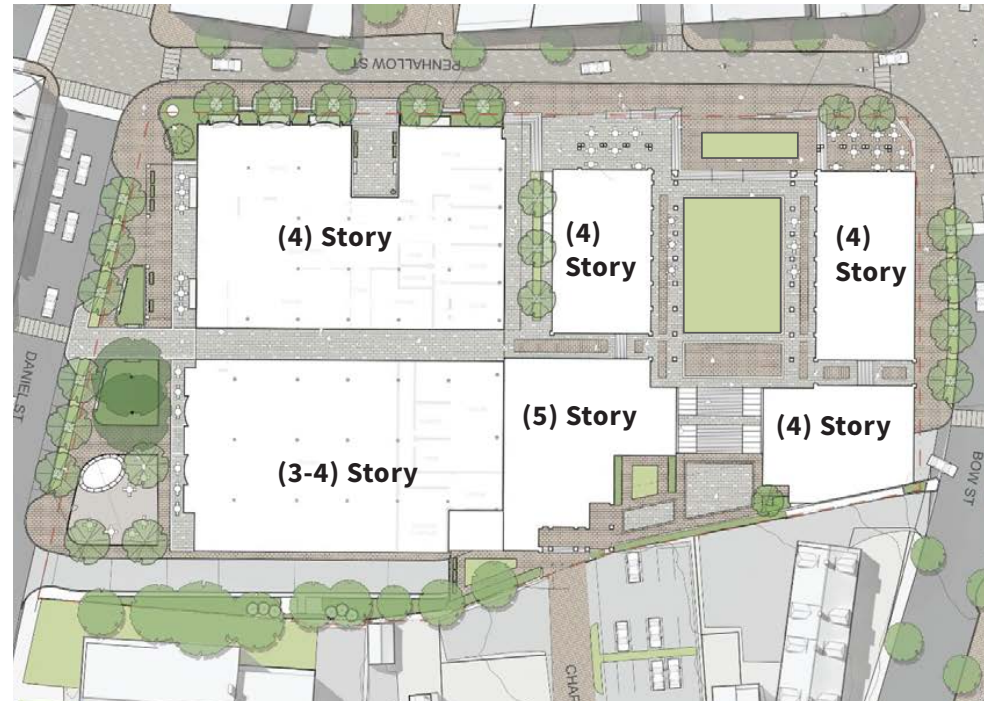
Fully integrate energy efficiency, resiliency, wellness, and sustainable practices towards a more responsible and responsive project.



Kane/Redgate Plan Bruner/Cott (2019)



Community Plan Principal Group (2023)

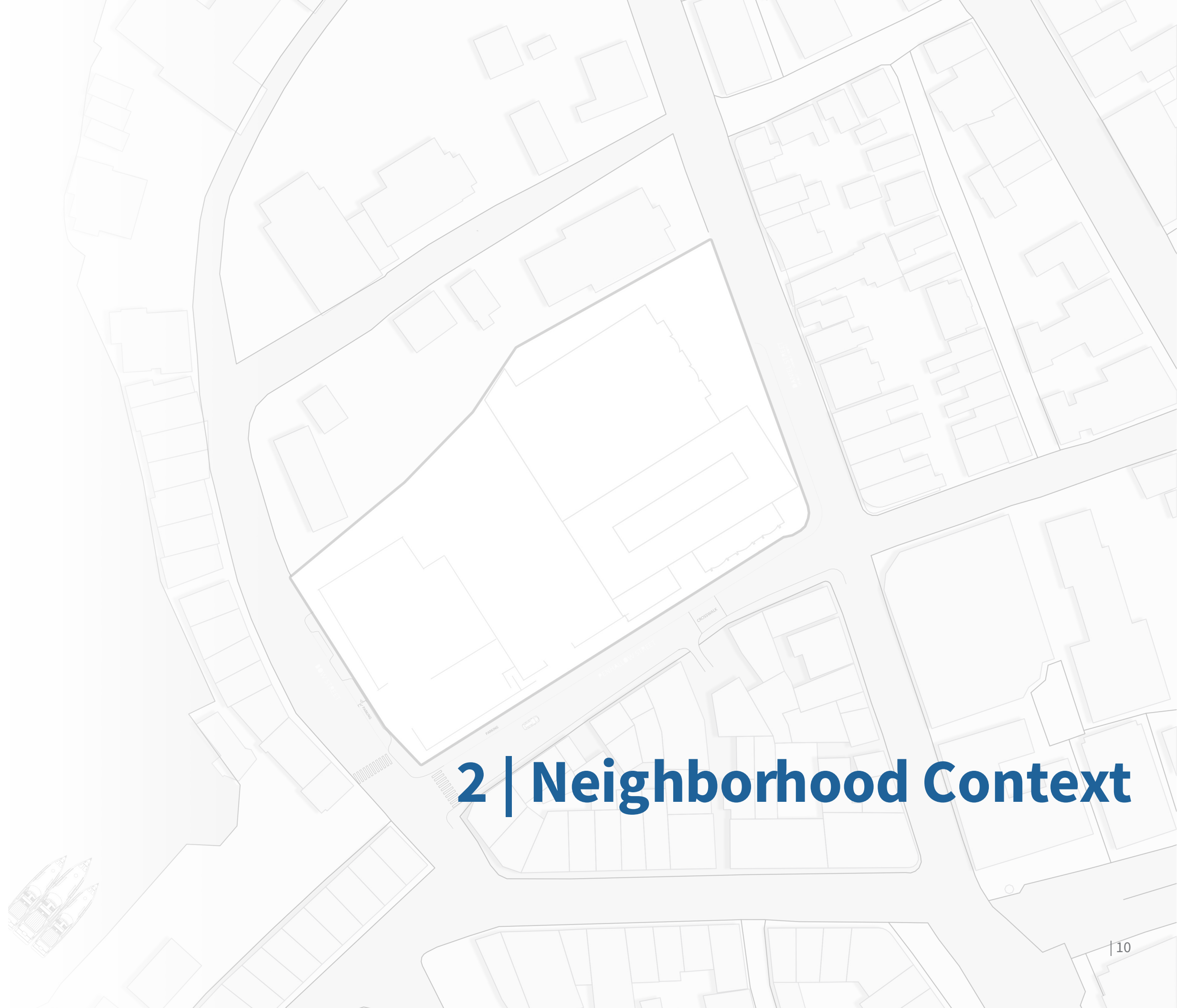


Kane/Redgate Plan Observations

- Partnership with city under the historic monument program.
- Public feel there was too much development and too little usable open space.

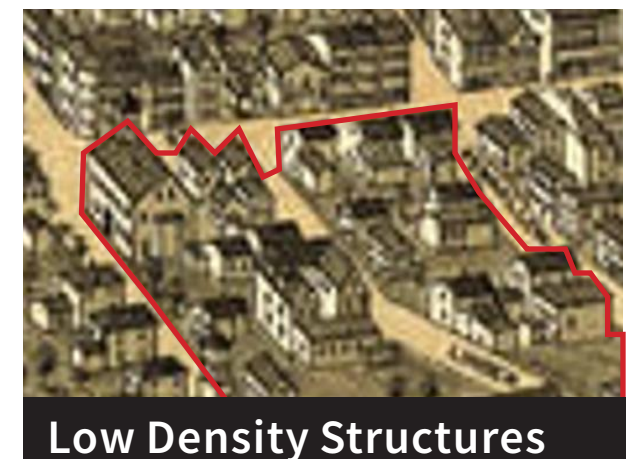
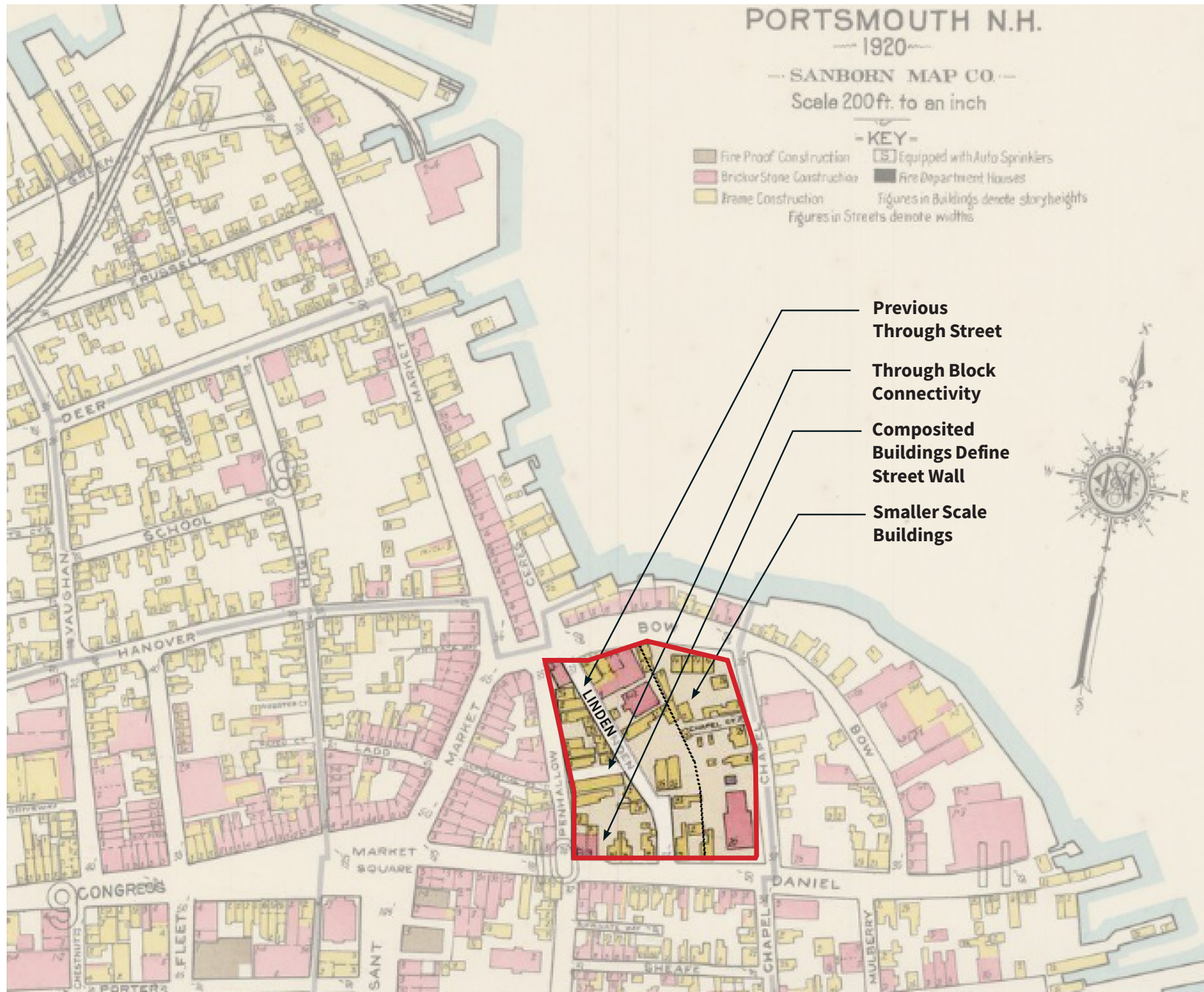
Community Plan Observations

- Public support for the Community plan for larger and taller buildings, a traditional building & site design, and with larger and more usable public open space.

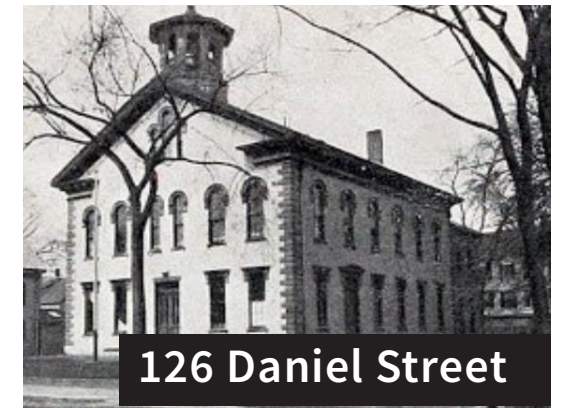
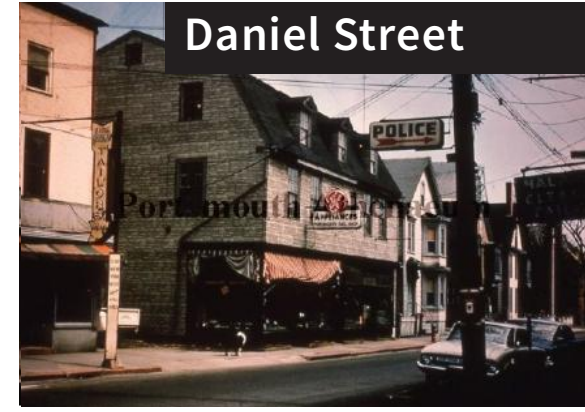
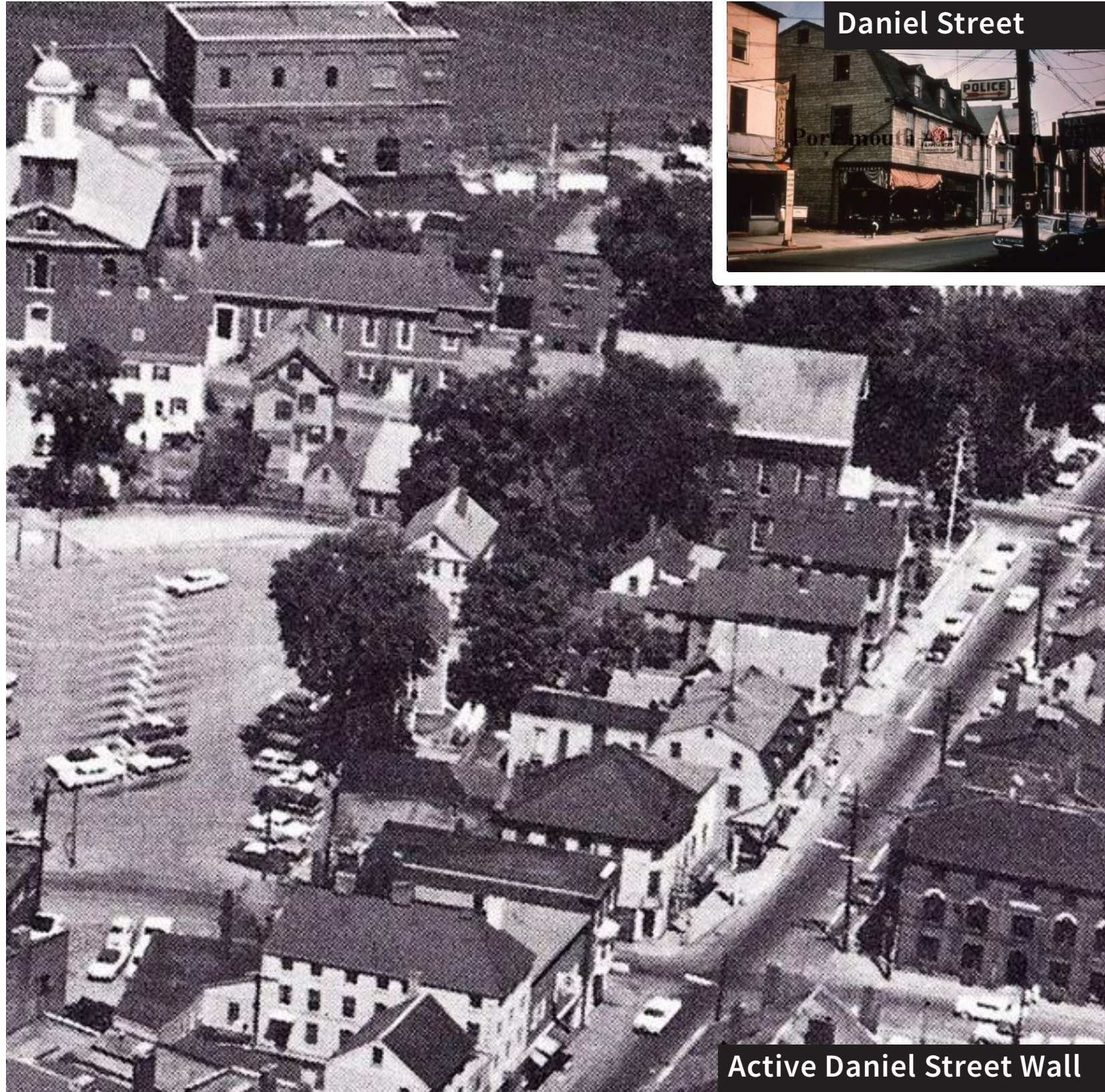


2 | Neighborhood Context

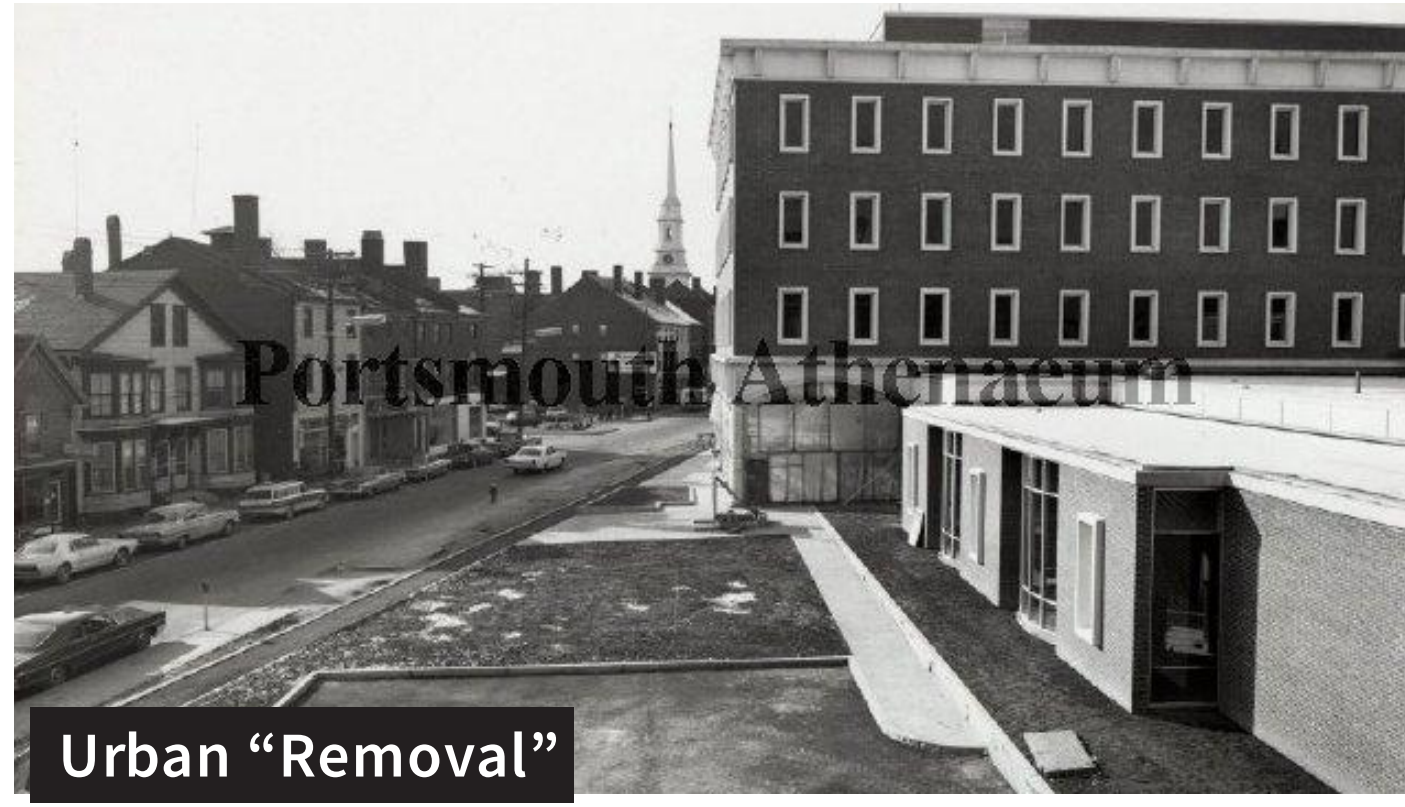
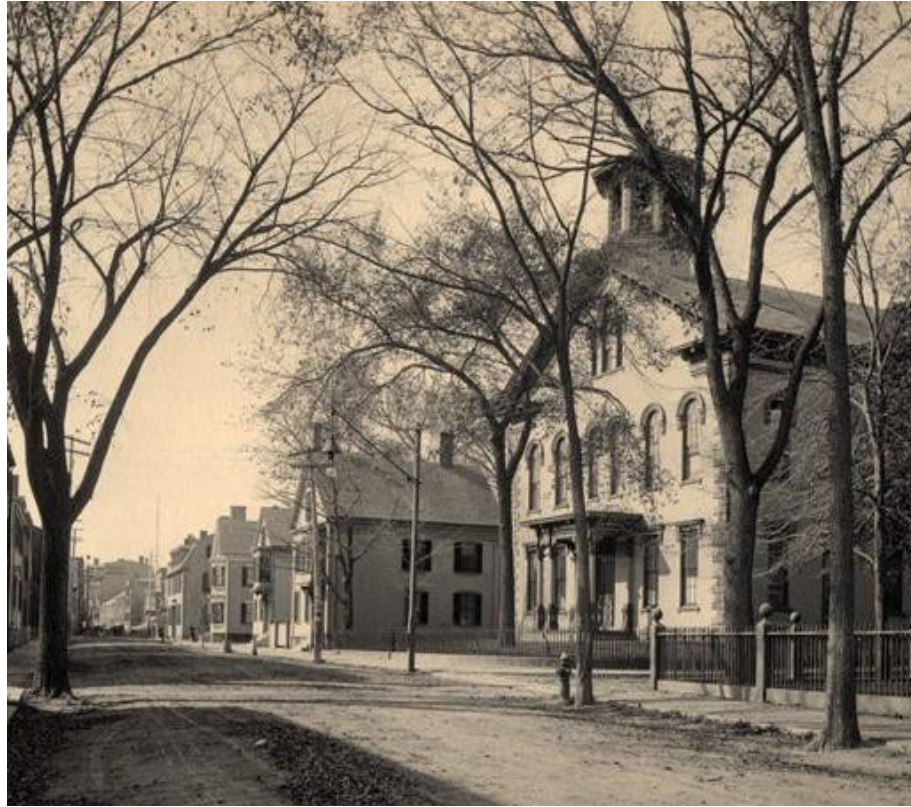
Neighborhood Context History - 18th - 19th Century



Early to Mid 20th Century

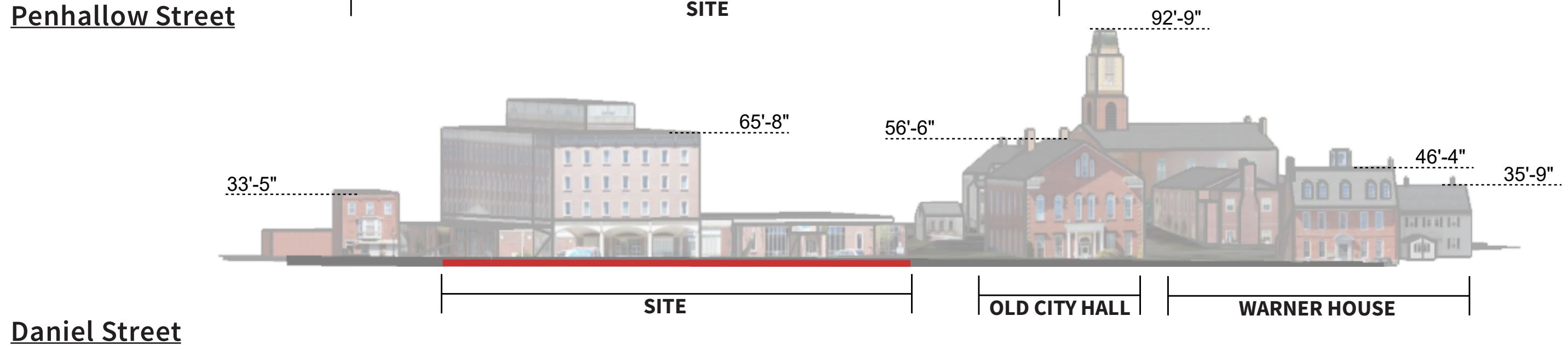
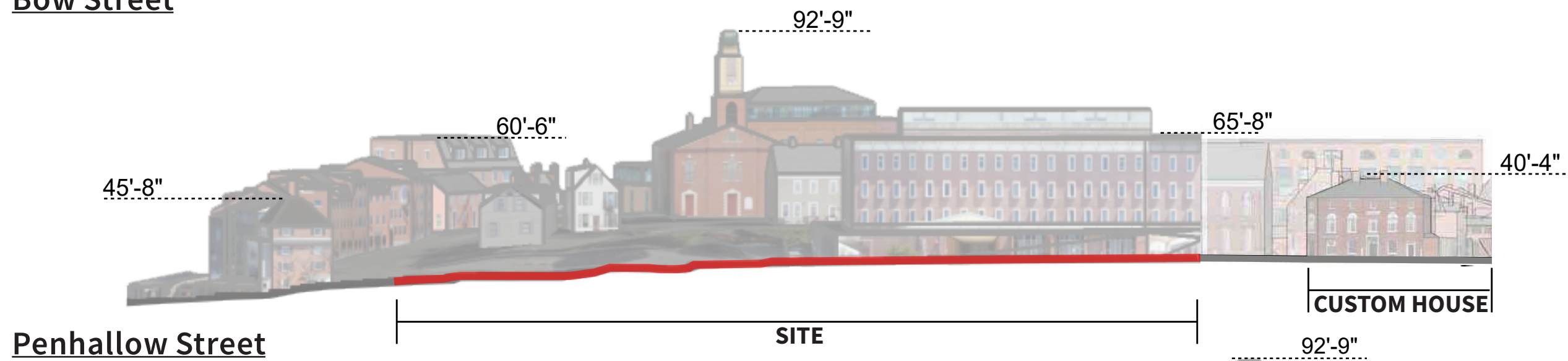
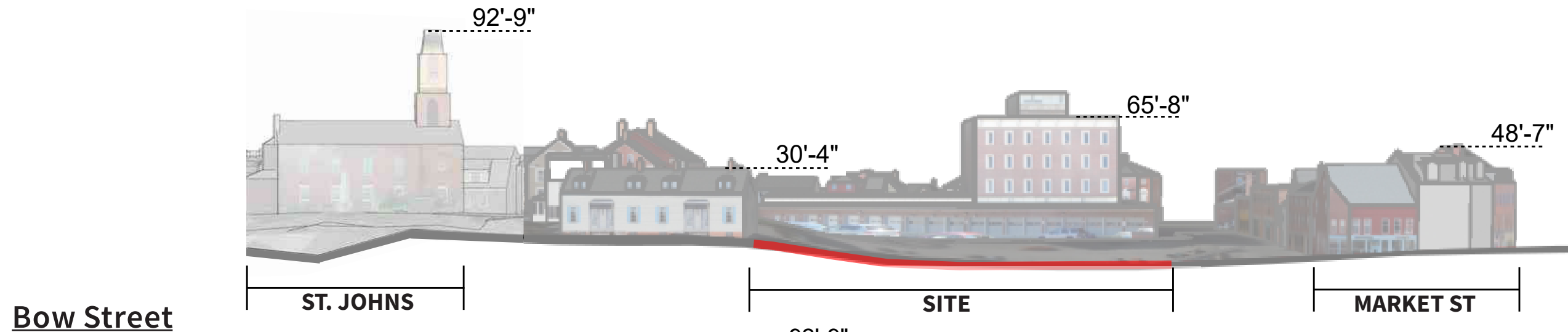


Urban Renewal Period



Present Day





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



241 Middle Street



Chestnut Street



60 Penhallow Street



2 Congress Street



18 Congress Street



9 Market Square



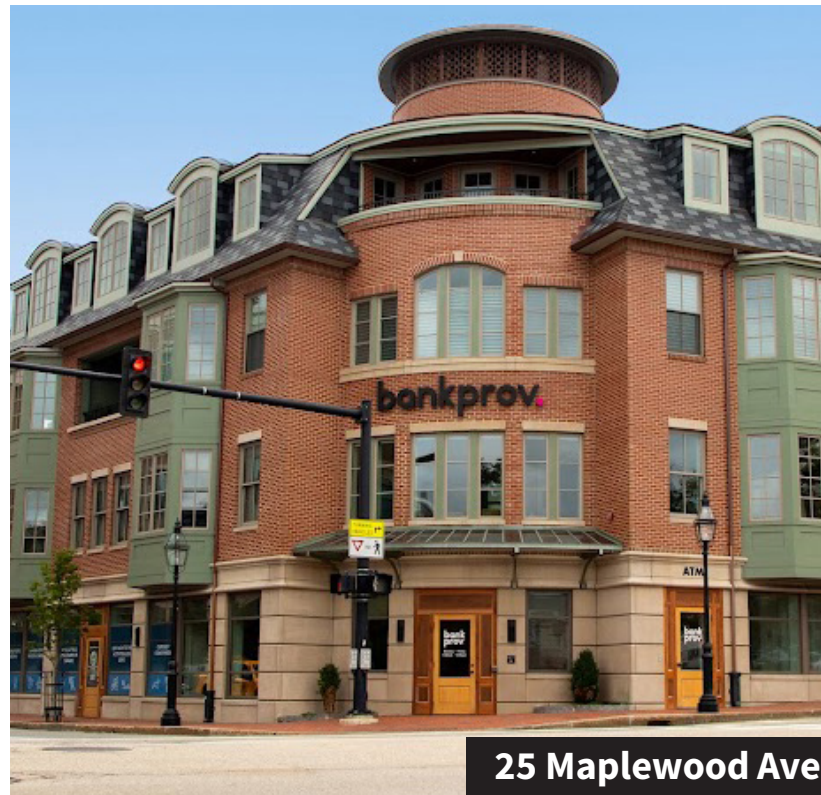
40 Congress Street



77 State Street



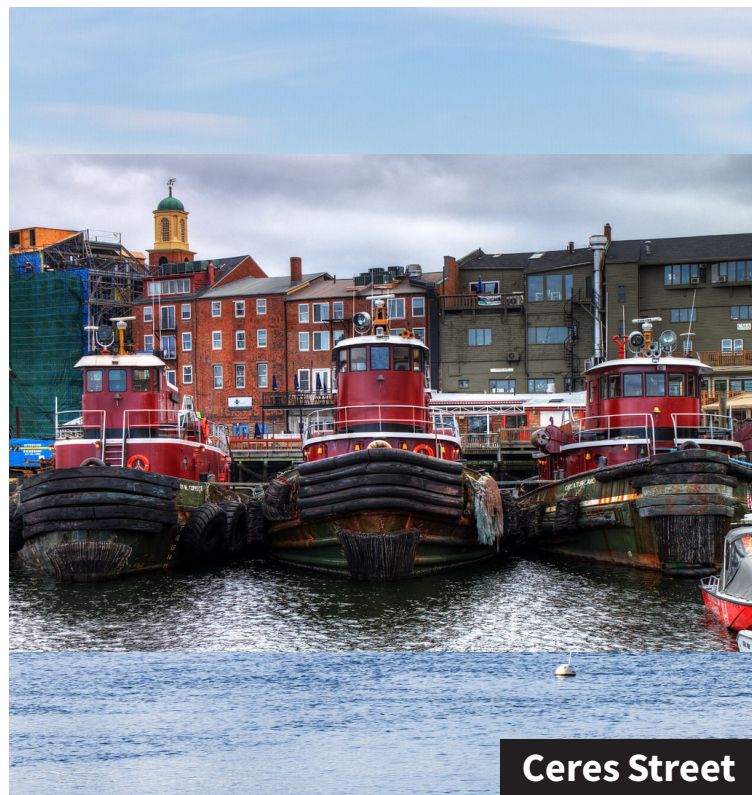
Market Square



25 Maplewood Ave



3 Pleasant Street



Ceres Street



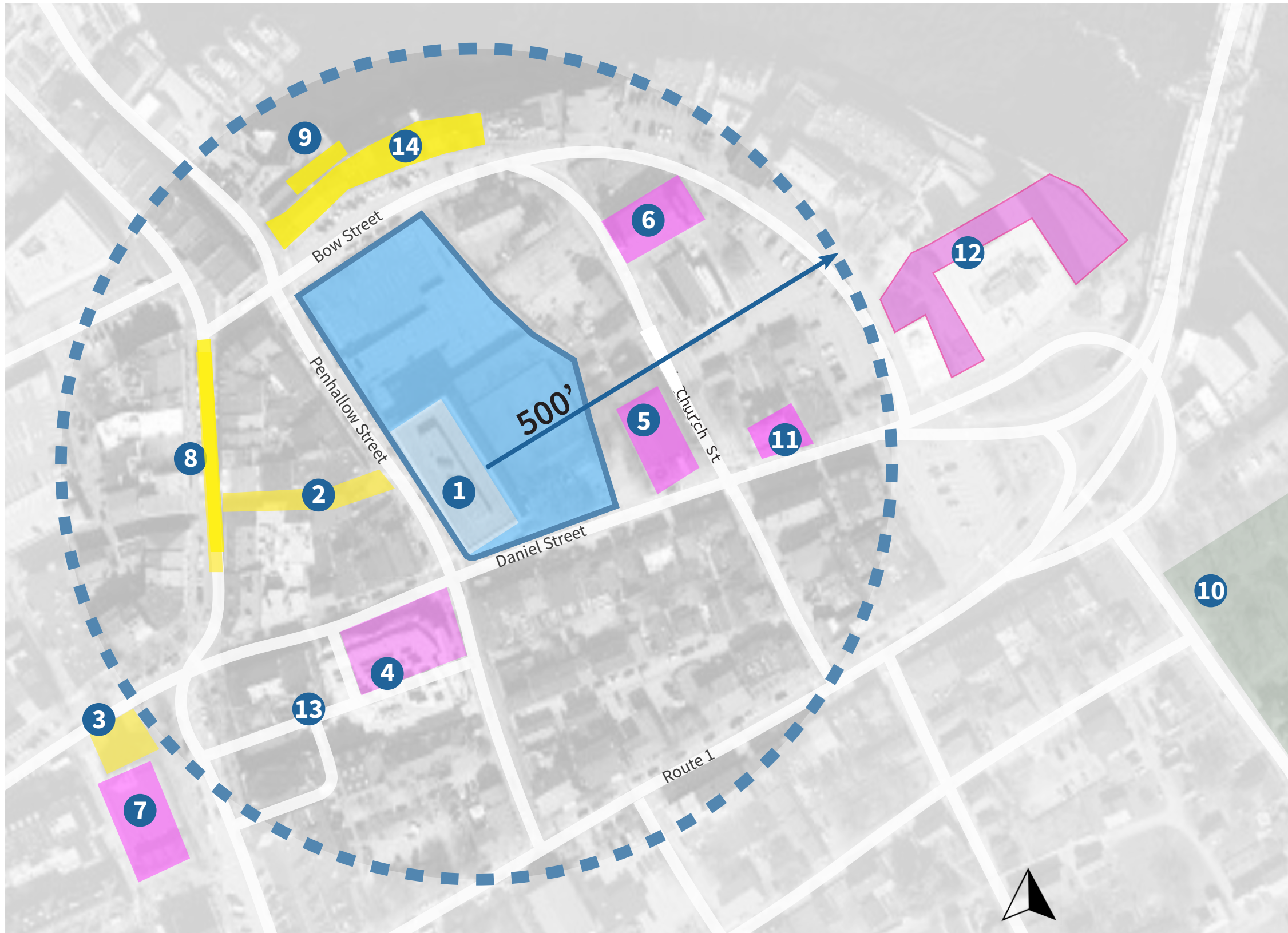
Commercial Alley



Market Square



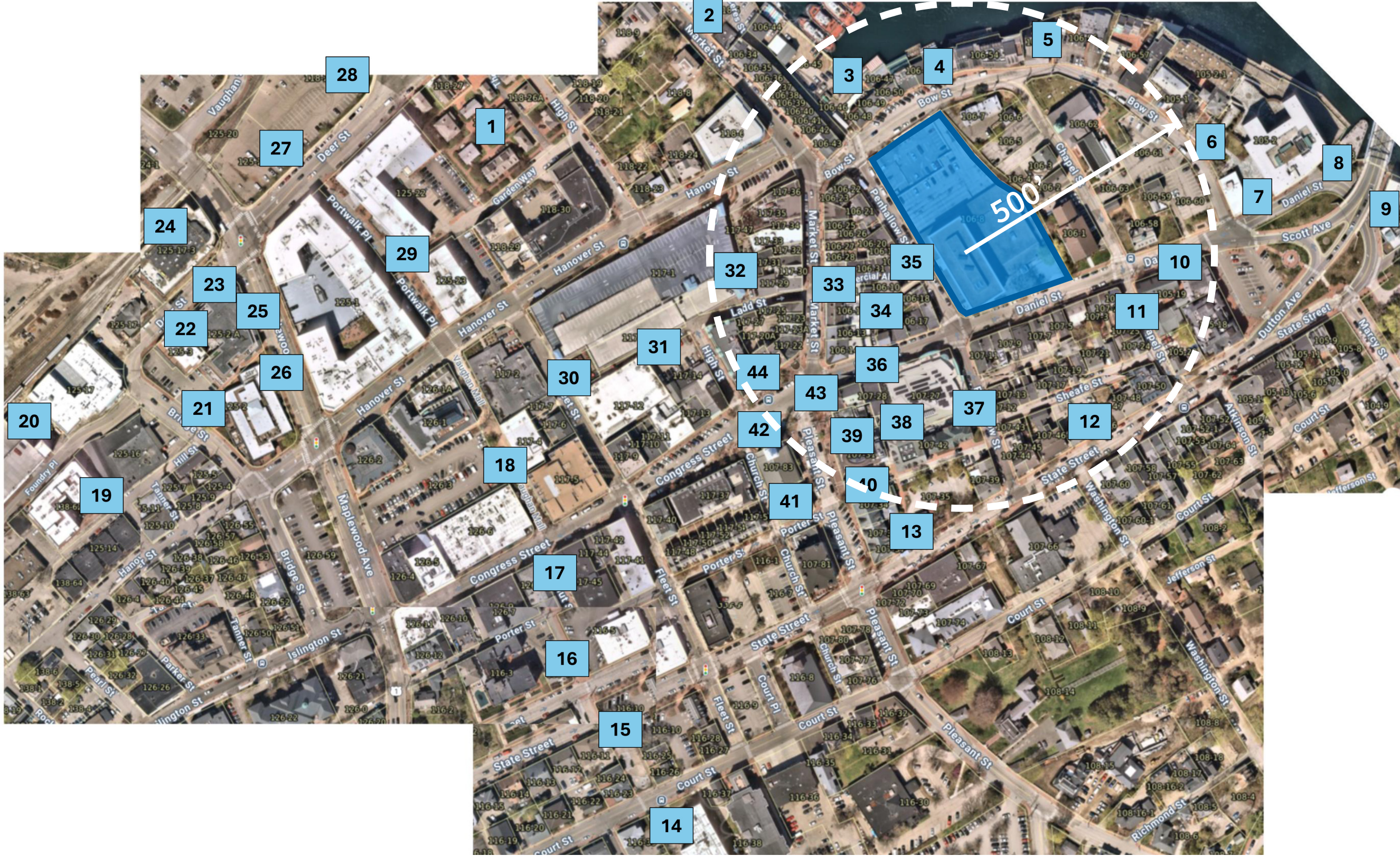
McNabb Bldg



Notable Portsmouth Features within 500' radius of site

- 1 McIntyre
- 2 Commercial Alley
- 3 Market Square
- 4 Brick Market
- 5 Old City Hall
- 6 St. John's Church
- 7 North Church
- 8 Market St Shops
- 9 Moran Tug Dock and Ceres St Park
- 10 Prescott Park
- 11 Warner House
- 12 Harborside Park
- 13 Brick Market Alley
- 14 Bow Street Shop

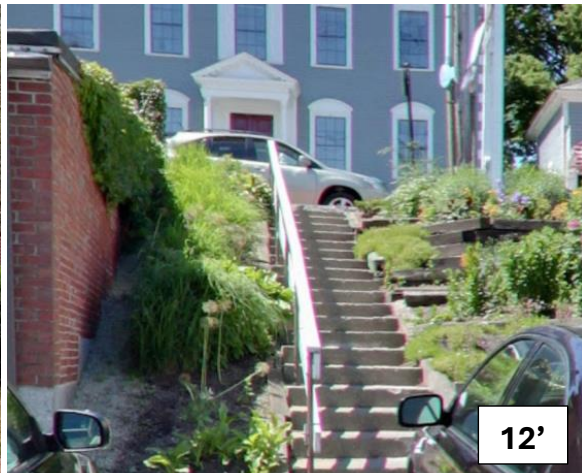
A Survey of Downtown Portsmouth's Alleys, Arcades, Passageways, and Pocket Parks





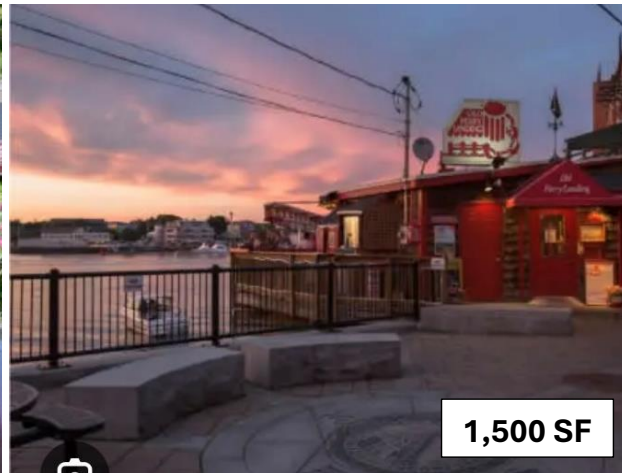
12'

1 – The Hill Passageway



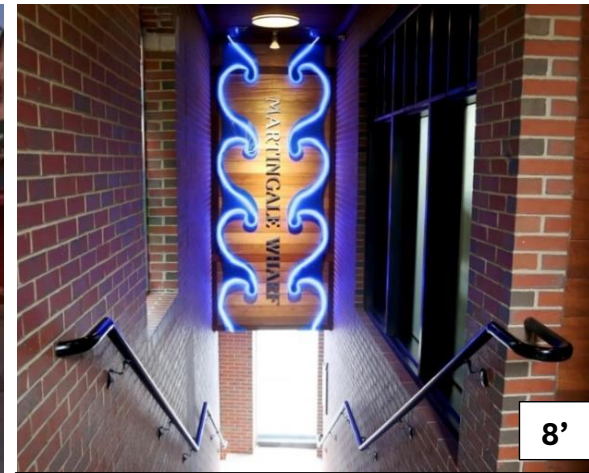
12'

2 – Ceres St. Alleyway



1,500 SF

3 – Old Ferry Landing Park



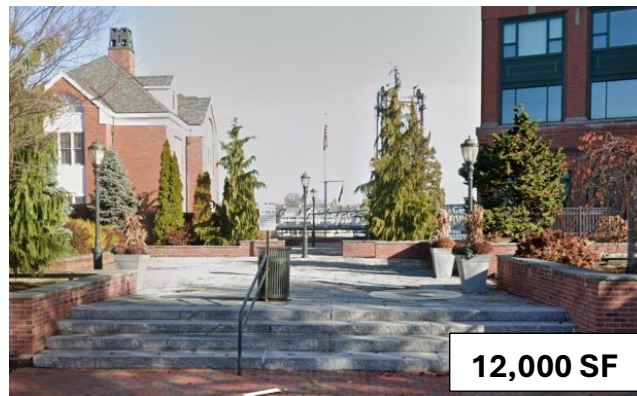
8'

4 – Martingale Wharf



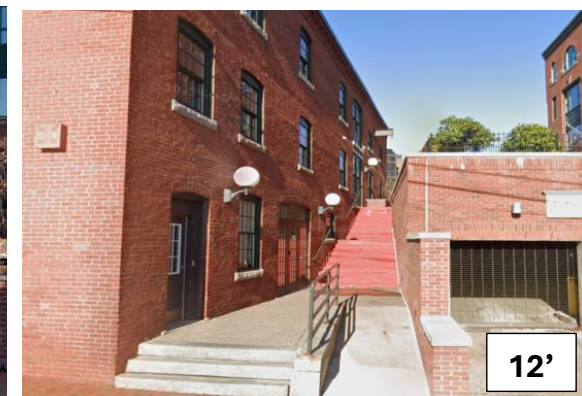
400 SF

5 – Bow Street Overlook Park



12,000 SF

6 – Harbor Place Overlook Park



12'

7 – Harbor Place Alley



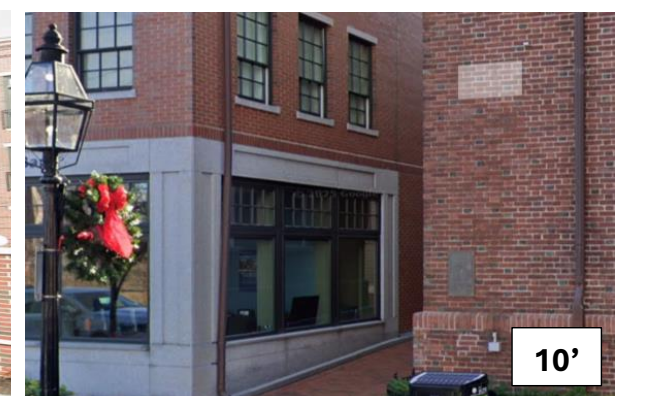
5,000 SF

8 – Daniel St. Overlook Park



12'

9 – Memorial Bridge Alley



10'

10 – Daniel Street Alley



10'

11 – Chapel Street Alley



6'

12 – Sheafe Street Alley



15'

13 – State St. Alley



35-40'

14 – Court St. Alley



25'

15 – Daniel Street Alley

1/4 Mile Radius - 10-14' Alleyways- Small Pocket Parks - Vertical Transitions

2 | Neighborhood : Portsmouth's Alleys & Passageways



12'

16 – Rockingham Hotel Alley



35'

17 – Chestnut St. Shared St.



40'

18 – Vaughan Mall



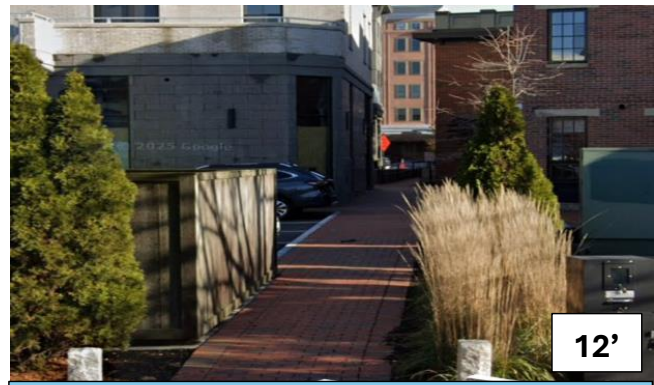
10'

19 – Hill St. Alley



8,000 SF

20 – Foundry Place Park



12'

21 – Bridge St. Alley



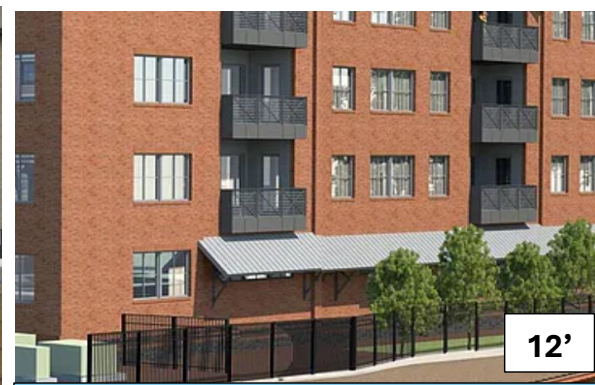
12'

22 – Deer St. Alley



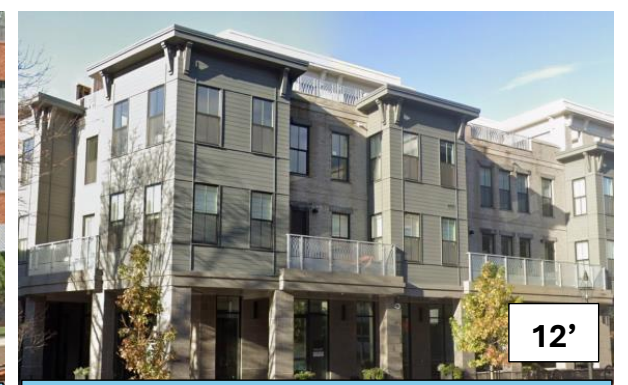
12'

23 – Deer St. Arcade



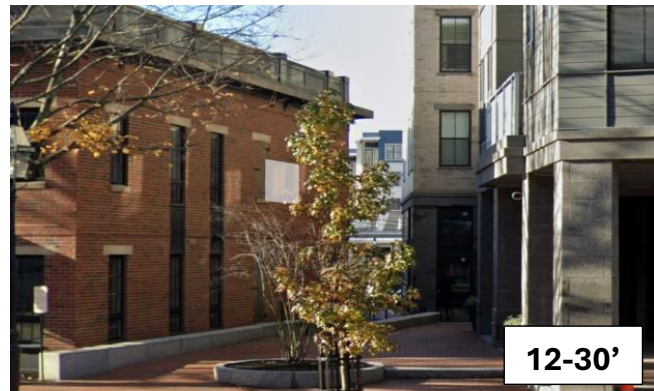
12'

24 – Maplewood Ave. Alley



12'

25 – Maplewood Ave. Arcade



12-30'

26 – Maplewood Ave. Alley



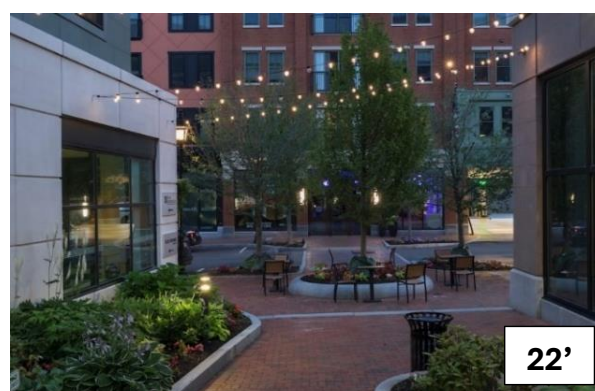
35'

27 – Deer St. Alley



40'

28 – Russell St. Alley



22'

29 – Portwalk Place Alley



10-18'

30 – Haven Court Alley

1/4 Mile Radius - 28 Alleyways - 2 Arcades - 2 Passageways - 10 Pocket Parks - 1 Shared Street

2 | Neighborhood : Portsmouth's Alleys & Passageways



31 – High Street Alley

25'



32 – Market St. Alley

12'



33 – Comm. Alley (Market)

10-14'



34 – Comm. Alley (Cava)

24'



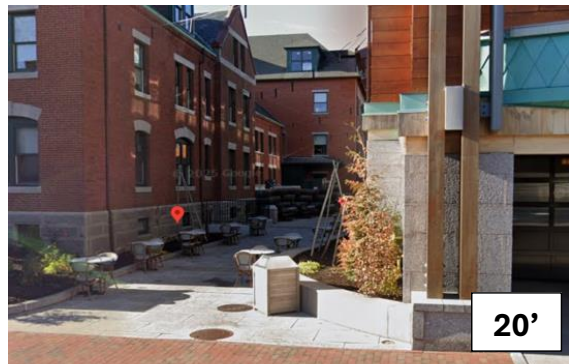
35 – Comm. Alley (Penhallow)

12-14'



36 – Brick Market Alley (North)

15'



37 – Brick Market Alley (East)

20'



38 – Brick Market Pocket Park

2,500 SF



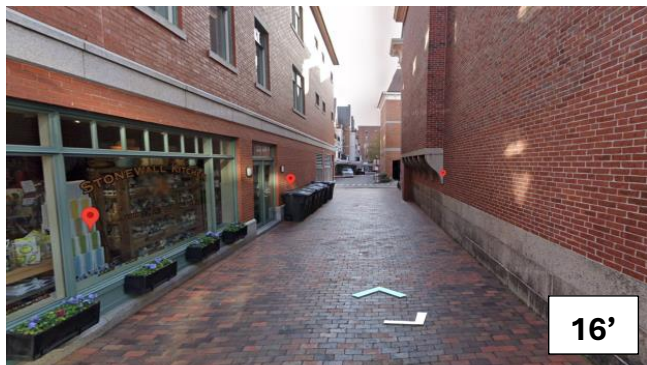
39 – Brick Market Alley (West)

18'



40 – Piscataqua Bank Alley

18'



41 – North Church Alley

16'



42 – Market Sq. Pocket Park

4,000 SF



43 – Market Sq. Pocket Park

4,000 SF

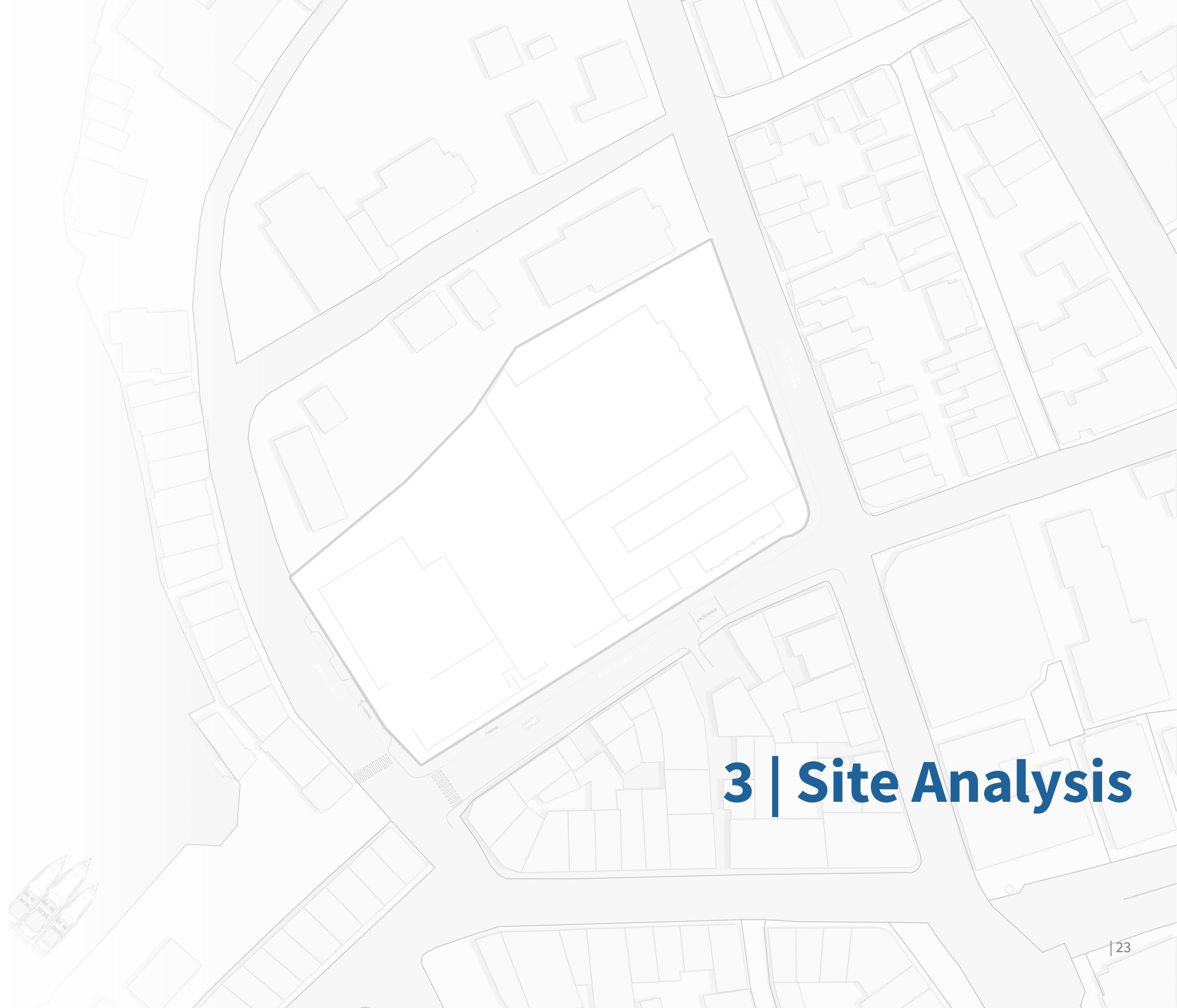


44 – Market Sq. Pocket Park

3,000 SF

Consistent theme of narrow pedestrian passageways of discovery, connectivity & pedestrian flow with small but well designed gathering spaces.

2 | Neighborhood : Portsmouth's Alleys & Passageways



3 | Site Analysis

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

1 Urban Fabric and Land Use Pattern

Observation

Site, walls, and structures that disrupt the continuity of Portsmouth's historic street grid, street views, and architectural rhythm, creating a physical and visual gap in the traditional urban fabric and land use pattern.

Opportunities

- Smooth out McIntyre's scale & massing.
- Break down building scale.
- Recapture historic street wall.



Large scale and height

"Fortress-like" walls

Underutilized Land Use & Out of Scale



Visual and physical gap in Urban Fabric

Building Scale and City Edges

2 Enhanced Pedestrian Connections

Observation

Pedestrian movement through the site does not exist and is uncomfortable, inadequate, and unsafe along some street edges.

Opportunities

- Access from Daniel Street
- Access from Bow Street
- Access from Penhallow Street
- Access from Chapel Court

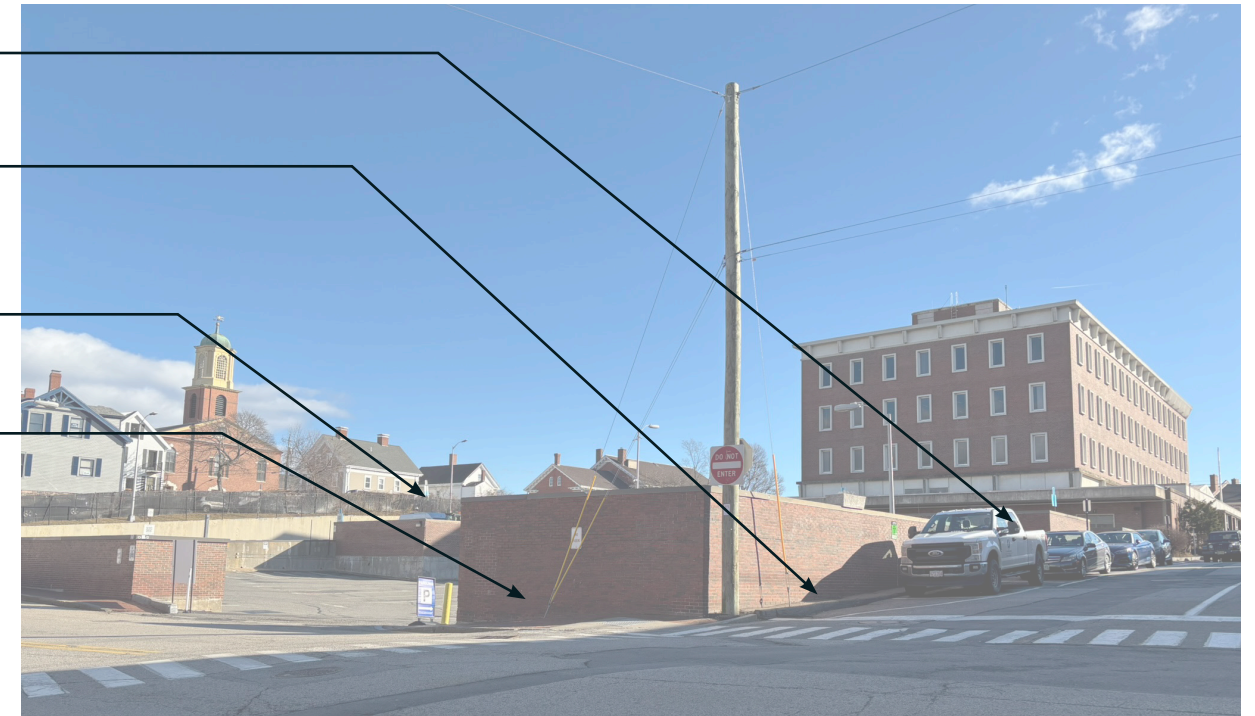


No access to site from Penhallow St.

Unsafe and uncomfortable access along Penhallow Street

No access to site from Chapel Ct.

No access to site from Bow St.



No access through the site from Daniel St.



3 | Site Analysis: Existing Conditions

3 Relationship to Urban Scale

Observation

The parcel's large scale, configuration, & edge treatment is out of scale and context with downtown Portsmouth's smaller scale historic land use pattern.

Opportunities

- Break down the site with mid-block pedestrian alleys/access points.
- Introduce small plazas or courtyards rather than one large open space.
- Activate the street edges with transparent ground floor commercial uses.
- Replace single story section and surface parking with multi-story mixed-use buildings along the street edge.



Continuous/
retaining walls



“Fortress-like”
aesthetic of large
brick walls and
concrete planters

4 Site Activity and Interest

Observation

The site currently lacks the vibrancy and variety of Portsmouth's street-level commercial and upper floor residential uses that activate the public realm and encourage engagement.

Opportunities

- Incorporate small-scale retail, cafés, galleries, and maker spaces to create continuous activity along the street in existing & new buildings.
- Include opportunities for outdoor dining & other public gathering sites.



Vacant street level



Inaccessible street level



5 Pedestrian Safety

Observation

Crosswalks and some sidewalks around the site are poorly defined and lack safe, direct pedestrian connections across key intersections. Lack of universal accessibility.

Opportunities

- Work with the city to incorporate wider sidewalks, curb ramps, tactile warning strips, and proper slopes to guarantee universal accessibility.



6 Commercial Reactivation

Observation

Daniel, Penhallow, & Bow Street's commercial & pedestrian energy activity diminishes along the perimeter of the site.

Opportunities

- Reactivate street frontages with ground floor retail and dining to strengthen, extend and provide continuity between existing commercial activity areas.



Potential street facing retail



Potential street facing retail



7 View Corridors

Observation

The site limits physical access to Portsmouth's scenic waterfront from Daniel Street to Bow Street. Views & access to adjacent civic buildings should be preserved and strengthened.

Opportunities

- Preserve though block views and create view corridor with access to St John Church Facade.
- Provide pedestrian access through the site from Daniel Street to Bow Street.



Currently no access to waterfront; view corridor opportunity



St John's Church Facade



8 Accessibility

Observation

Existing sidewalks are narrow or not functional, offering limited space for pedestrian flow, outdoor activity, or streetscape enhancements.

Opportunities

- Expand sidewalk widths where possible by narrowing vehicle lanes and/or reconfiguring on-street parking.



9 Site Topography Challenges

Observation

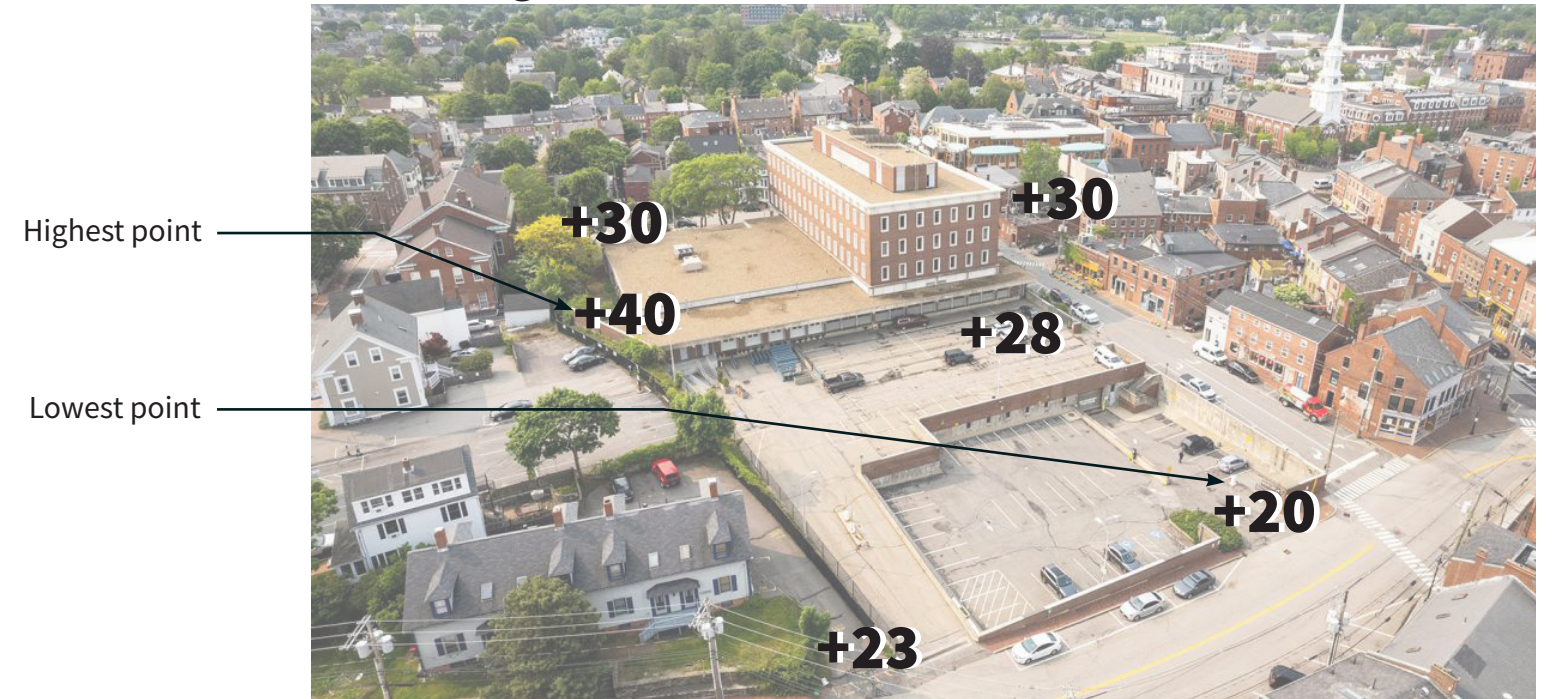
The site has a 10-20 foot grade change which creates challenges for pedestrian accessibility, connectivity between uses, and integration with surrounding streets.

Opportunities

- Combine ADA lifts & ramps with stairs throughout the site to enhance usability and access.
- Leverage grade change to create multi-level plazas, seating, and terraces that activate different elevations.



Grade Heights Above Sea Level



10 Single Story Section (former Post Office)

Observation

- Section is out of scale with Daniel Street & cannot structurally support any upward expansion.
- Prohibits underground parking.

Opportunities

- Removal of single story section opens up site to redevelopment that rebuilds the street wall, supports preservation & better adaptive reuse of the McIntyre Building, and offers enhanced pedestrian flow, circulation, and connectivity from Daniel Street through the site.



EXISTING



Removal of this section



11 Parking

Observation:

On site surface (and limited underground) parking does not support a viable program or reactivation of the site with new mixed use buildings & vibrant open spaces.

Opportunity:

- Multi-level underground parking would be consistent with the urban fabric, support a stronger program, and reactivate the site with commercial mixed-use buildings while meeting the parking needs on the site.



12 Historic Preservation

Observation:

The property was conveyed with a historic preservation easement pertaining to the main 4-story building formerly known as the Thomas J. McIntyre Federal Building. All redevelopment on the property is subject to review and approval of both the Historic District Commission and NH Division of Historical Resources.

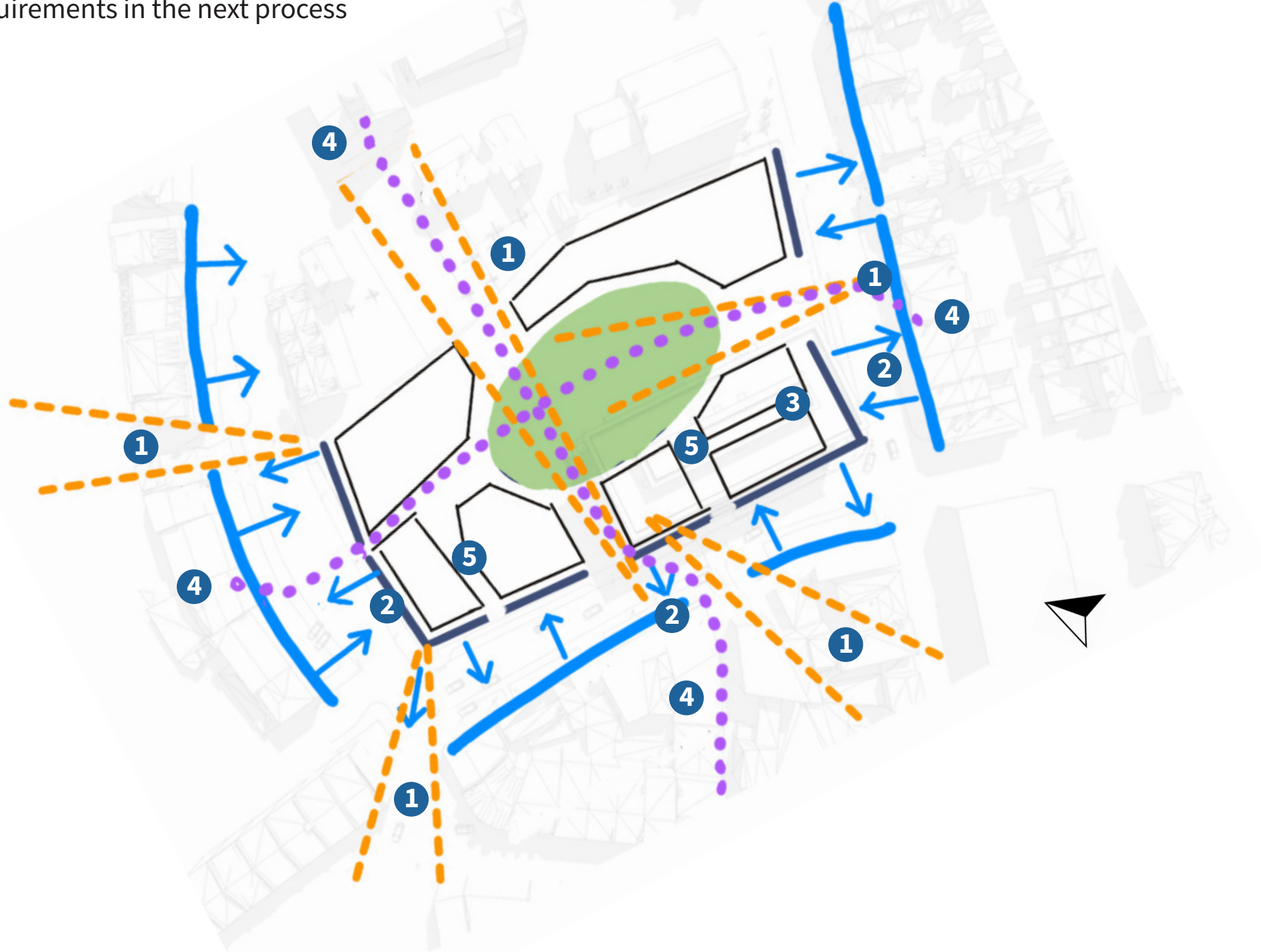
Opportunity:

The loading docks and single-story section may be removed and redeveloped with buildings and open space areas that strengthen the preservation value, pedestrian circulation, and the adaptive reuse potential of the Federal McIntyre Building; the primary historic resource on the property.



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 Ingredients

- Project Balanced Uses
- Portsmouth Economic Fit



Programmatic Opportunities

- Reinvigorate the Neighborhood
- Draw Visitors into the Site
- Mixed-Use
- Amenity Integration

Parking

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

Open Space

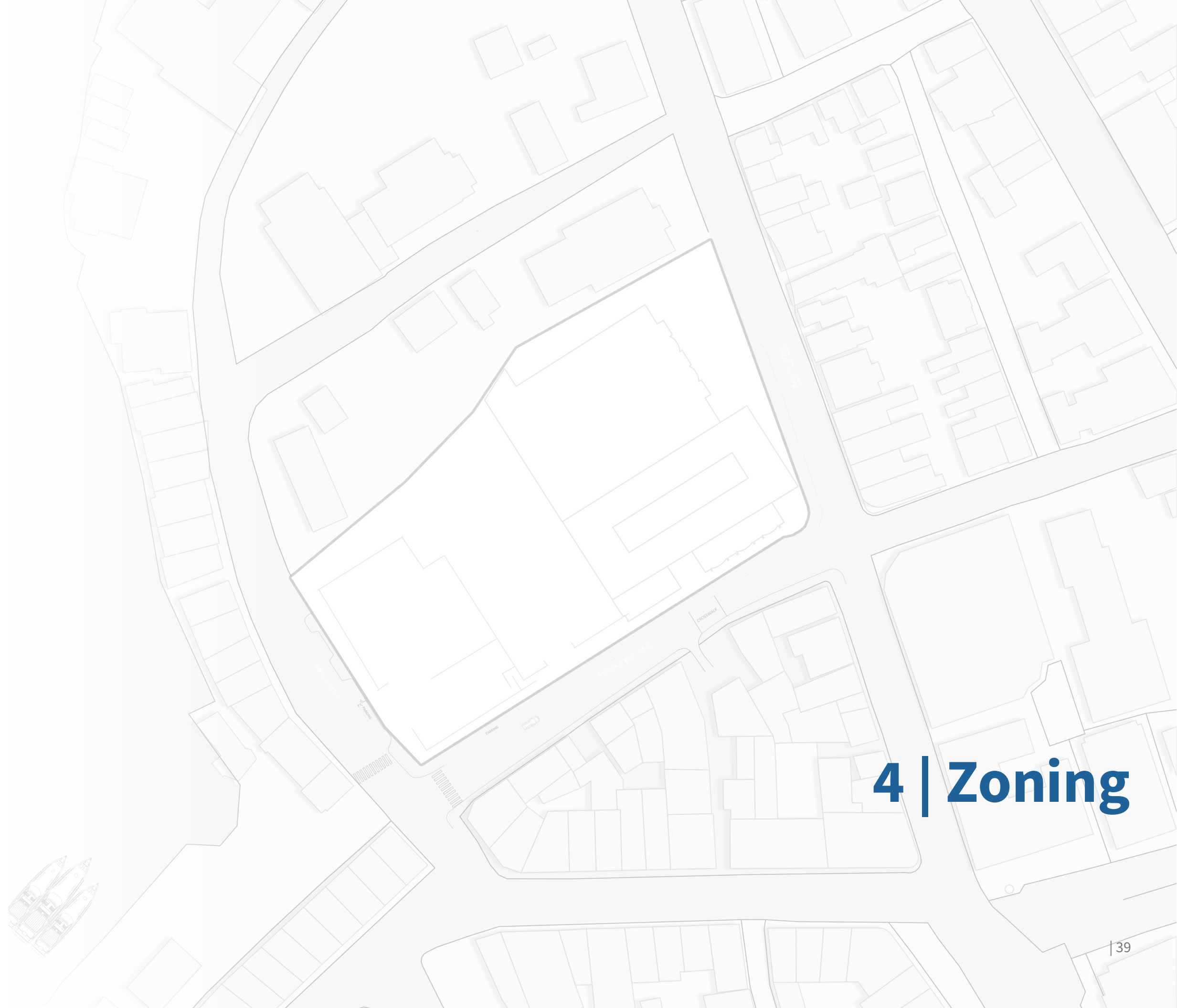
- Spatial Glue
- Programmatic Contributions
- Respond to Open Space Shortage (haerd and soft scapes)

Commercial / Hospitality

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

Residential / Mixed-Use

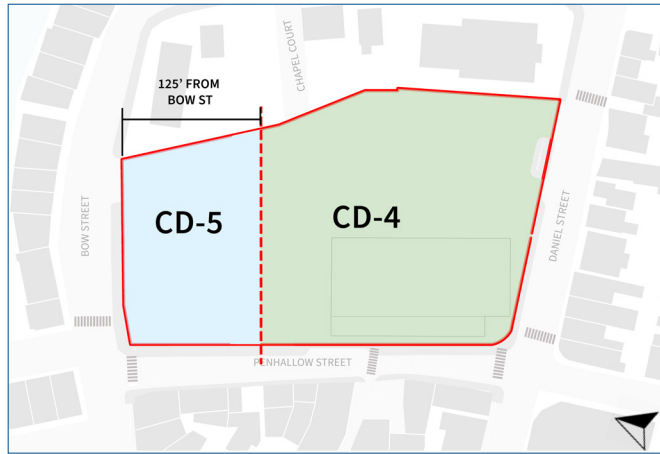
- Upper Floor Units
- Mlx of Unit Sizes and Types
- Ensure Stability + Success



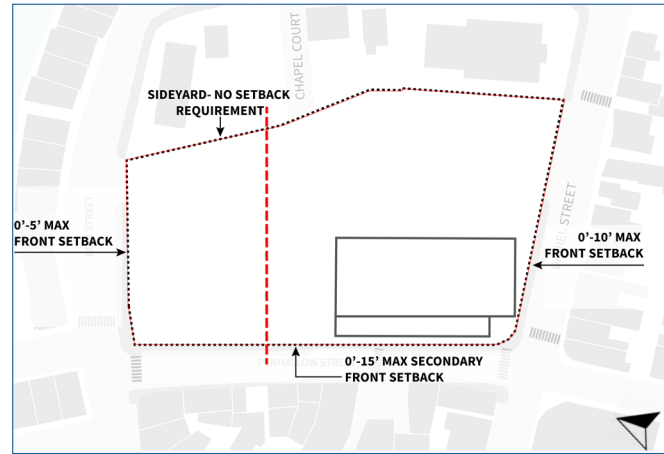
4 | Zoning

Development Standards

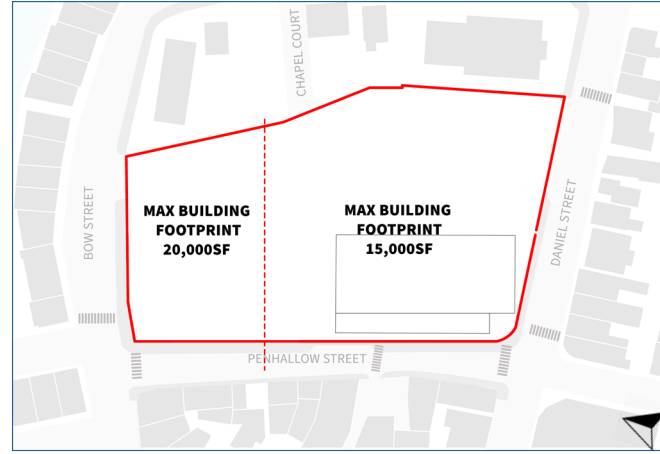
Character Districts



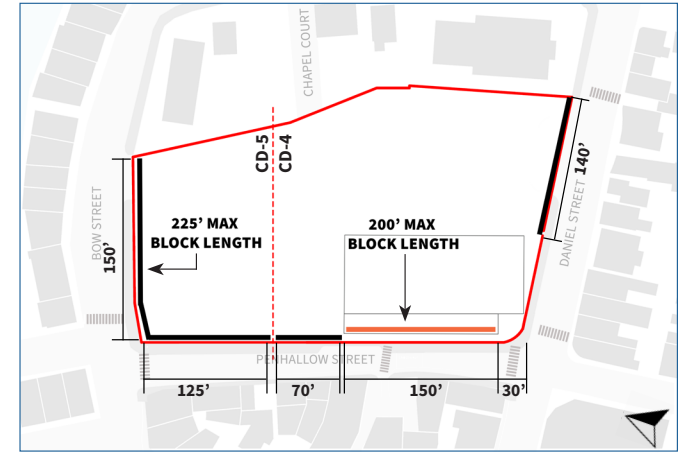
Building Setbacks



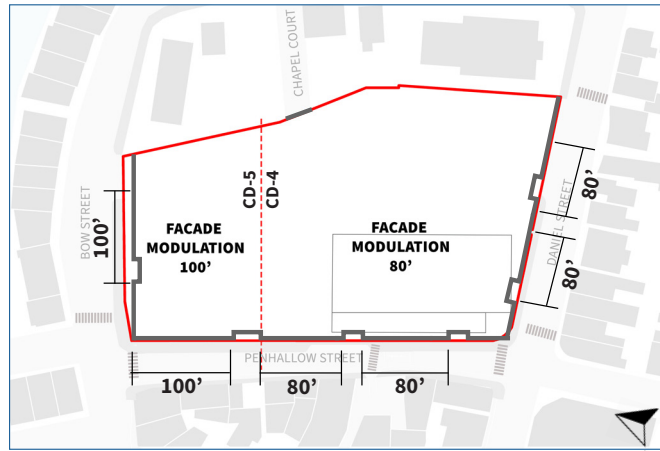
Building Footprint



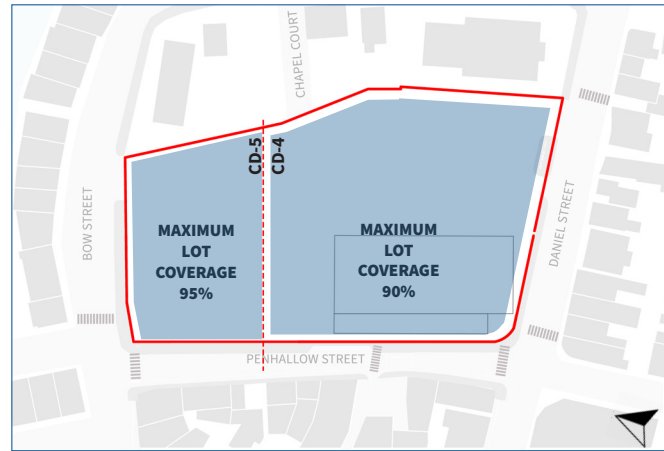
Building Block Length



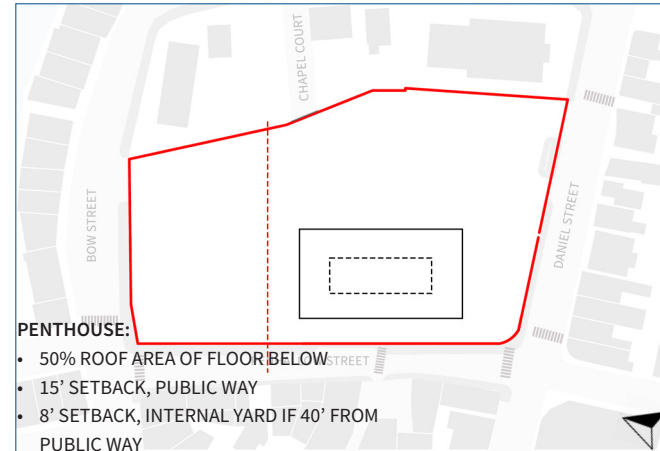
Facade Modulation



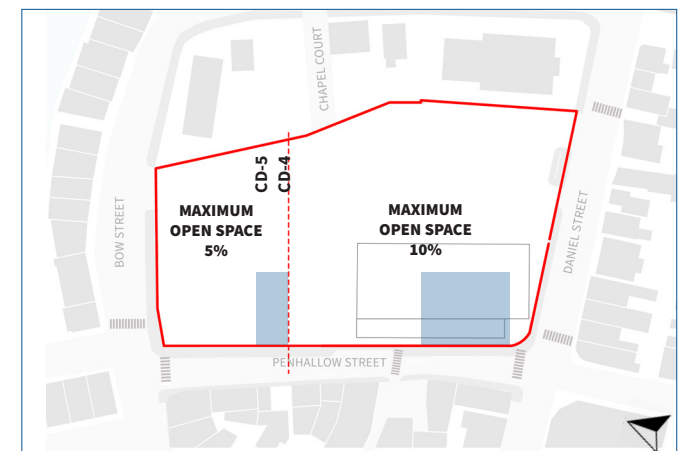
Lot Coverage



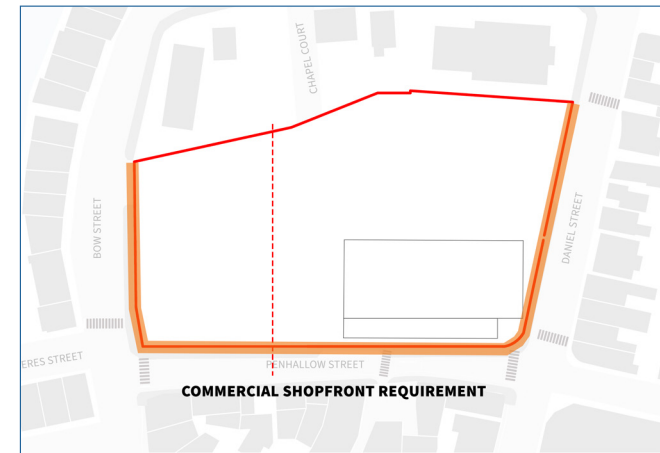
Penthouse Option



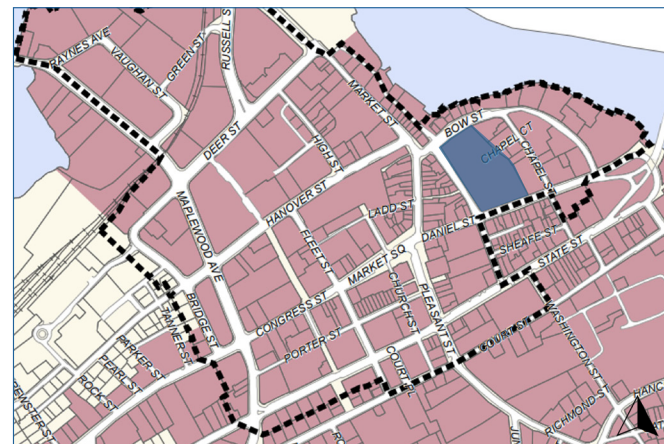
Open Space



Shopfronts

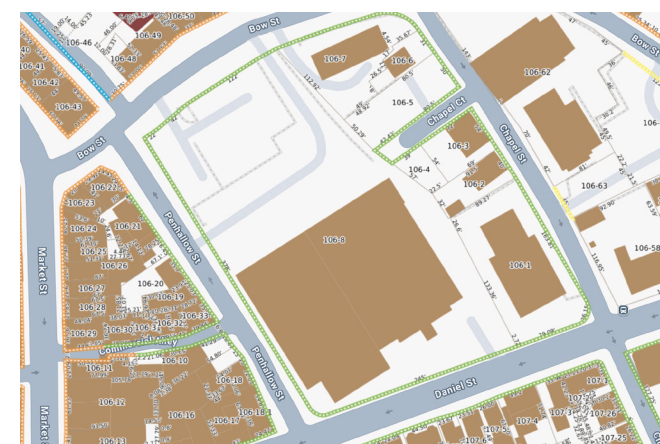


Overlay Districts

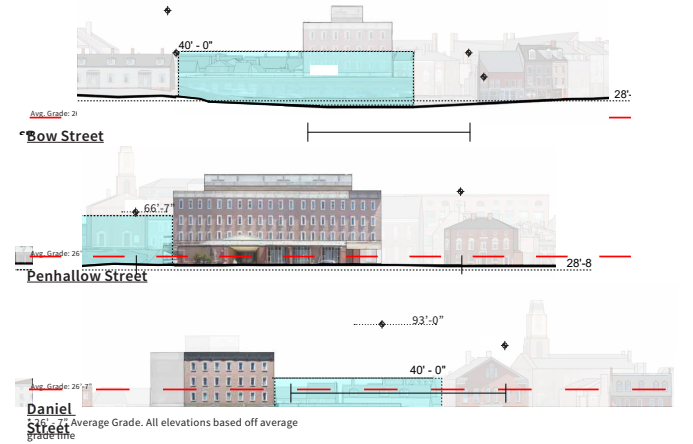


- DOD Downtown Overlay District
- HD Historic District

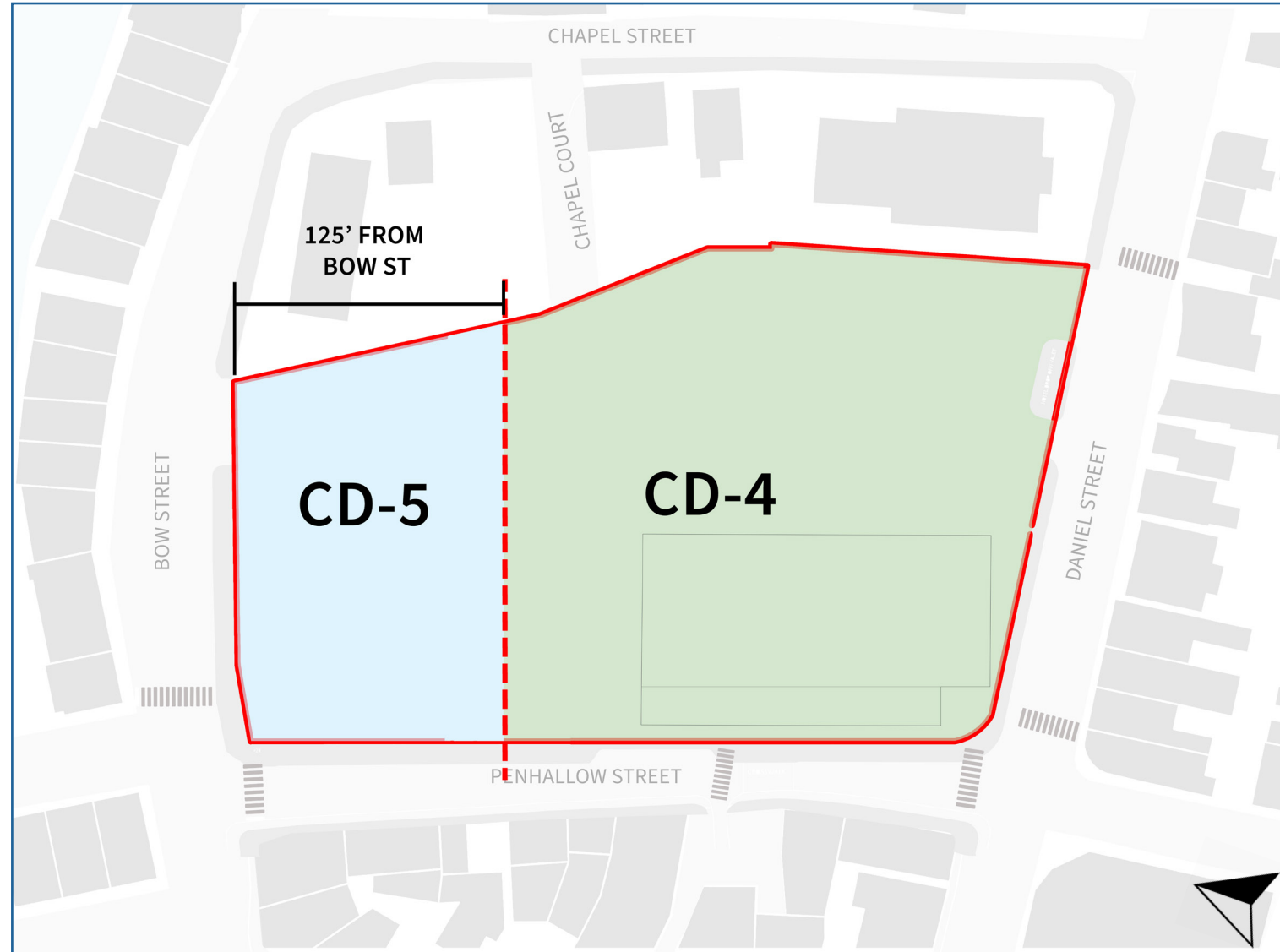
Building Height / Zoning



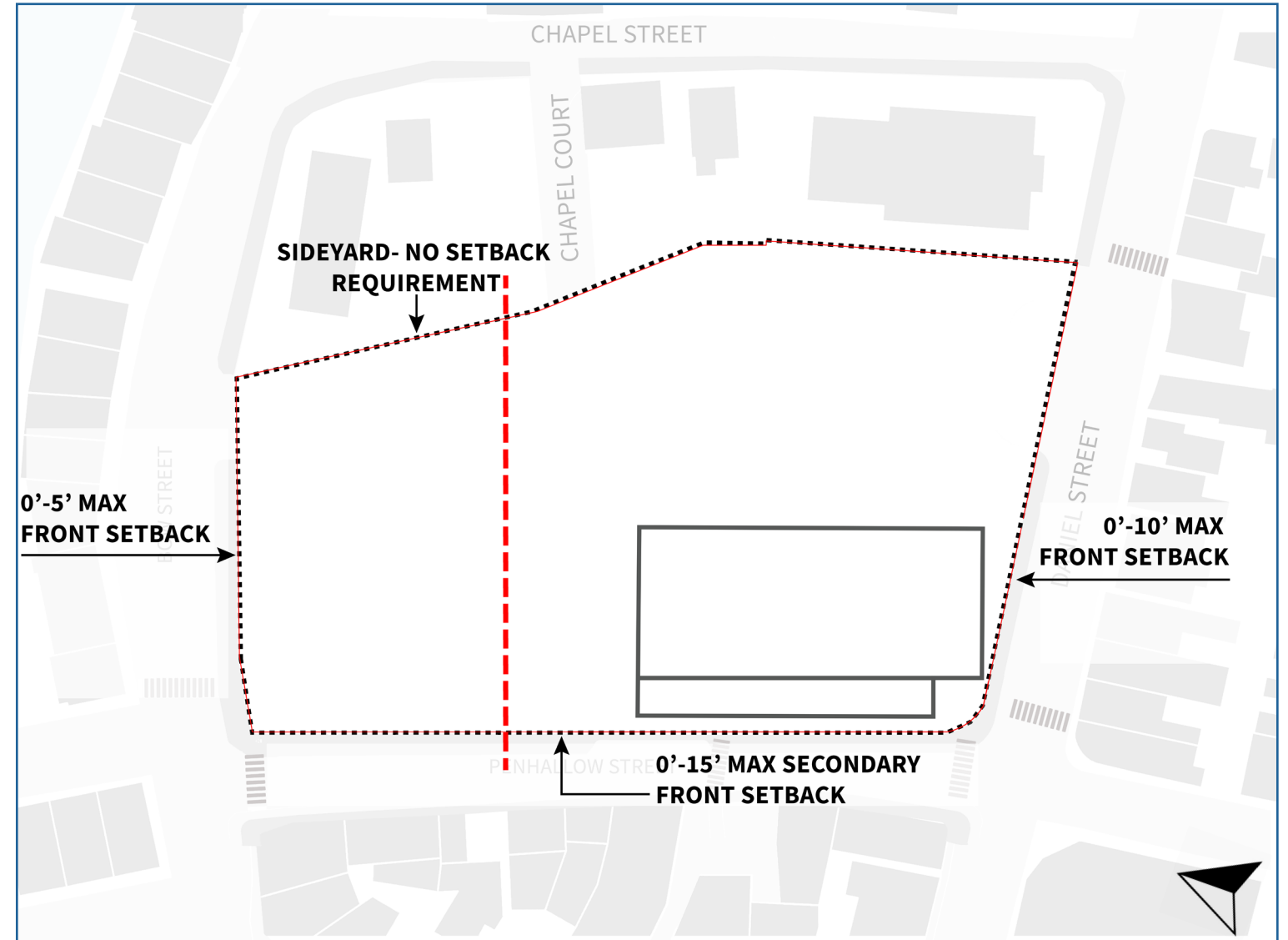
Building Heights



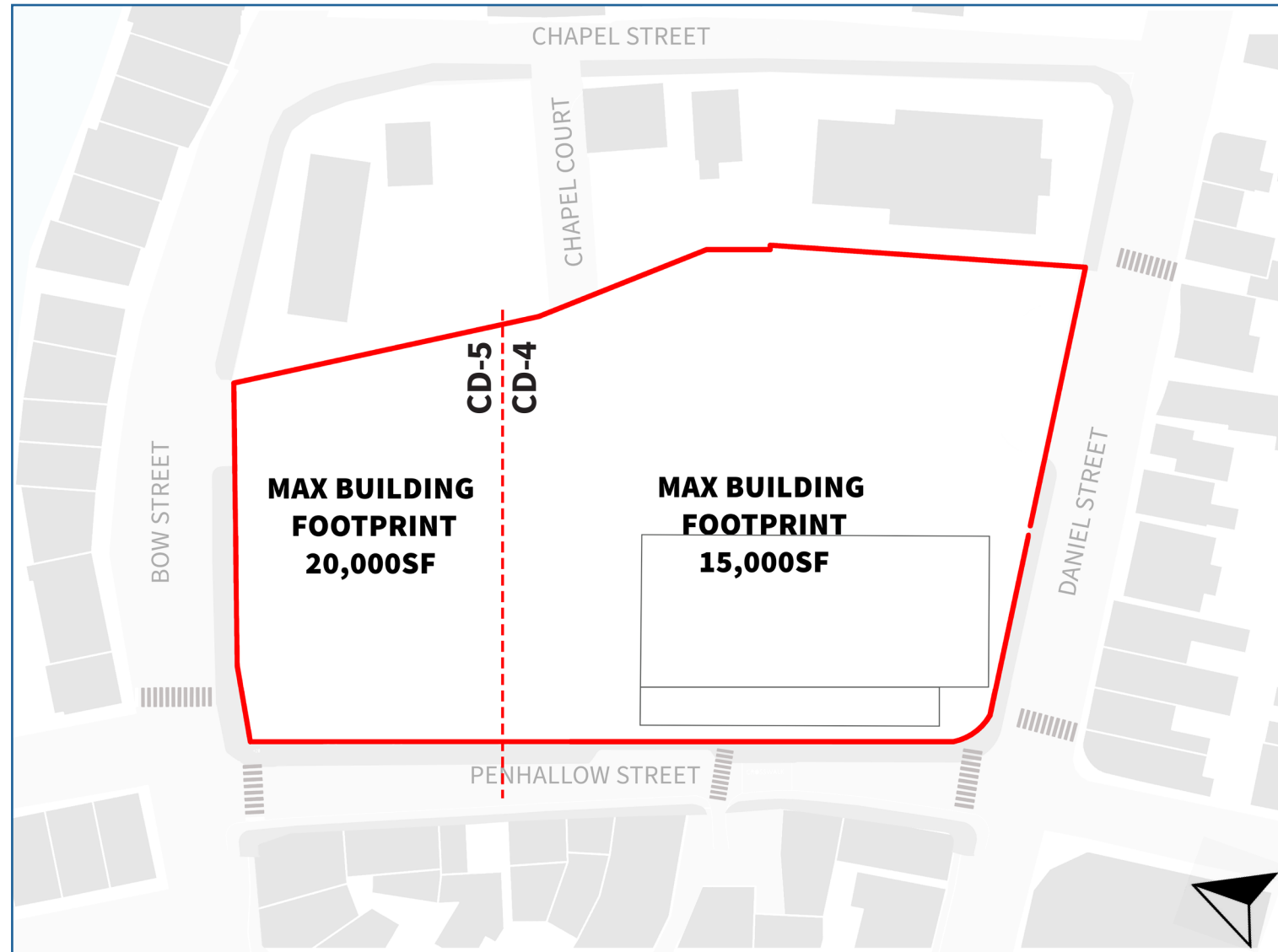
Character District



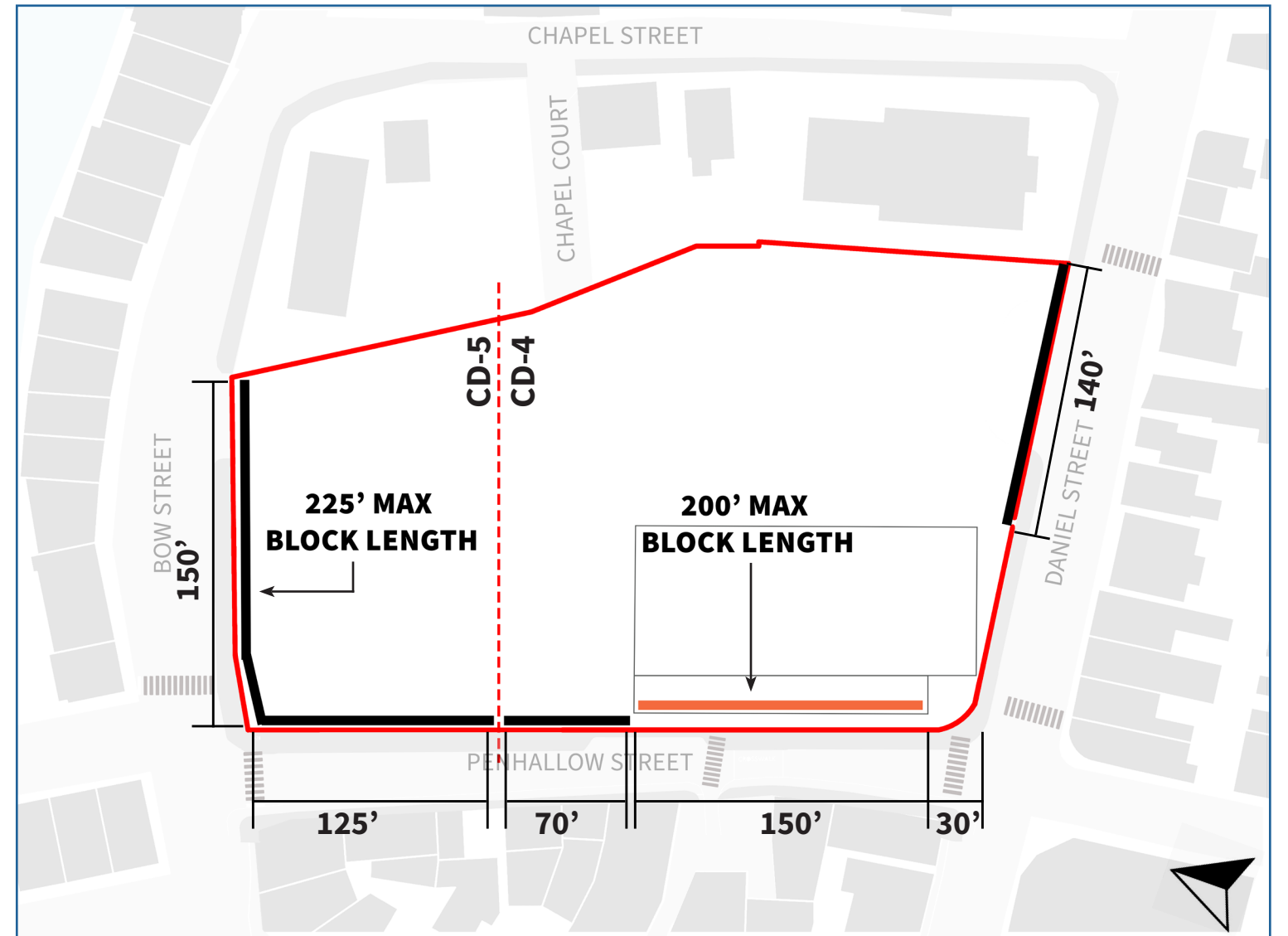
Building Setback



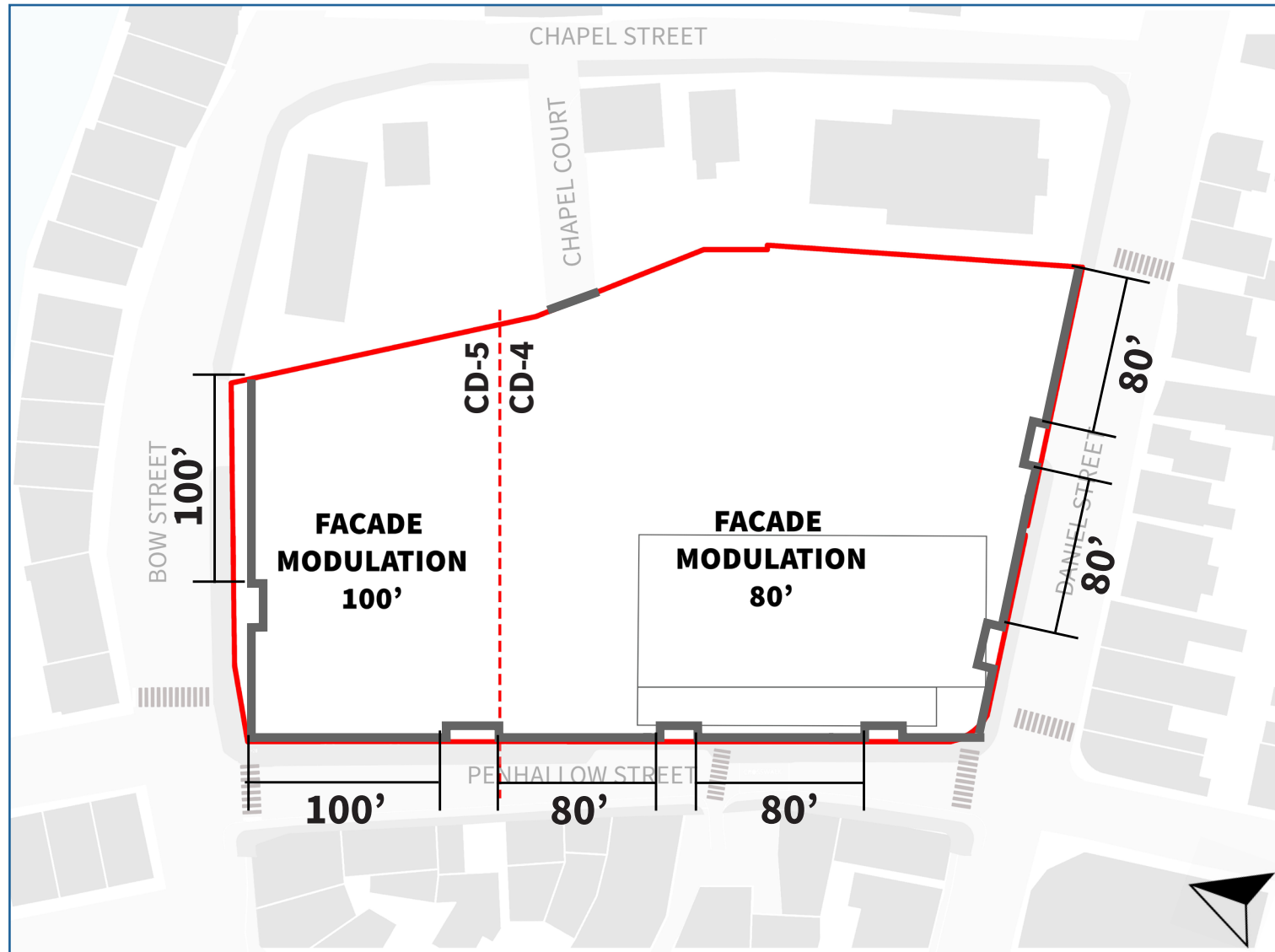
Building Footprint



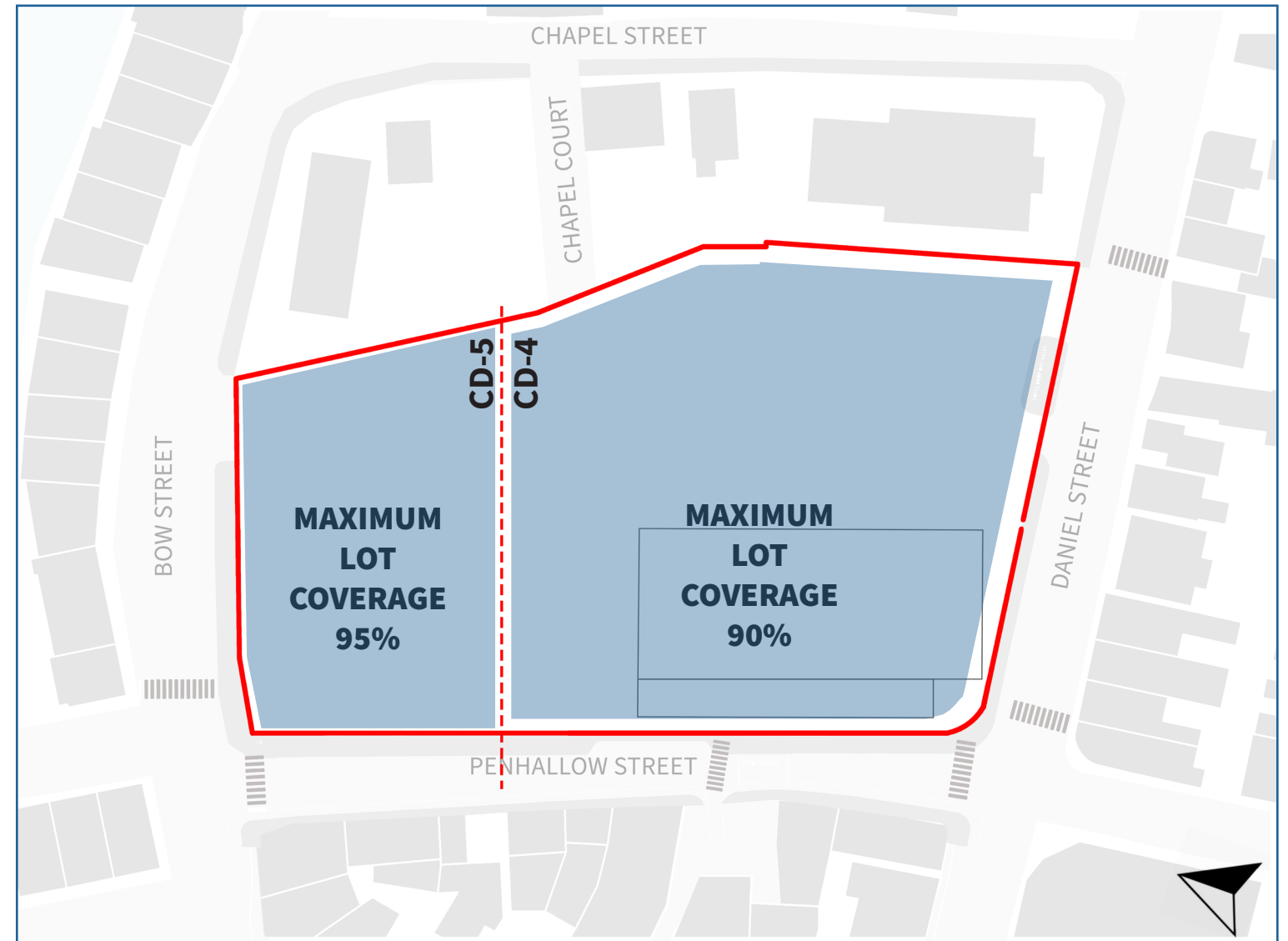
Building Block Length



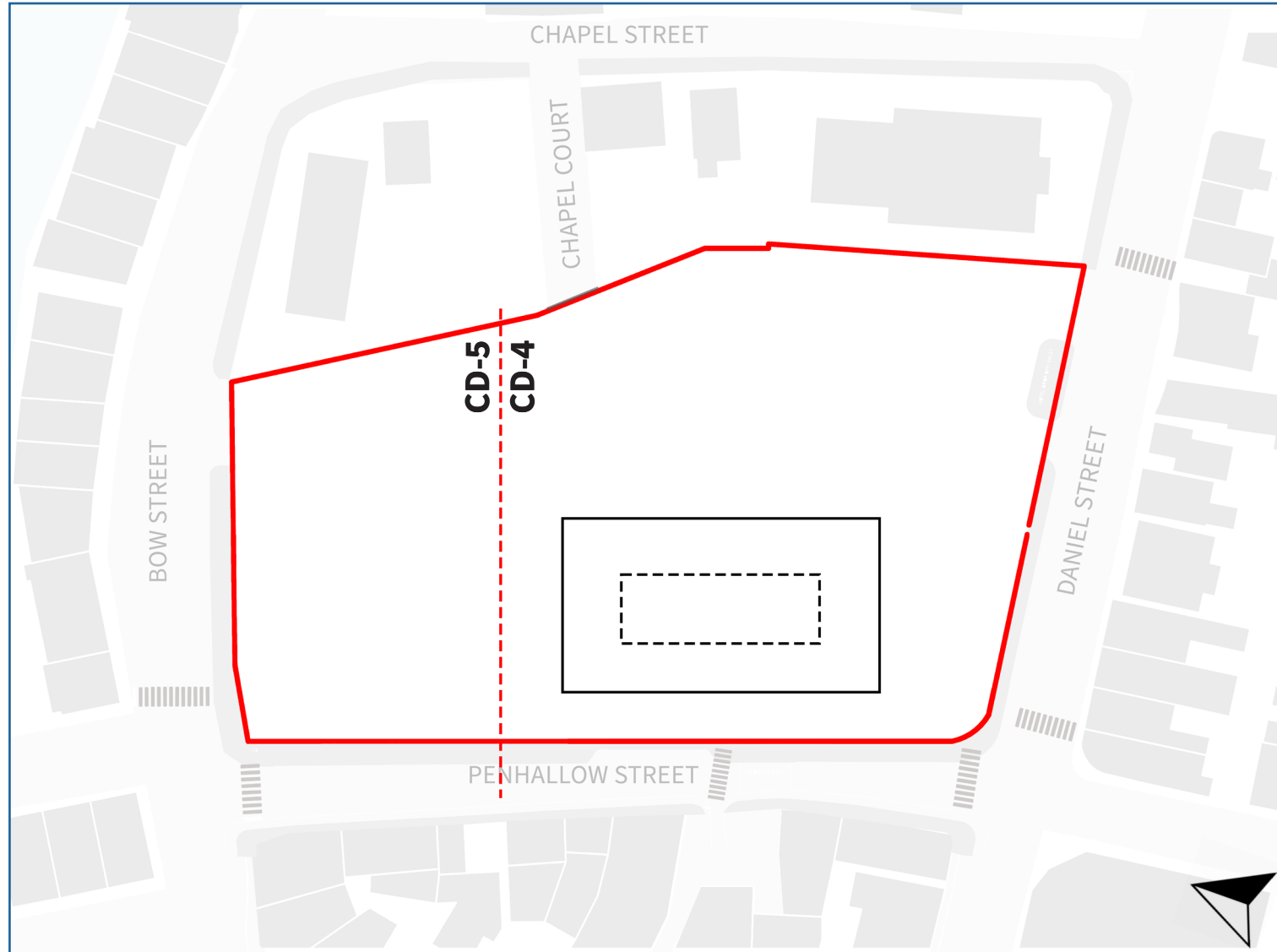
Facade Modulation



Lot Coverage



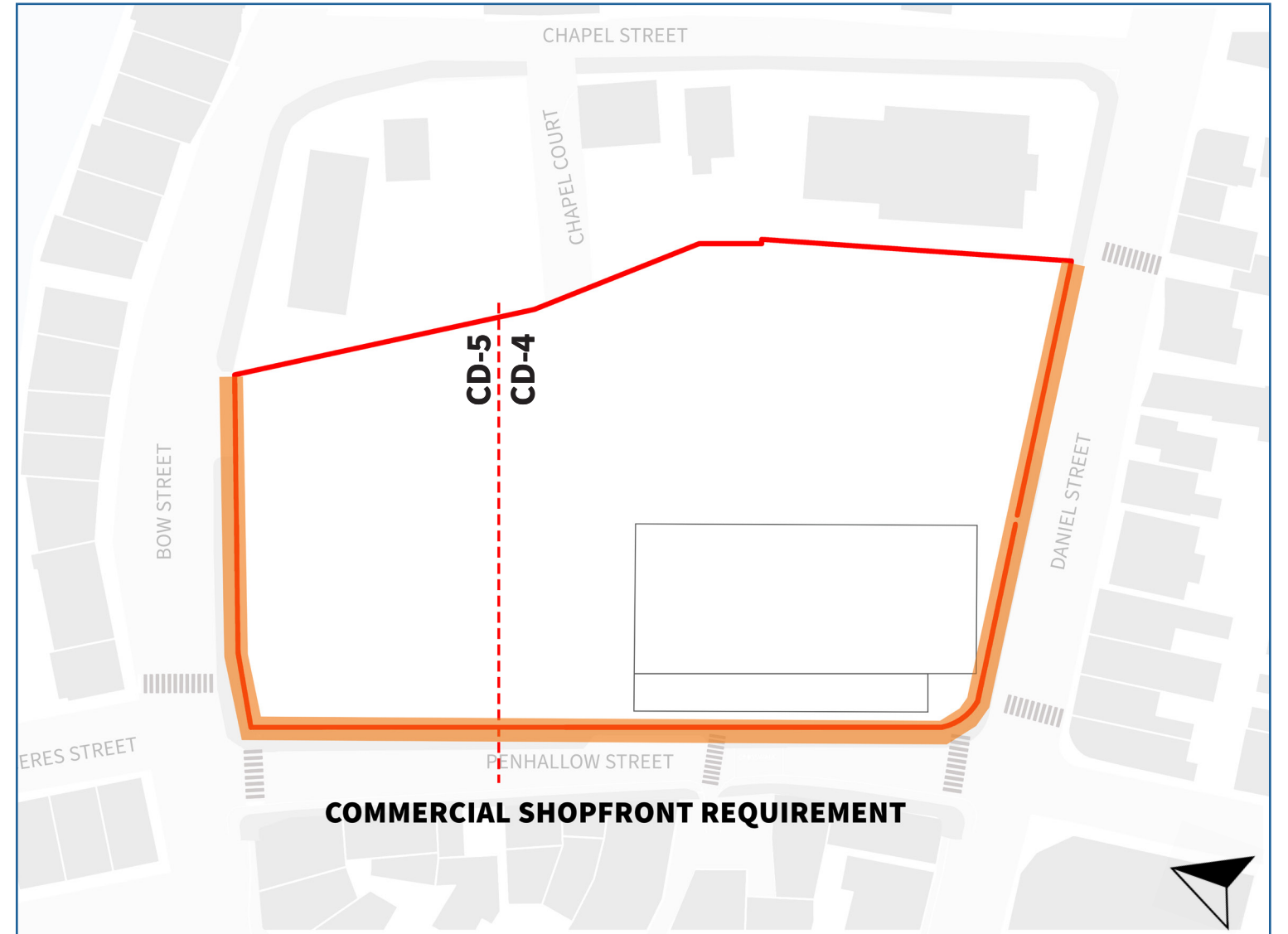
Penthouse



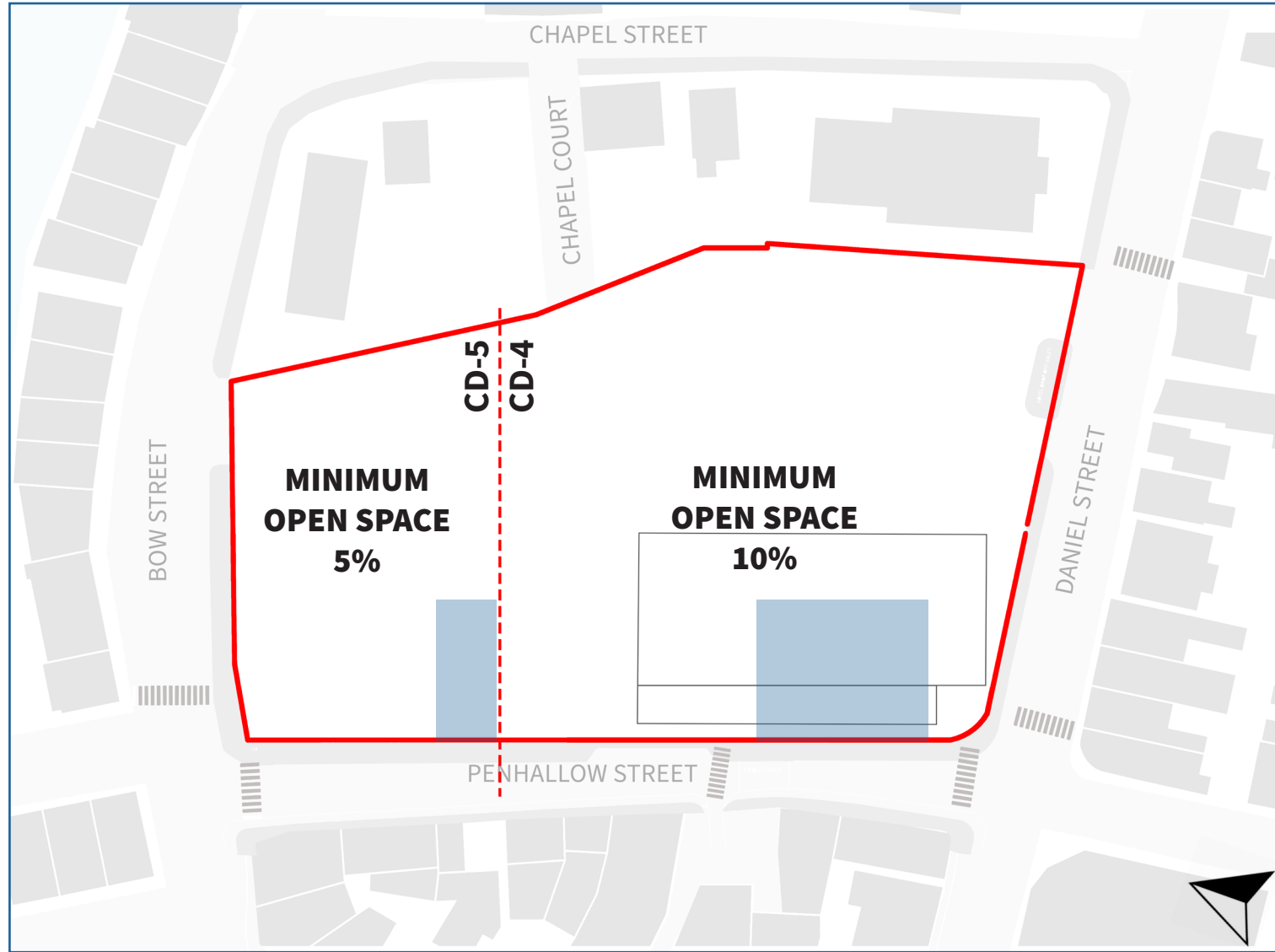
PENTHOUSE:

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

Shopfront

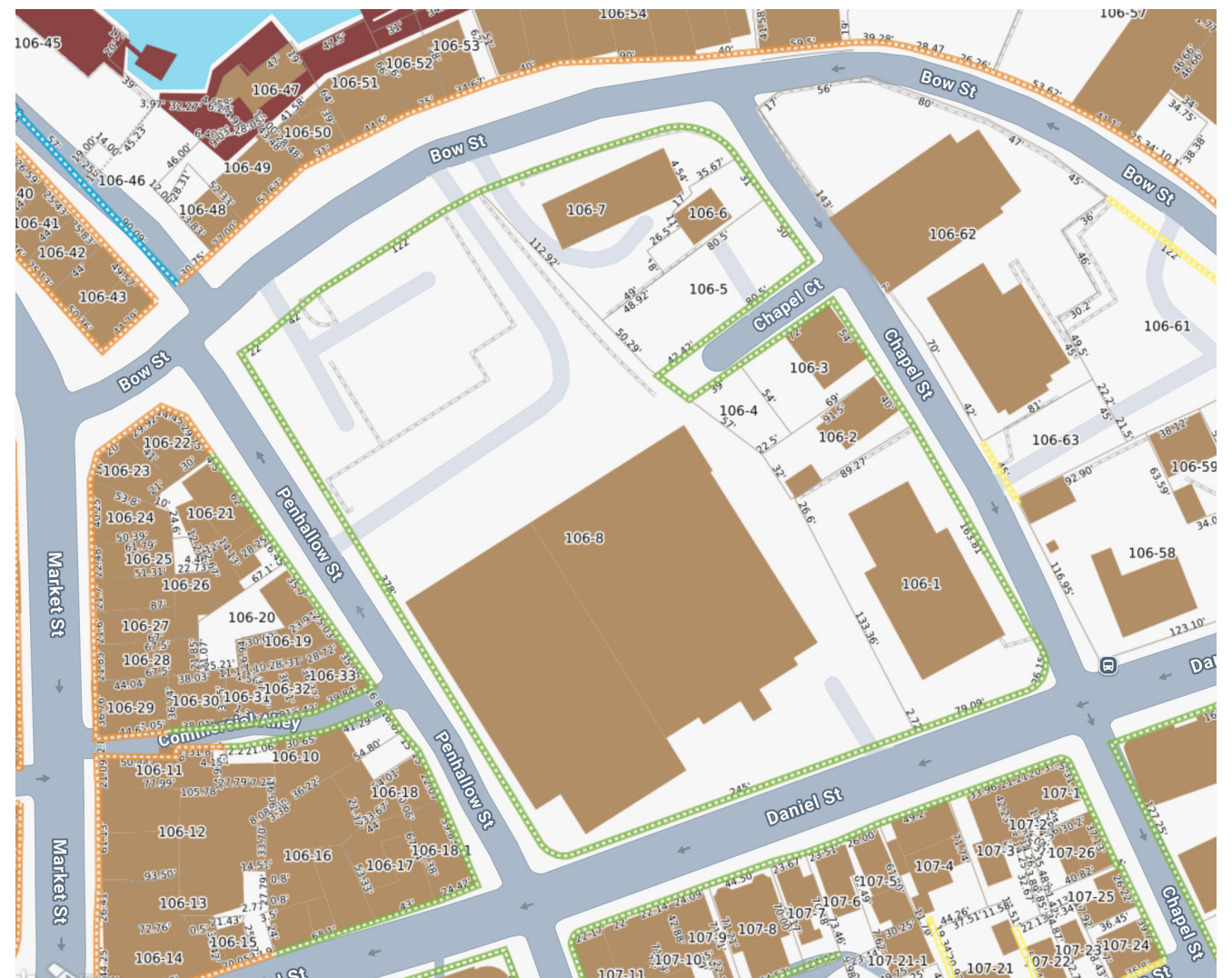


Open Space

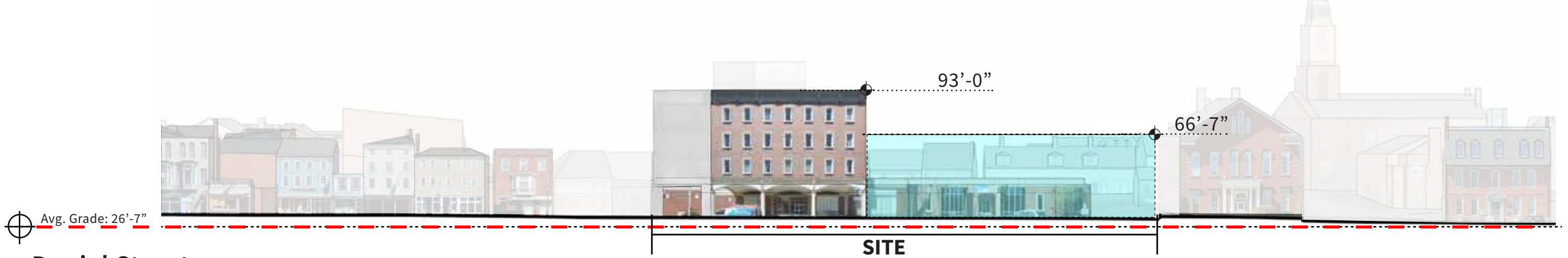
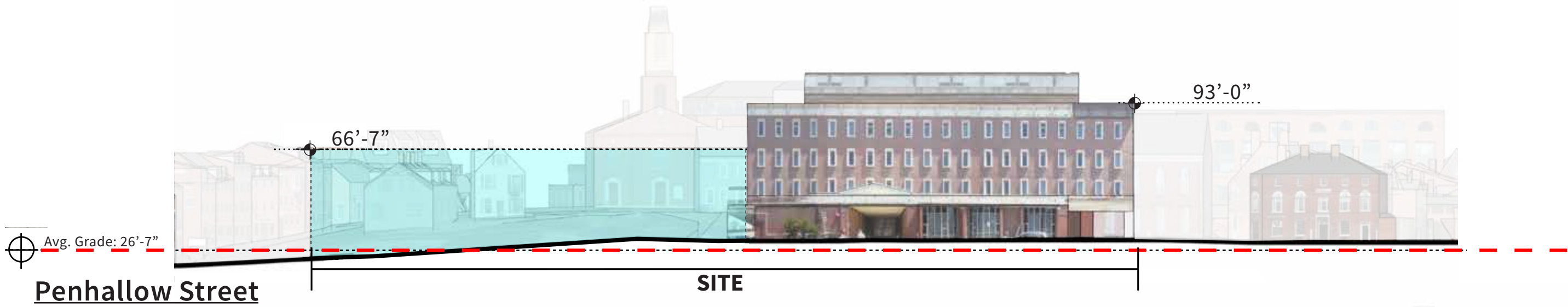
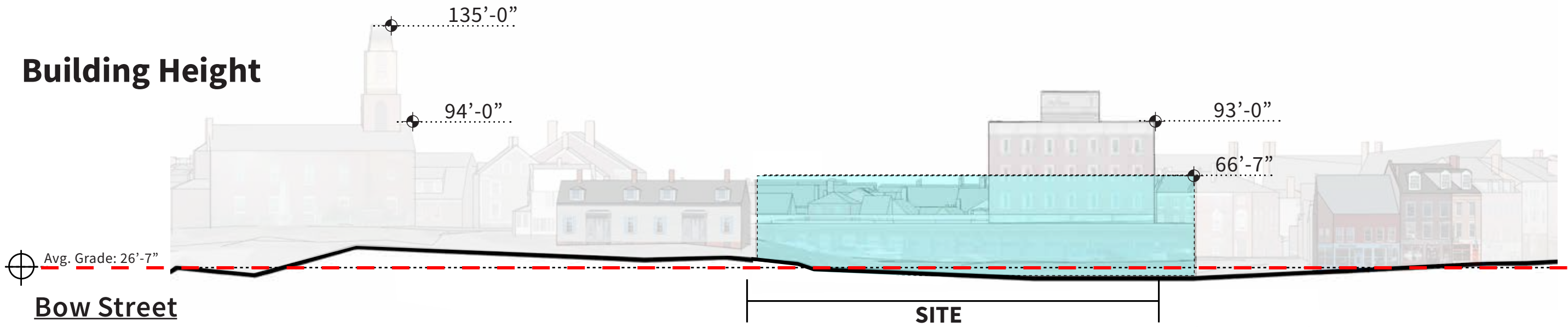


Height requirement area	Maximum building height*
1 Story	20'
2 Stories	35'
2 Stories (short 3rd*)	35'
2-3 Stories	40'
2-3 Stories (short 4th*)	45'
2-4 Stories	50'
2-4 Stories (short 5th*)	60'
2-5 Stories	60'

*Penthouse Levels may exceed the building height by 2 feet.



Building Height



Daniel Street

* 26' - 7" Average Grade. All elevations heights based off average grade line

Recent Amendments to CUP Option (Adopted May 2023)

Community Plan Principal Group (2023)



Goals & Objectives:

- Achieve a redevelopment plan consistent with the spatial relationships illustrated in the 2023 Community Plan

Applicability Requirements:

- Mixed-Use Development
- On at least 1 acre
- Located outside an Incentive Overlay District

Development Incentives:

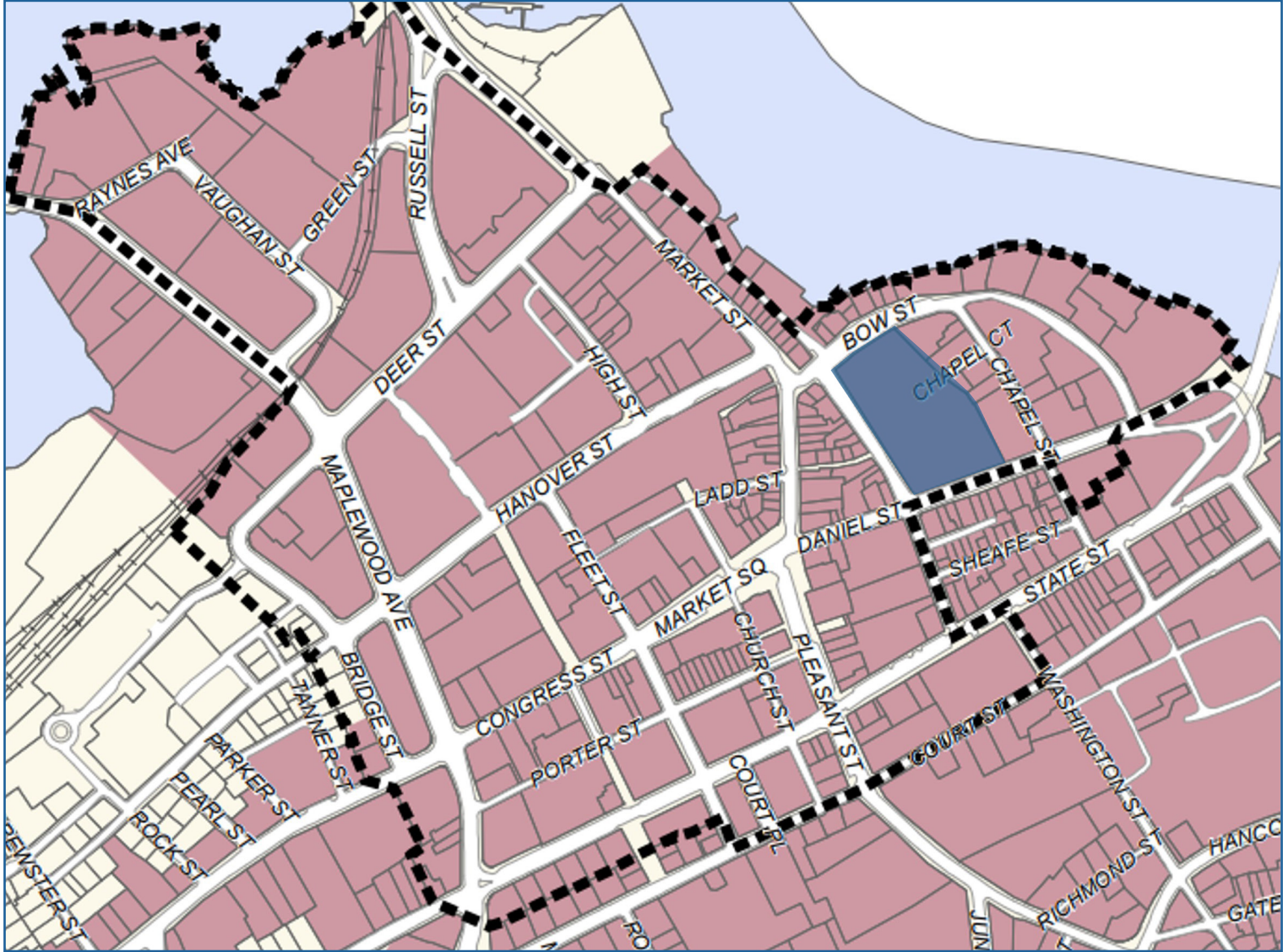
- One (1) additional story up to 15'



Public Benefits:

- 50%+ Community Space
 - >5,000 SF Plaza
 - Alleyways
 - Pedestrian Passageways
 - Pocket Parks
 - Outdoor Café Dining
- Workforce Housing
 - 10% for Ownership Projects over 5 Units
 - 5% for Rental Projects over 5 Units
- Master Plan
 - Consistent with the Goals, Objectives and Strategies

Historic District Guidelines

Overlay Districts



-  DOD Downtown Overlay District
-  HD Historic District

Historic District Guidelines



COMMERCIAL DEVELOPMENT & INFILL PROPERTIES

The economic development of Portsmouth's commercial properties is encouraged and its vitality is recognized that the city's vibrance is linked to the viability of its businesses and institutions. The HDC makes every effort to assist commercial building owners and tenants with revitalizing older buildings, helping to attract new customers while promoting an appreciation of historic architecture. In addition, the HDC recognizes that new development within Portsmouth increases the city's vitality and spurs its economy as more services are available for residents, business owners and visitors alike.

When considering commercial and infill buildings, the HDC strives to:

- Encourage consistency or compatibility and provide a visual connection with the historic building and context
- Provide variety and vitality along commercial corridors
- Encourage the greatest amount of design flexibility depending on context
- Identify elements that are part of the overall character or indisputably contribute to the historic streetscape
- Encourage the consideration of how a proposed development relates to each property, the streetscape and the surrounding historic context

These *Guidelines* were developed in conjunction with the City of Portsmouth's Historic District Commission (HDC) and the Planning Department. Please review this information during the early stages of planning a project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

In its review, the HDC considers a property's classification, recommending the greatest historic authenticity at focal buildings, with more flexibility at contributing structures, and the most at non-contributing properties. The HDC Staff in the Planning Department is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional *Guidelines* addressing other historic building topics are available at City Hall and on the Commission's website at www.planportsmouth.com/historicdistrictcommission. For more information, to clarify whether a proposed project requires HDC review, or to obtain permit applications, please call the Planning Department at (603) 610-7216.



A common feature of many commercial properties in Portsmouth is a storefront. This example includes arched transoms, a recessed entrance alcove, and decorative supports flanking display windows.

COMMERCIAL STOREFRONTS

One of the common elements of commercial and infill properties in downtown Portsmouth, is the storefront. This includes storefronts at existing buildings as well as those at commercial development projects. Effective storefronts can:

- Serve a key role in the identity of a commercial building
- Enhance a pedestrian's visual experience and create a sense of transparency at the ground-floor level
- Attract potential customers with eye-catching merchandise display

INFORMATION FOR NEW BUSINESSES

The HDC encourages the economic development and revitalization of the Portsmouth's historic retail areas and the commercial properties within them. This helps to attract new customers while promoting an appreciation of the historic architecture and its surrounding context.

If considering opening a new business in the Portsmouth, City staff are available to discuss zoning, construction and other requirements applicable to a specific project. Please contact the HDC at (603) 610-7216 for more information.

SIGN & AWNING REGULATION

Prior to installing any permanent or temporary sign or awning, applicants must verify that the proposed installation is compliant with all zoning, building and other applicable codes and requirements. (Refer to the *Guidelines for Signs & Awnings*.)

Commercial Development & Storefronts

• Purpose:

1. Adaptive Reuse
2. New Construction

• Goals:

1. Encourage compatibility and visual connection to the surrounding context
2. Provide variety and vitality
3. Encourage design flexibility
4. Identify character-defining elements
5. Design in context with the streetscape and historic context
6. Enhance the pedestrian experience
7. Provide continuity along the street edge

• Design Principles:

1. Height and width in context
2. Building Form and Massing
3. Setbacks
4. Site Coverage
5. Orientation
6. Alignment, Rhythm and Spacing
7. Architectural Elements & Projections
8. Façade Proportions
9. Trim and Details
10. Materials
11. Rooftop Additions
12. Storefronts & Signage



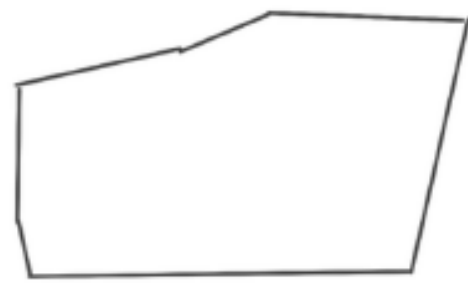


5 | Conceptual Massing

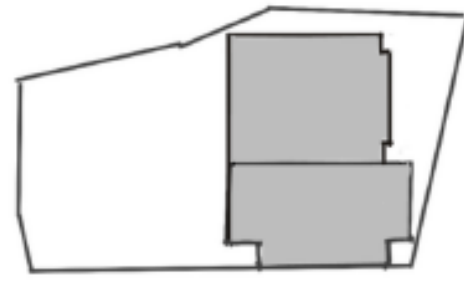
Concepts

Thought Process

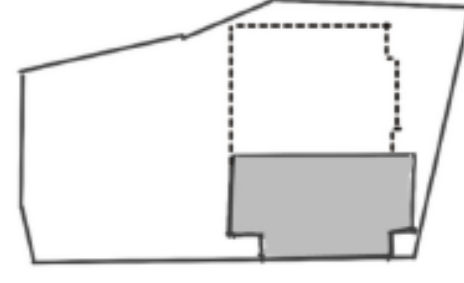
A series of process diagrams illustrating how preliminary massing is shaped by integration of zoning requirements, programmatic desires, and the site's unique constraints / opportunities. This may yield shapes and forms that not only are critical for program requirements but also assist in creating dynamic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



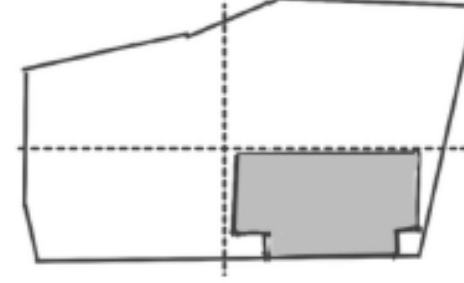
Site



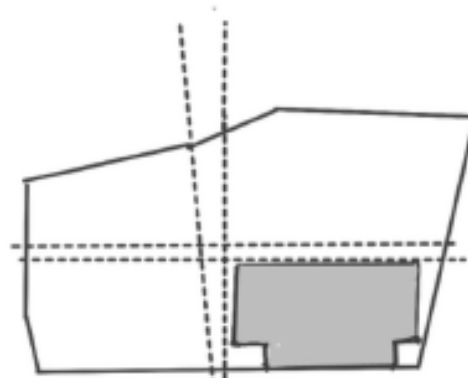
Existing Buildings



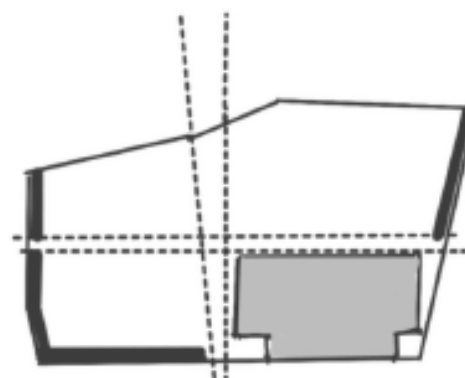
Single Story Removal



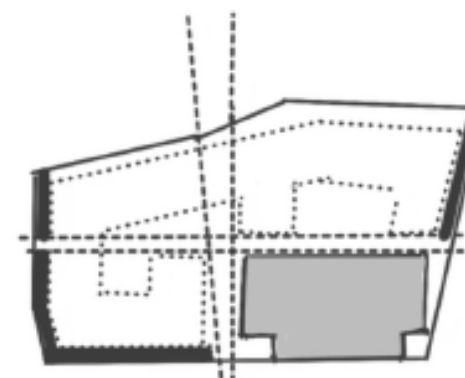
Through Site Passage



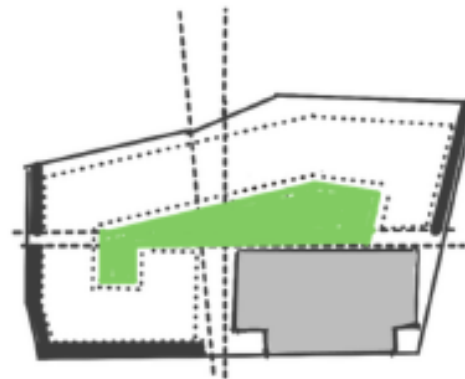
Cross Site View Consider



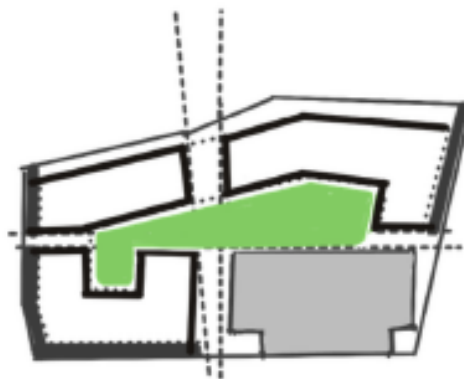
Restrict Street Edges



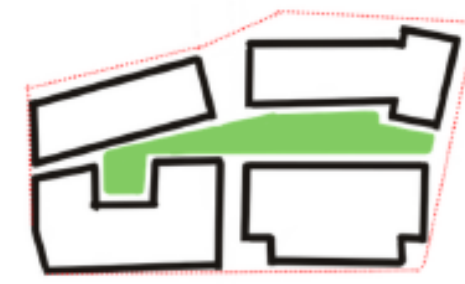
Planning Width (60')



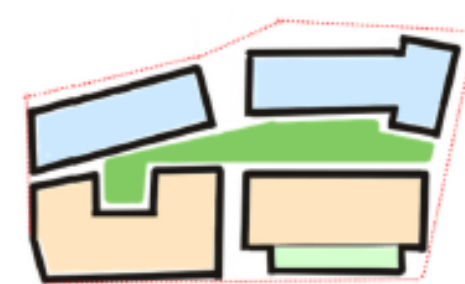
Desired Open Space



Footprints 15K-20K SF



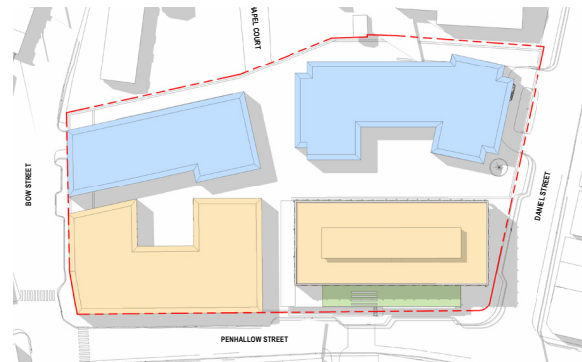
Site Profile



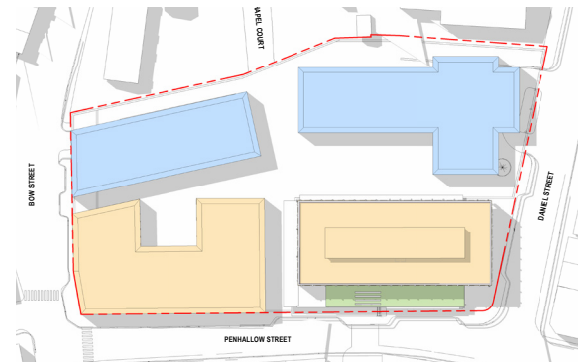
Use Programming

Conceptual Massing

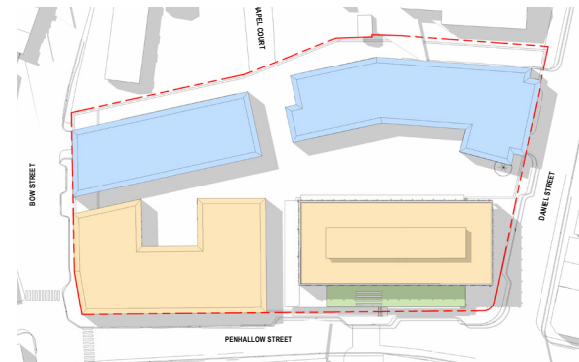
01 Courtyards



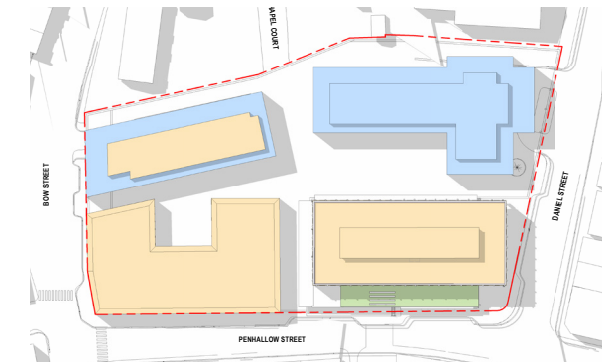
02 Courtyard & Plaza



03 Extended Courtyard and Plaza



04 CUP



BUILDING FOOTPRINTS

BUILDING HEIGHTS

BUILDING SETBACKS

BUILDING BLOCK LENGTHS

FACADE MODULATION

BUILDING COVERAGE

OPEN SPACE

ROOF TYPES

GROUND FLOOR USE

UPPER FLOOR USE

15-20,000 S.F.

3 STORIES / 40' *

0-5'

< 200'

< 80' / 100' / TBD

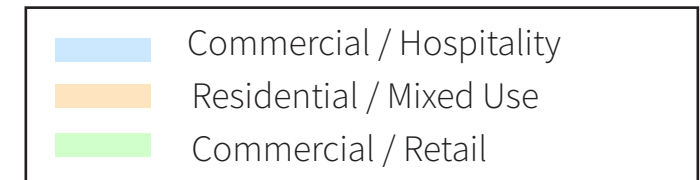
50-65%

35-50%

TBD

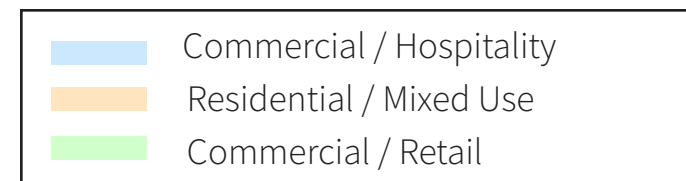
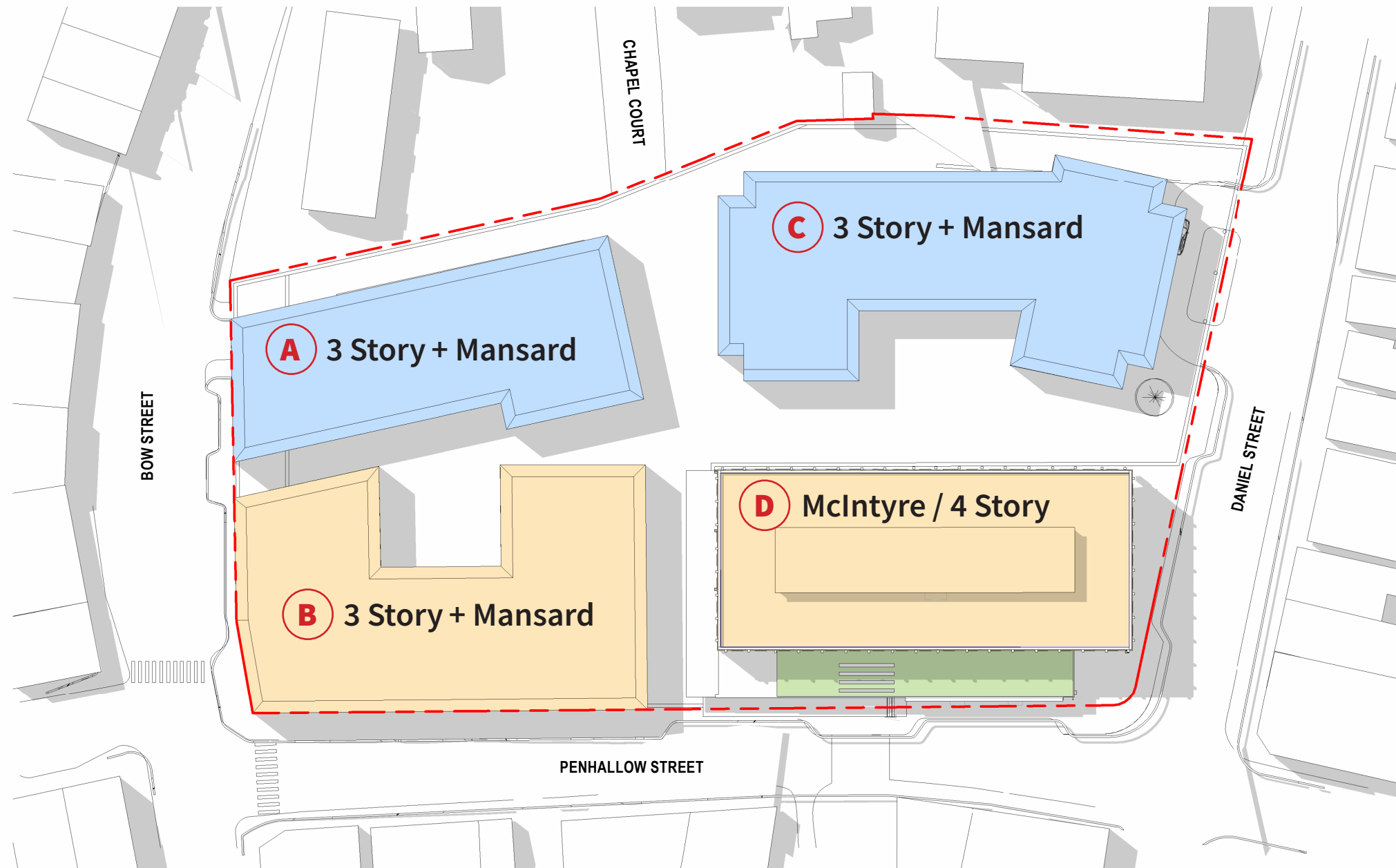
COMMERCIAL

COMMERCIAL / RESIDENTIAL

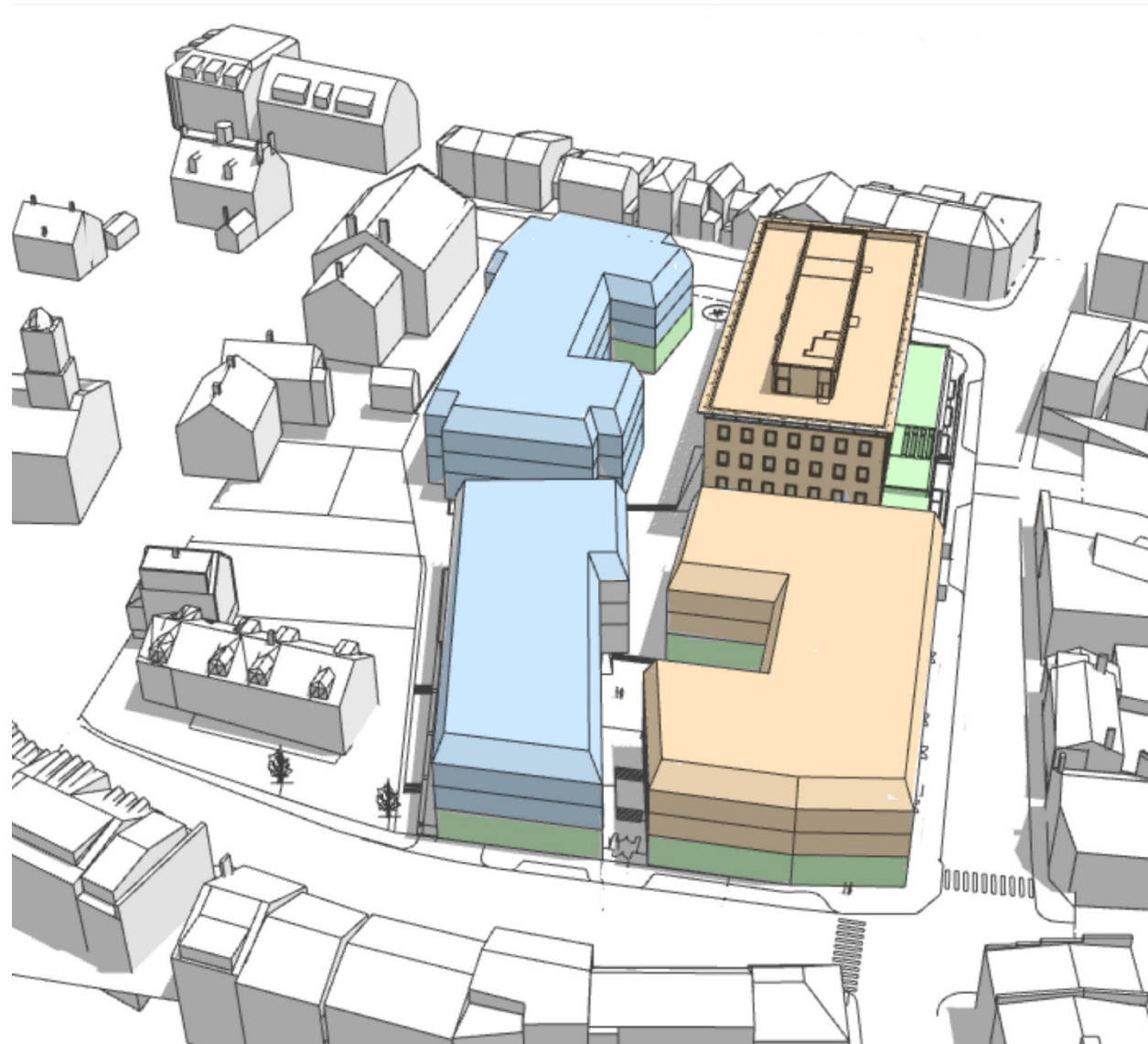


*THE CUP PLAN MAY ADD AN ADDITIONAL STORY

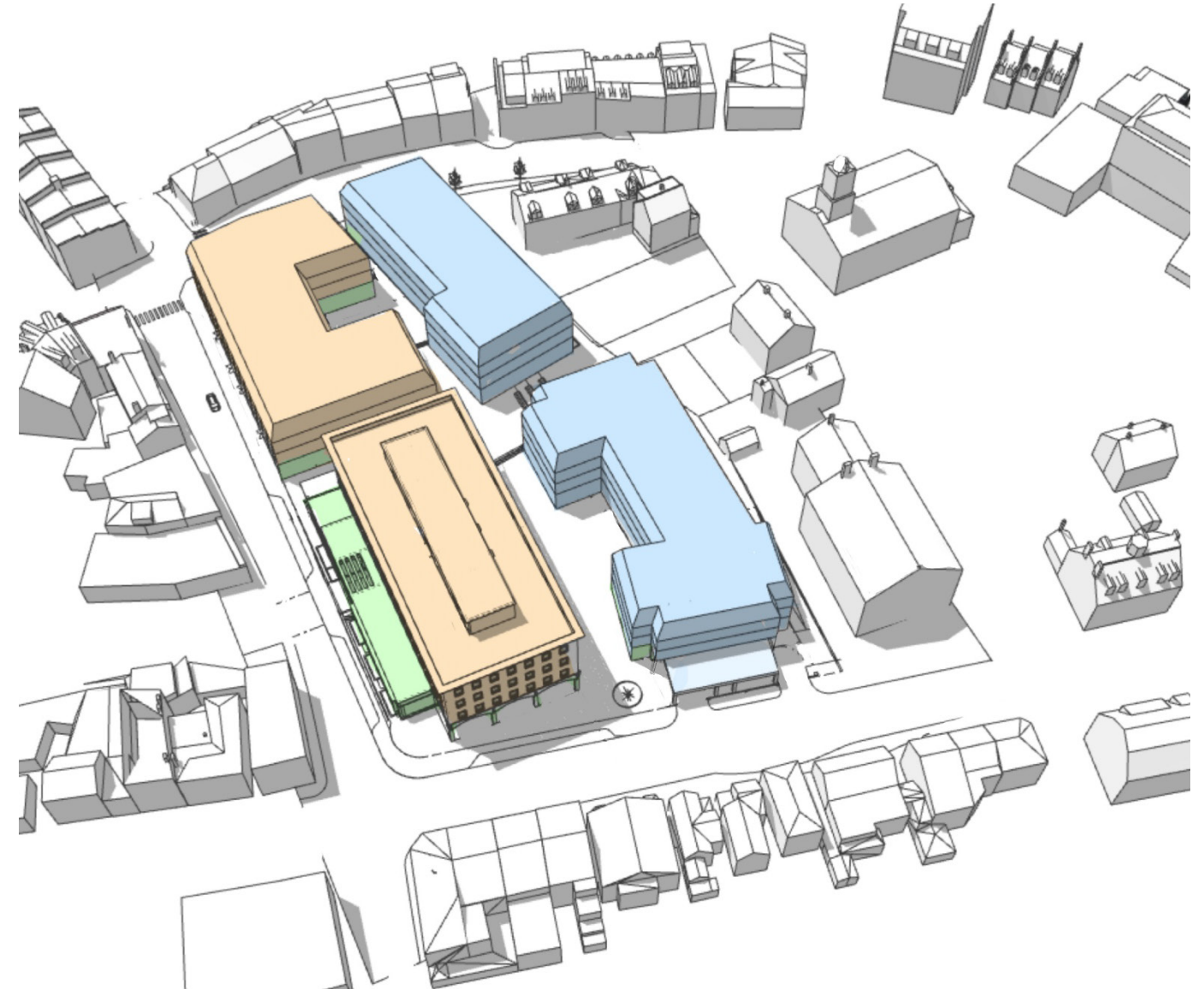
Concept 1 - Courtyards



Concept 1 - Courtyards (all NEW massing is 3 story and a mansard roof)

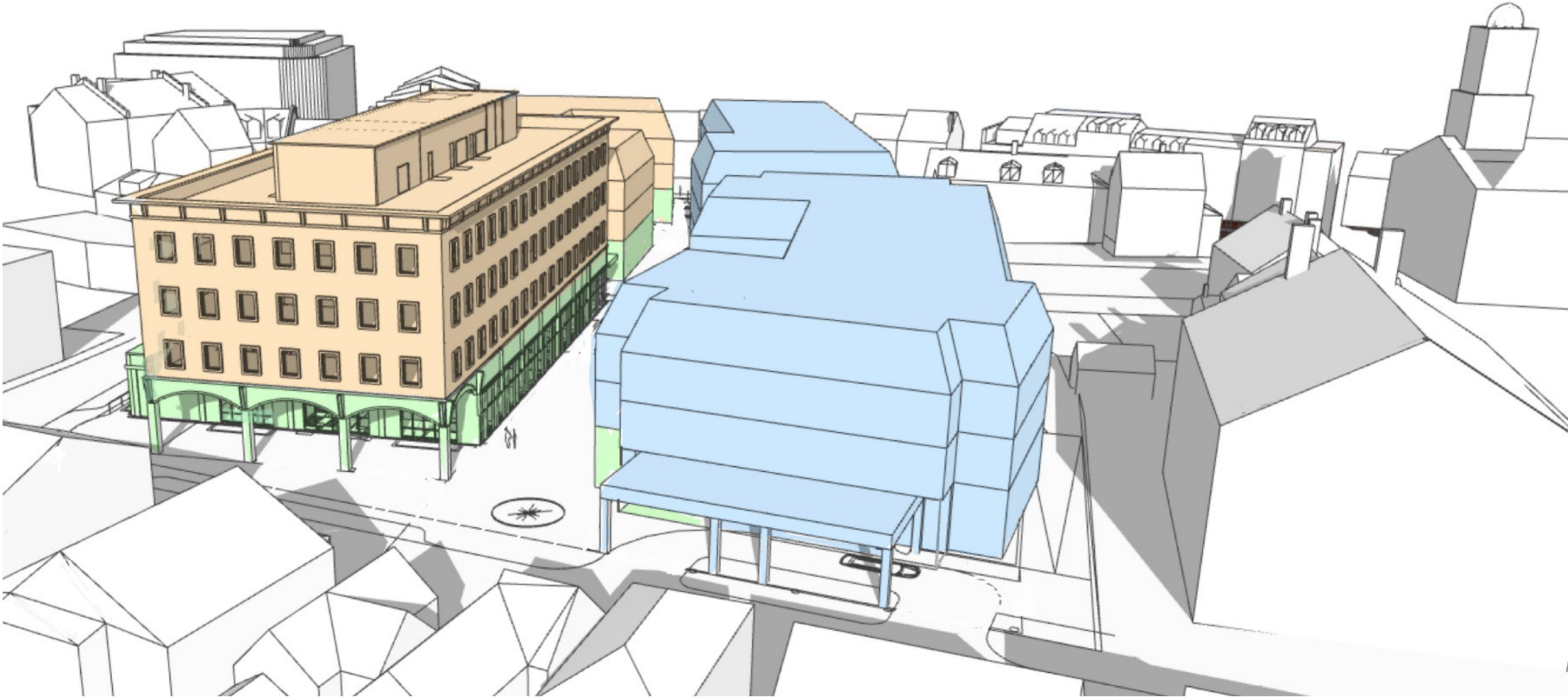


View 1

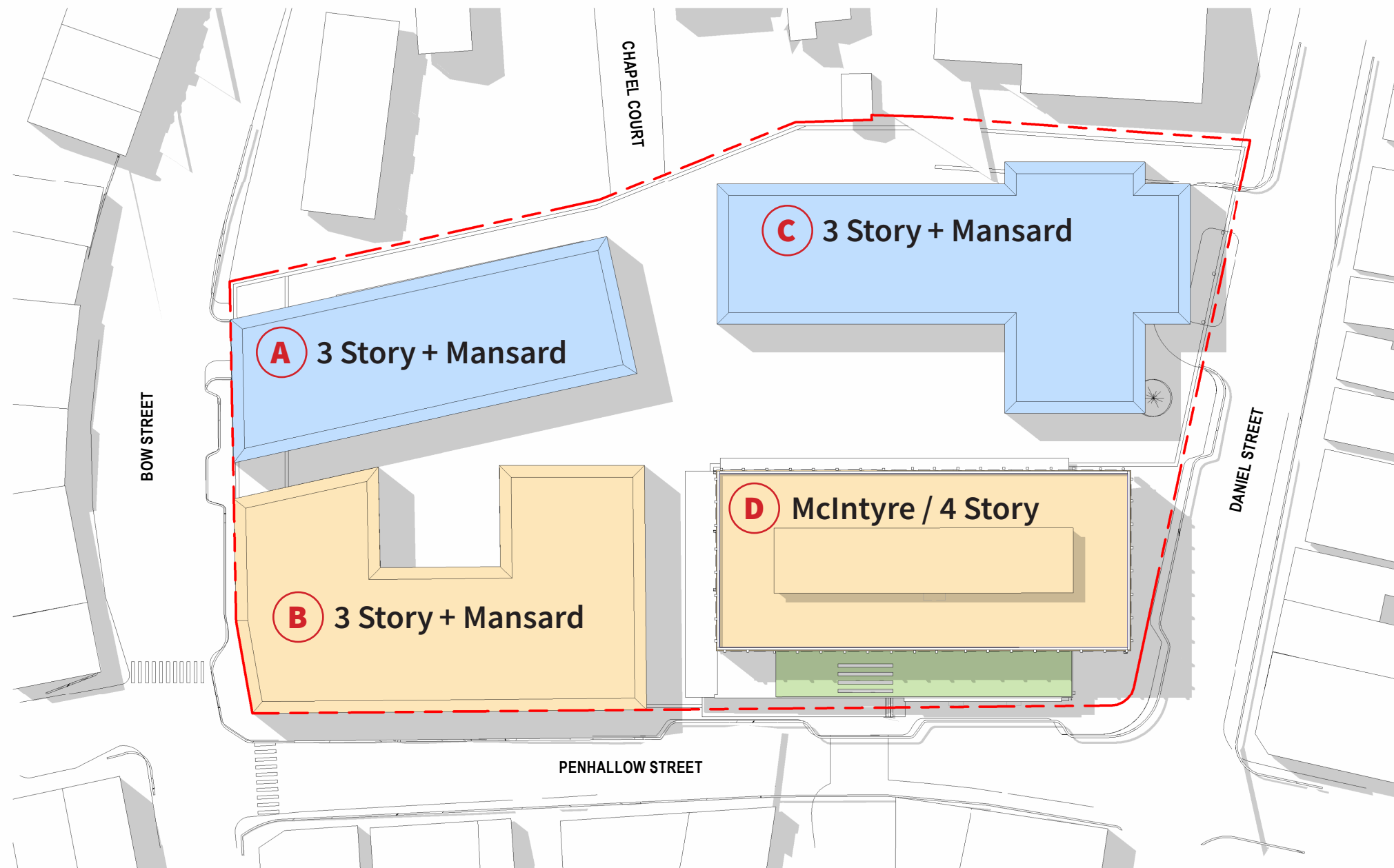


View 2

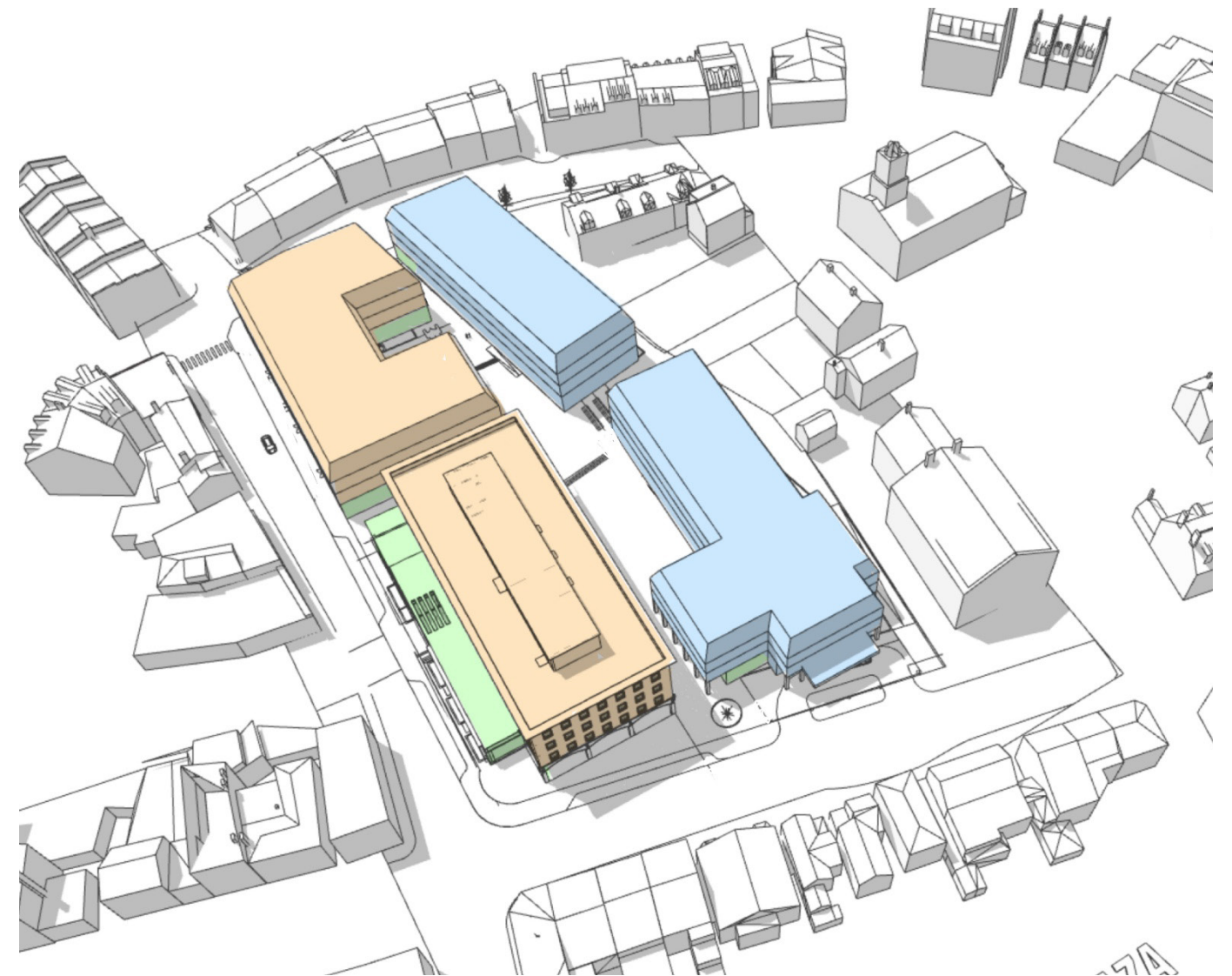
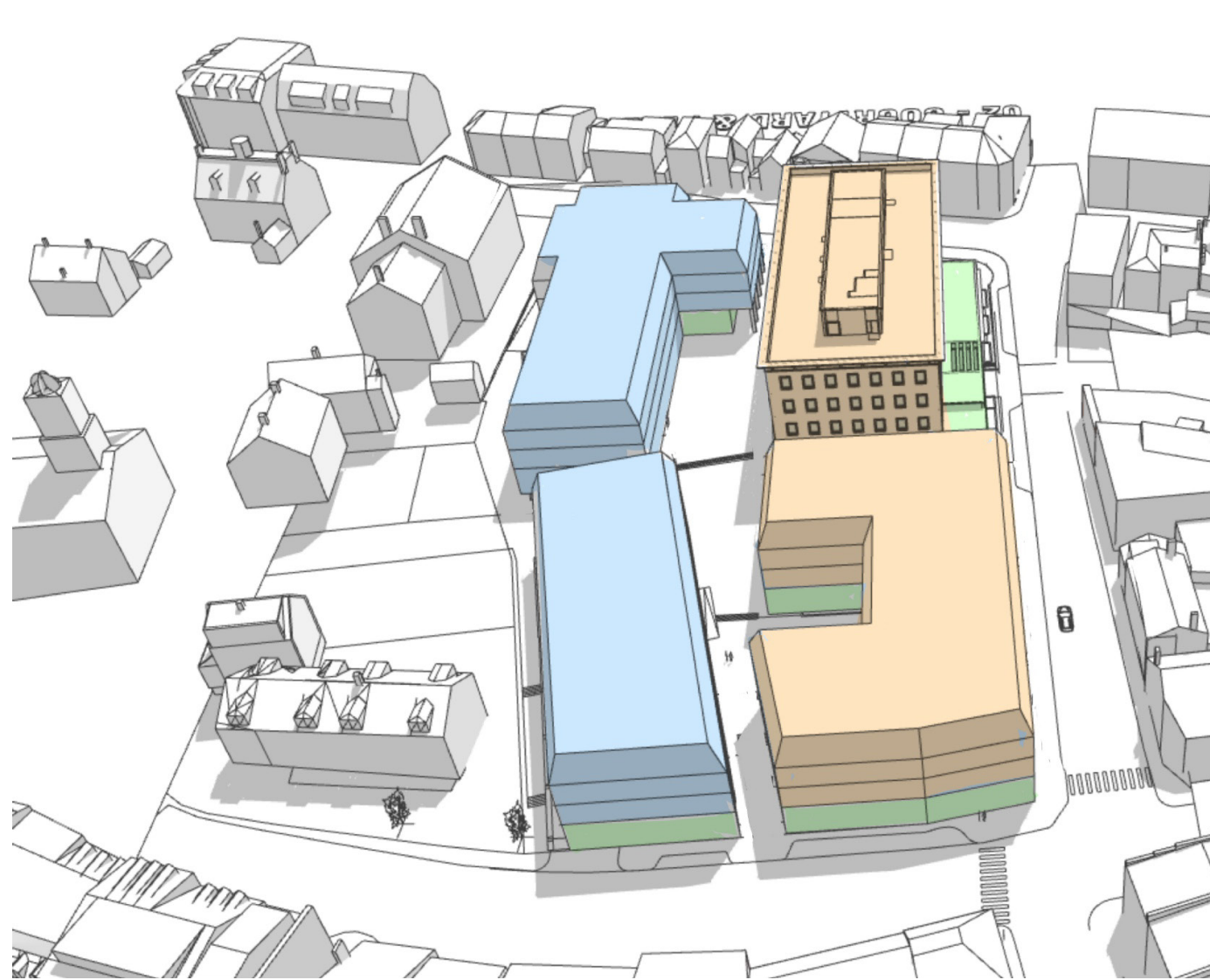
Concept 1 - Courtyards (all NEW massing is 3 story and a mansard roof)



Concept 2 - Courtyard and Plaza (all NEW massing is 3 story and a mansard roof)



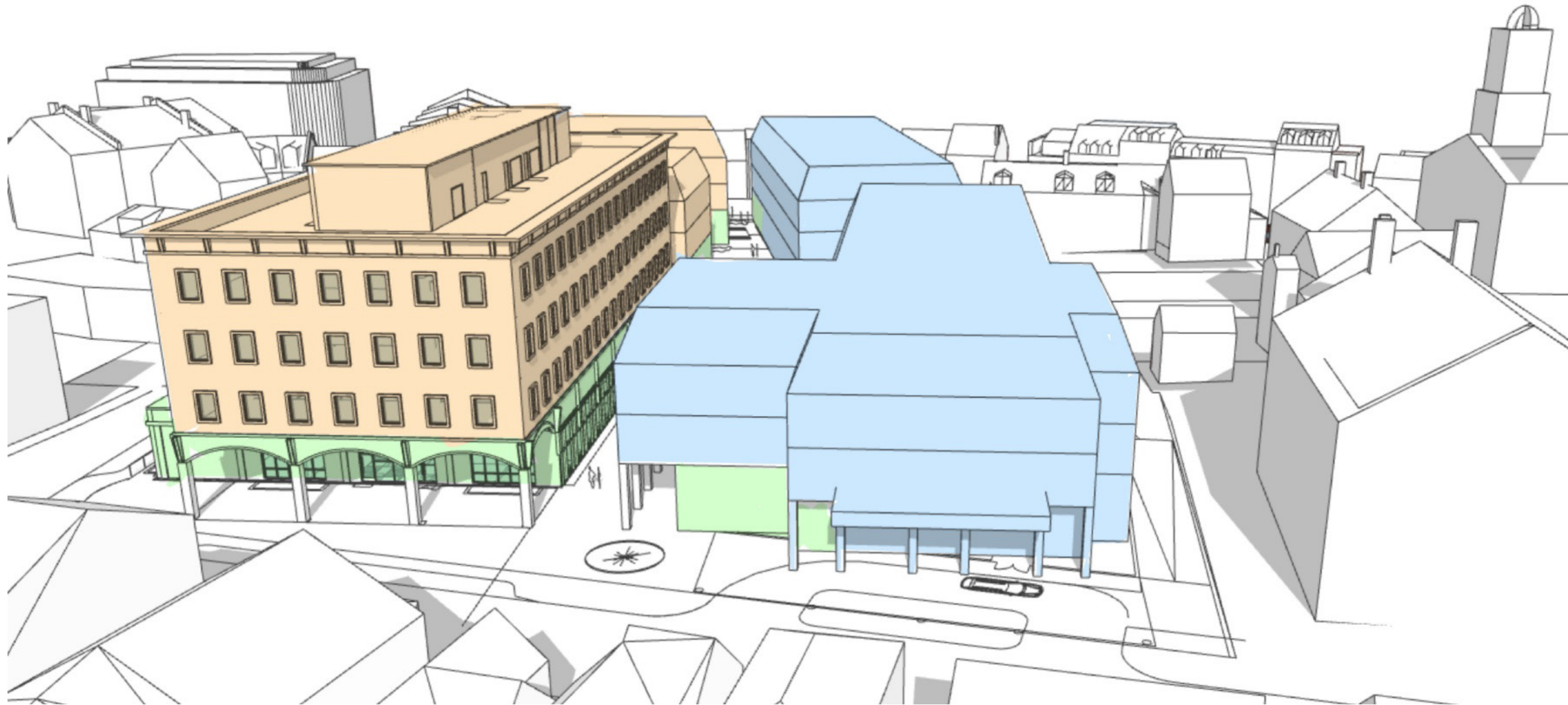
Concept 2 - Courtyard and Plaza (all NEW massing is 3 story and a mansard roof)



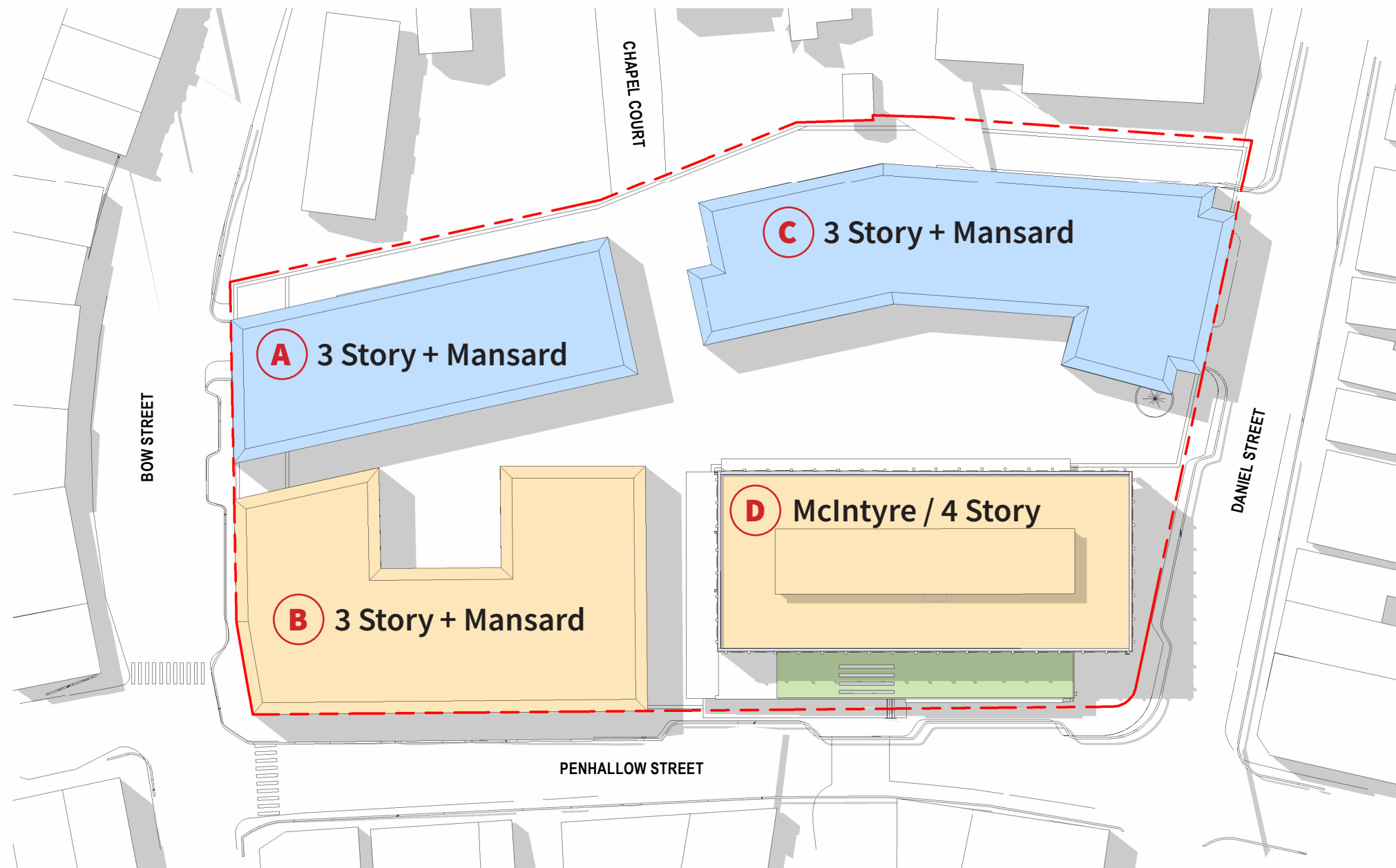
View 1


View 2

Concept 2 - Courtyard and Plaza (all NEW massing is 3 story and a mansard roof)



Concept 3 - Extended Plaza (all NEW massing is 3 story and a mansard roof)

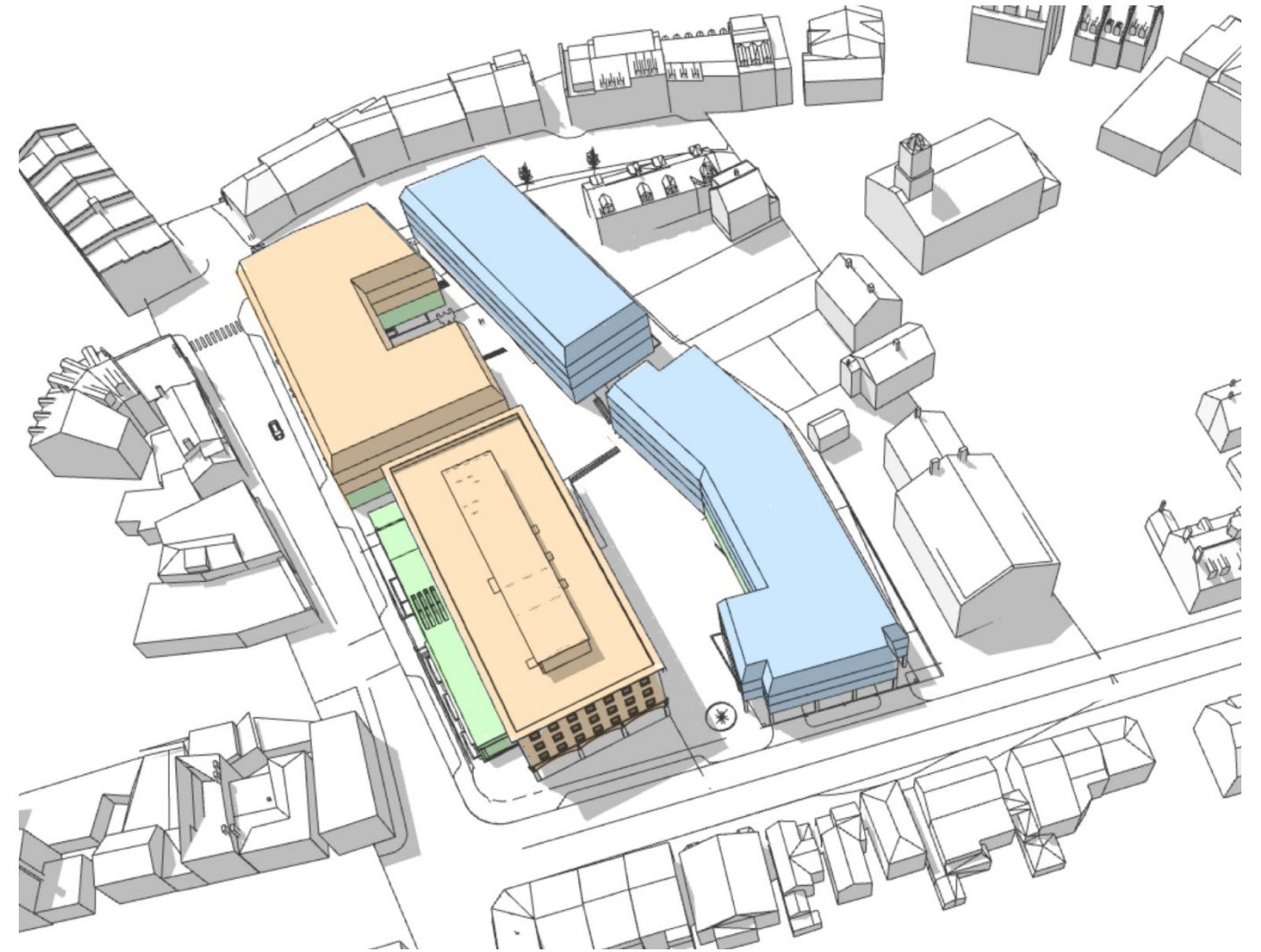


	Commercial / Hospitality
	Residential / Mixed Use
	Commercial / Retail

Concept 3 - Extended Plaza

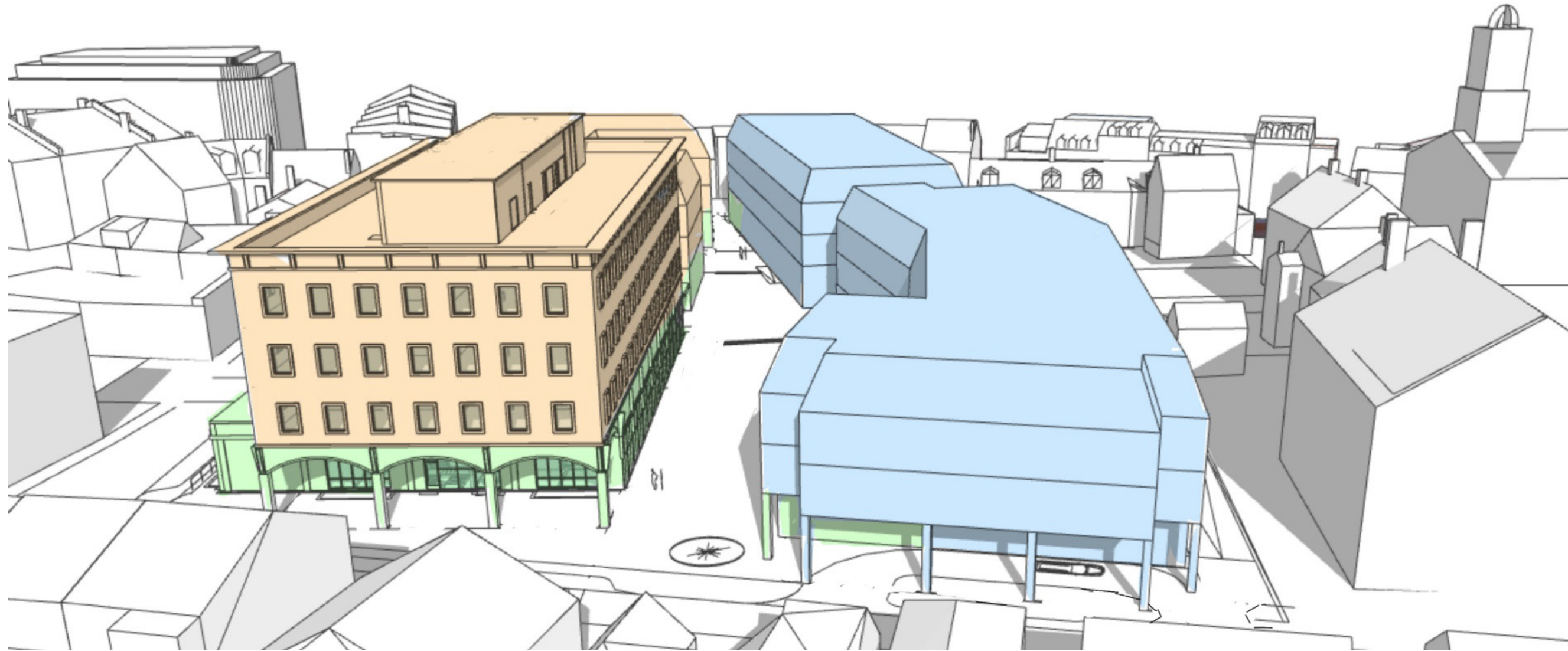


View 1

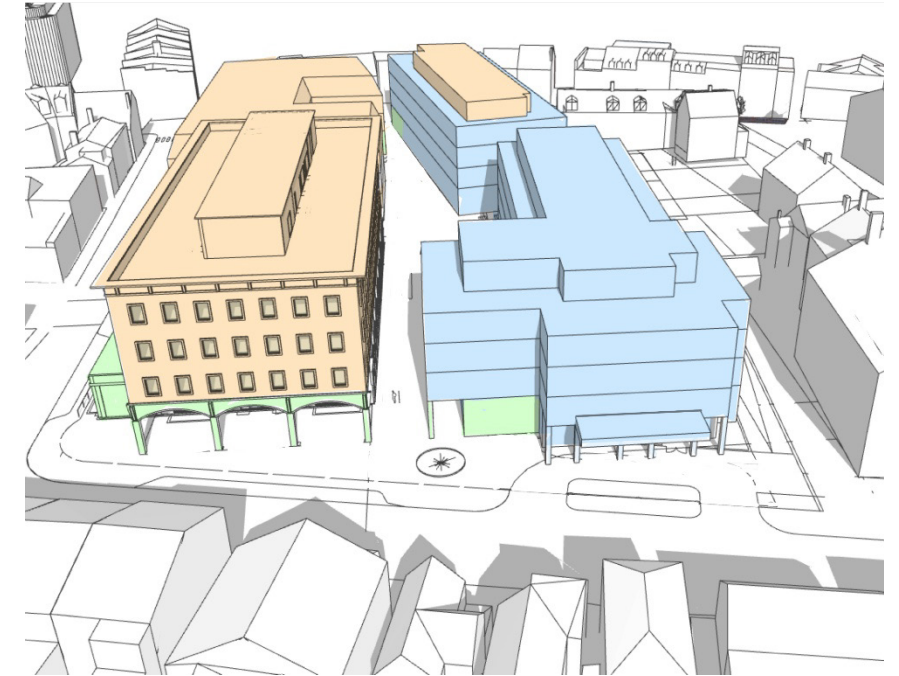
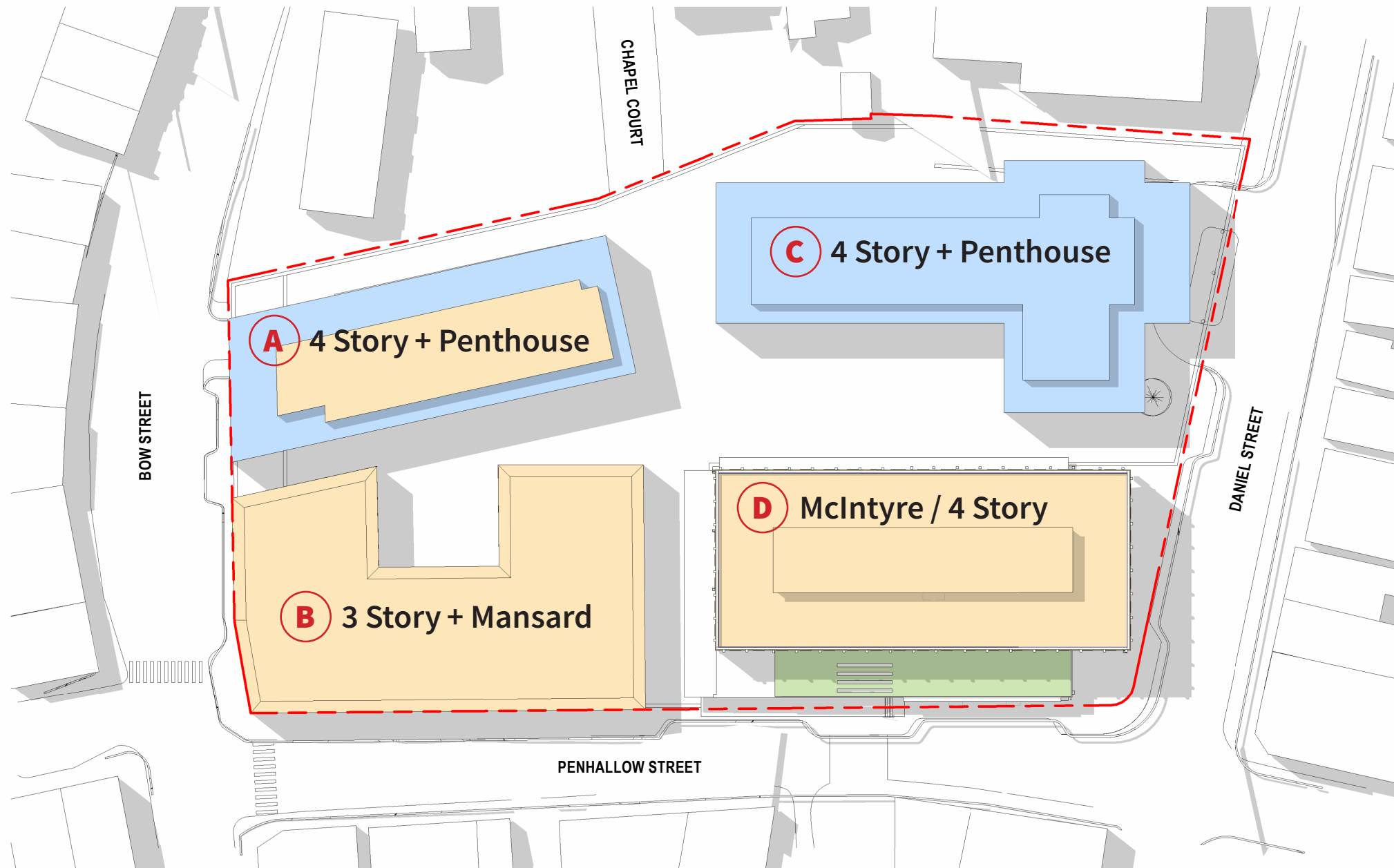


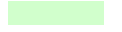
View 2

Concept 3 - Extended Plaza

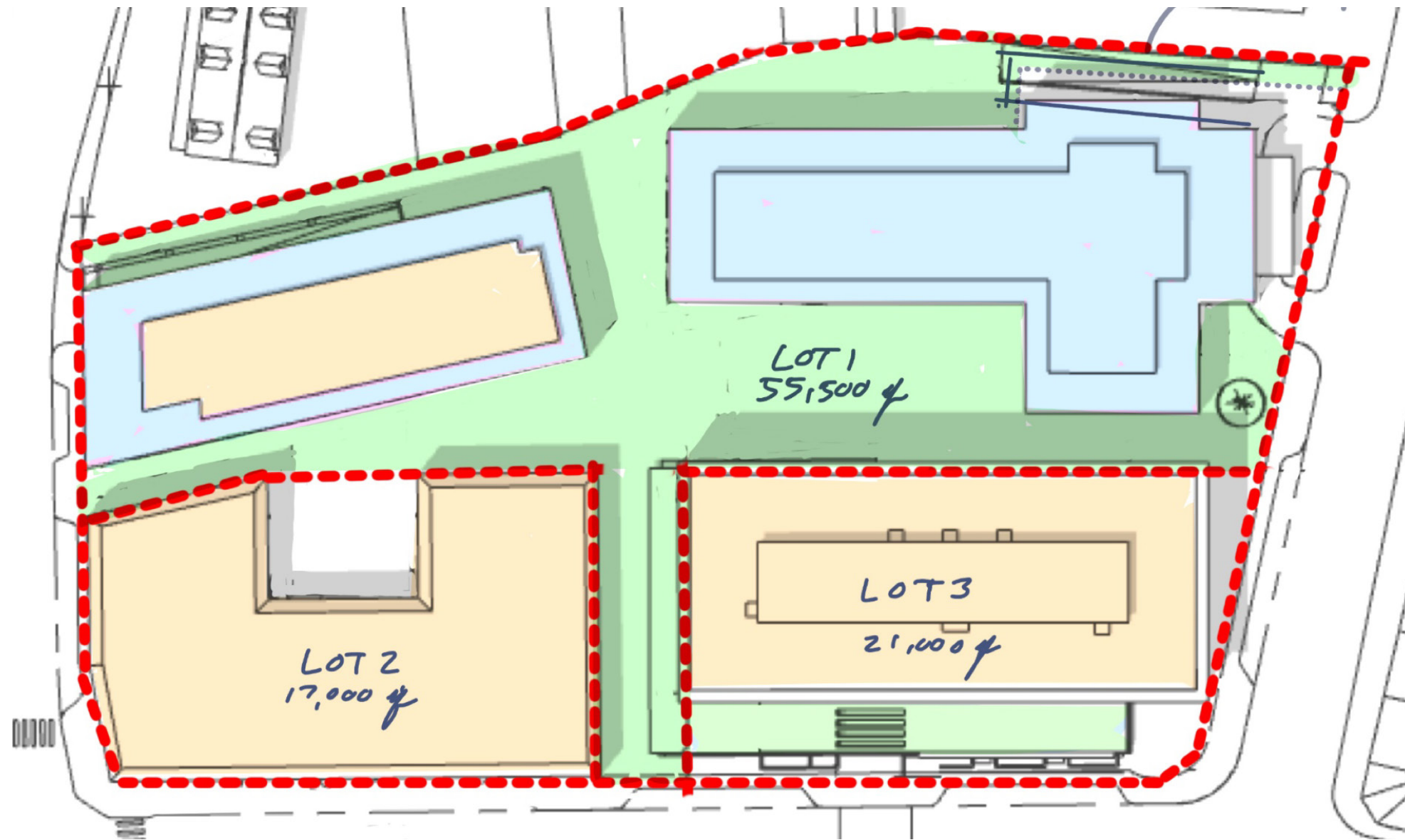


Concept 4 - CUP Option



	Commercial / Hospitality
	Residential / Mixed Use
	Commercial / Retail

Concept 4 - CUP Option



Community Space = 50% +

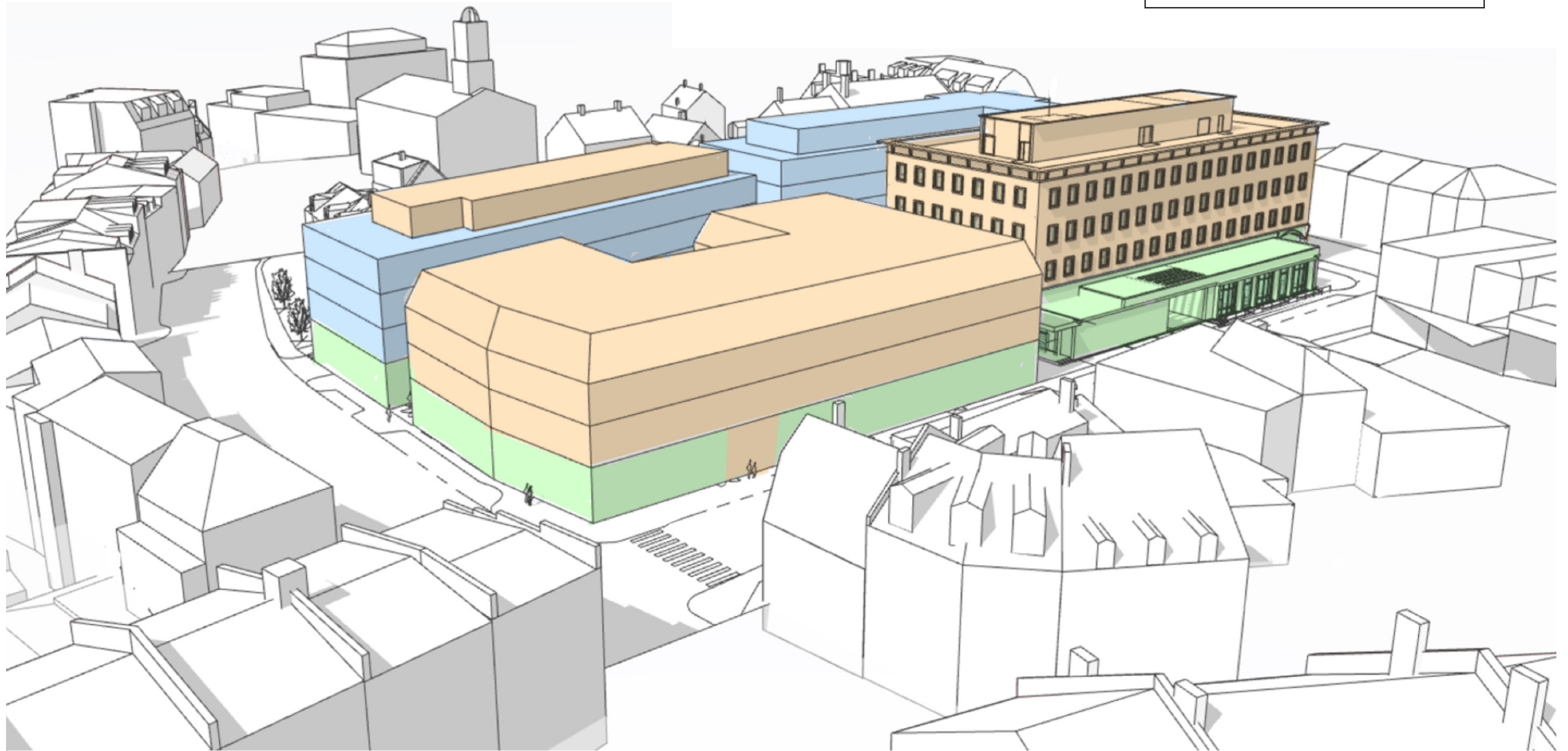
Concept 4 - CUP Option

Blue	Commercial / Hospitality
Orange	Residential / Mixed Use
Green	Commercial / Retail



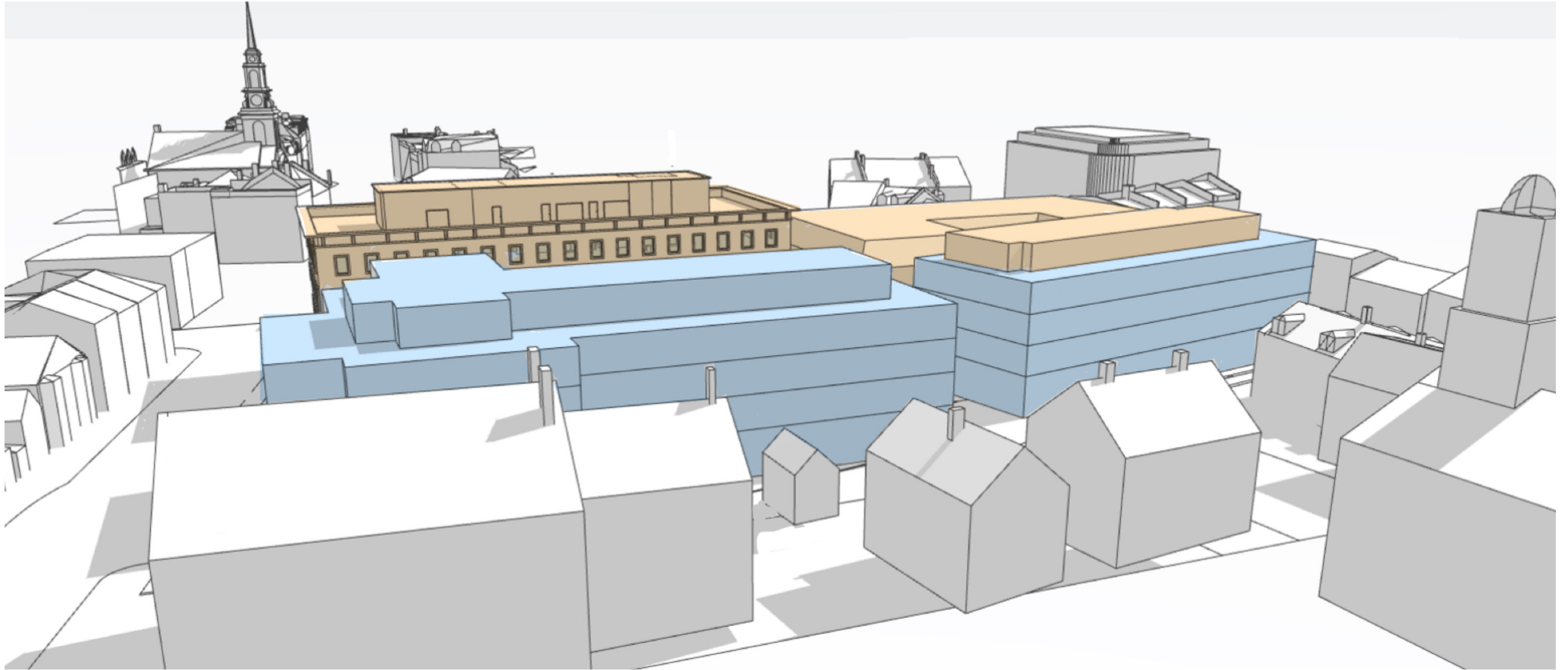
Concept 4 - CUP Option

- Commercial / Hospitality
- Residential / Mixed Use
- Commercial / Retail

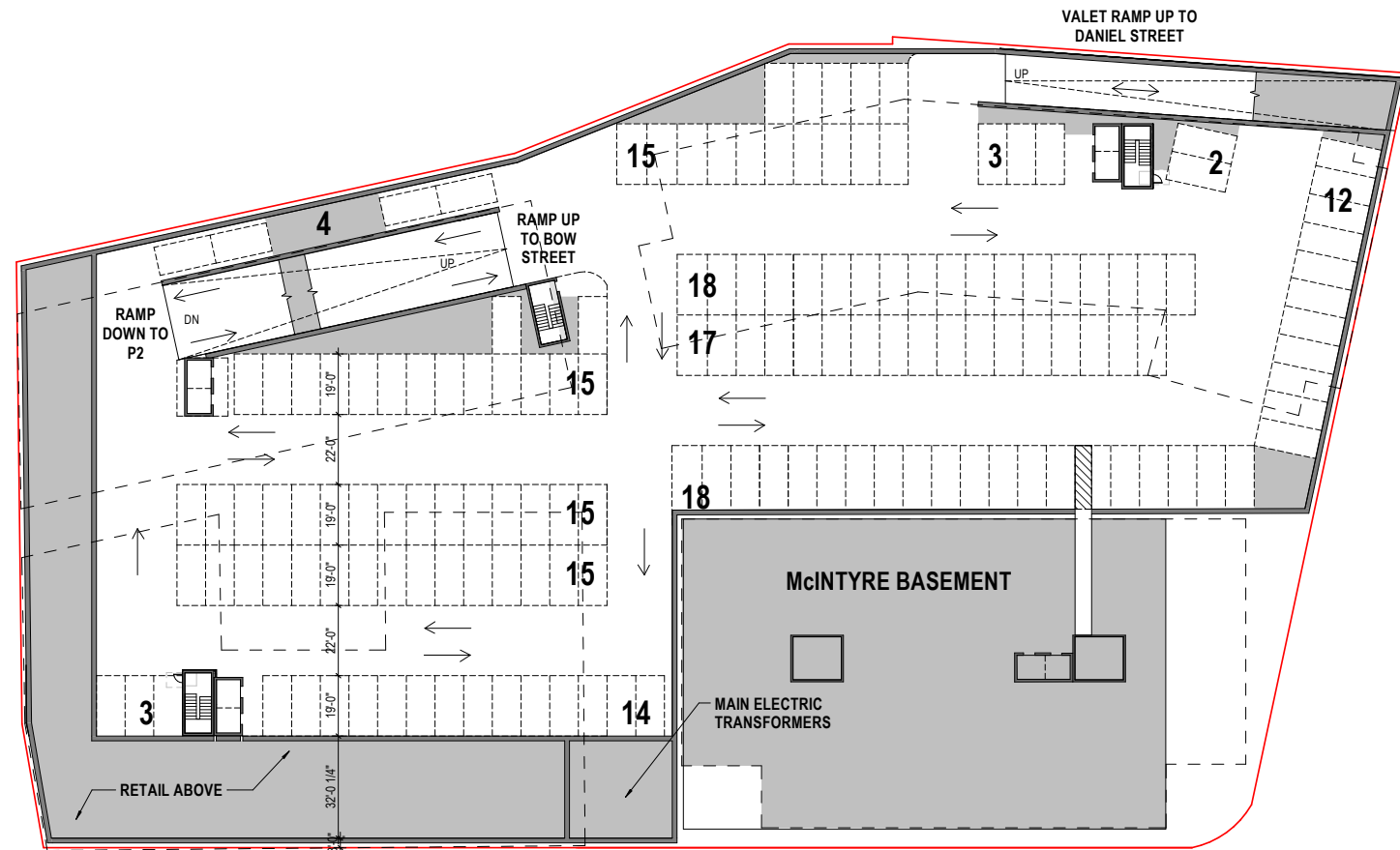


5 | Conceptual Massing: Conditional Use Permit

Concept 4 - CUP Option

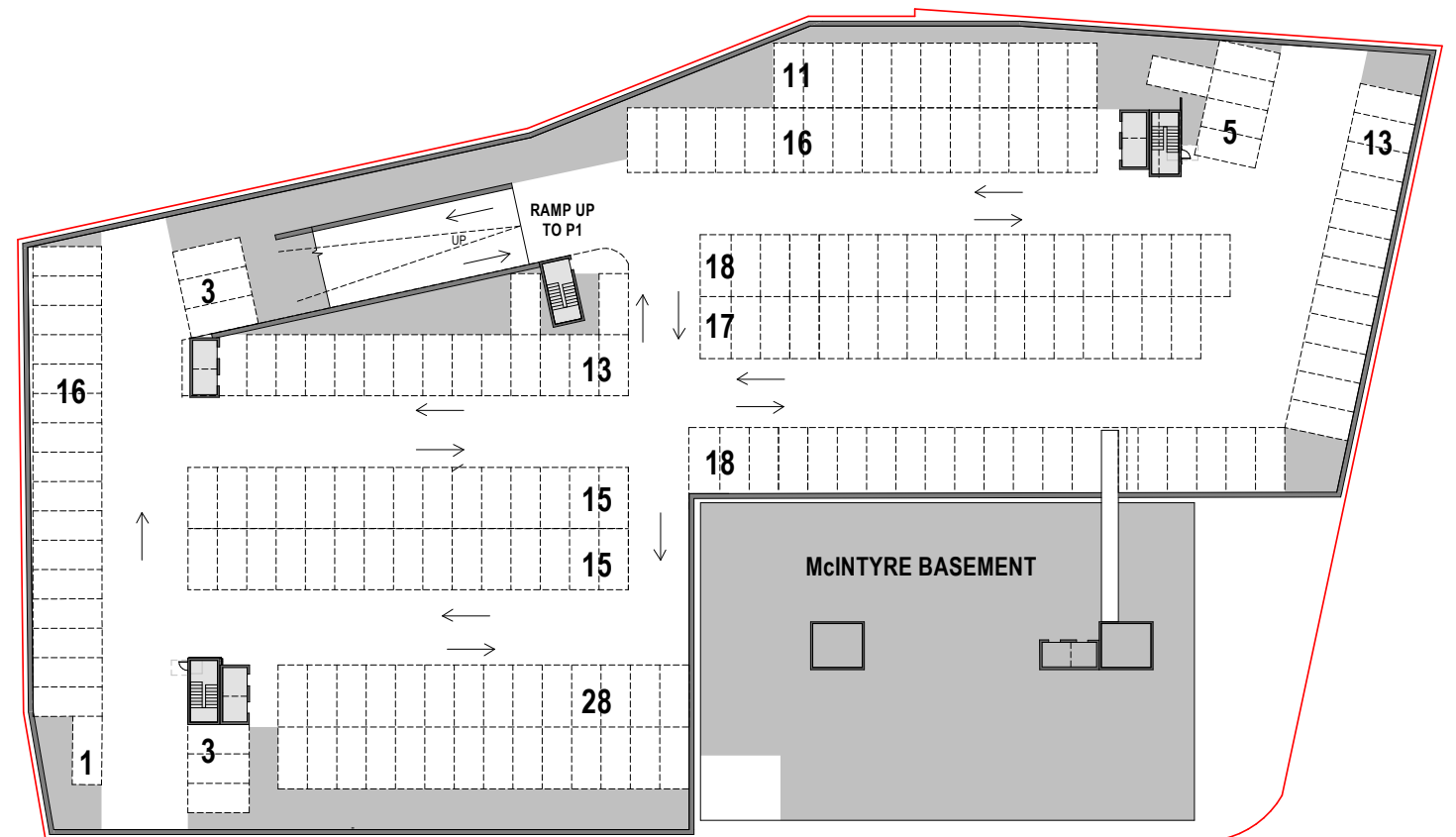


Parking Concept Plans



Parking Level 1

151 Cars
(8 tandem)



Parking Level 2

191 Cars
(27 Tandem)

+/- 340 Potential Spaces

Create a NEW Destination in Portsmouth

\$1.8 Million

+/- Annual Tax Revenue



+/-30-40K s.f.

Open Space

35-50% of Site

+/-350-500 Construction Jobs



340 Parking spaces



\$200M

Capital Investment

+/-30,000 s.f. Ground Floor Commercial

+/-200,000 s.f.

GFA Adaptive Reuse & Construction

Restoration, Remediation, and Revitalization of the Historic McIntyre Building

Residential Units

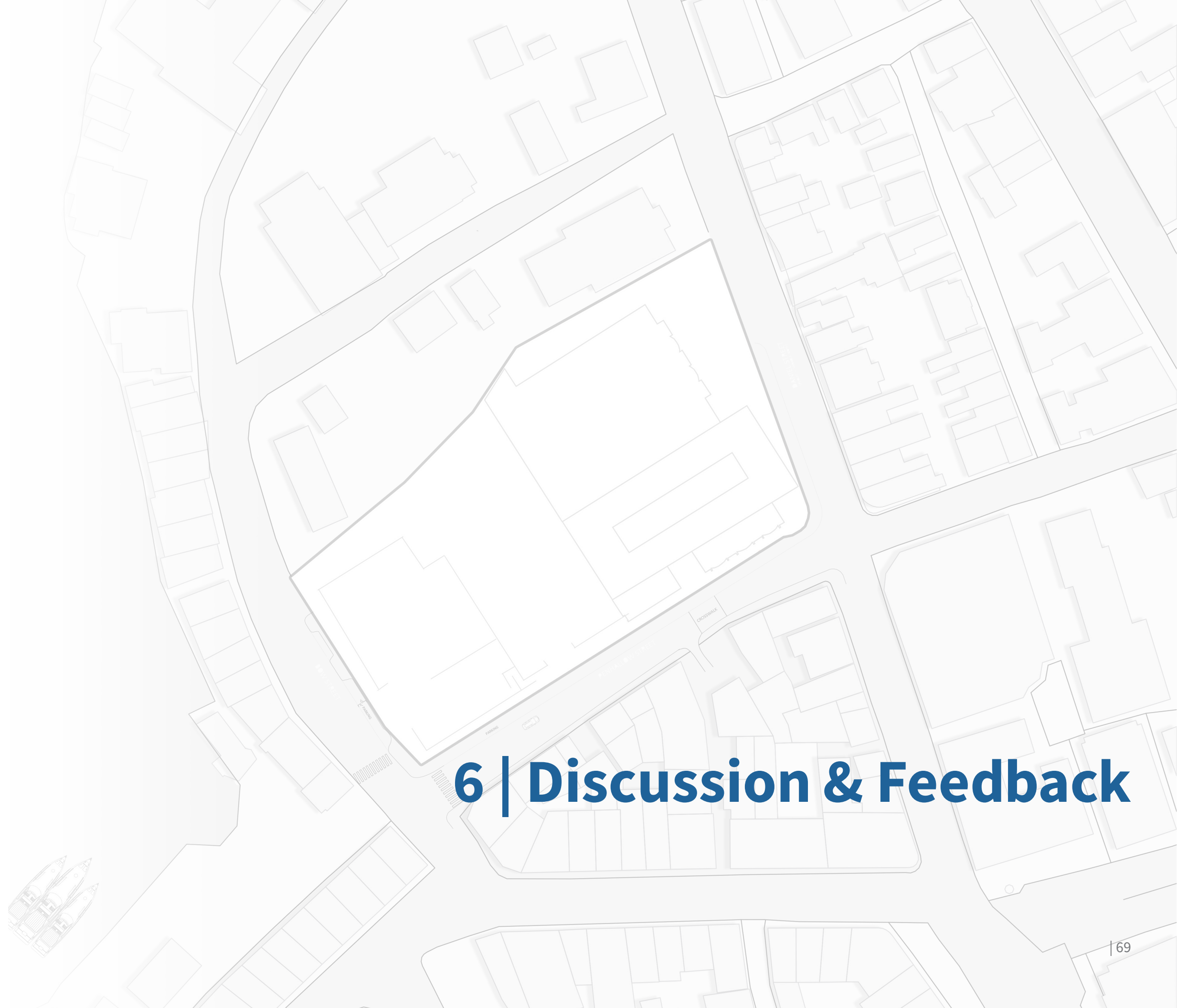
AVG size 900 +/- GFA

Hotel Rooms

AVG size 350 +/- GSF

\$4 Million +/- State and Local Revenue





6 | Discussion & Feedback



Linden Square - Portsmouth, NH

Historic District Commission - Work session #1

SPARC + 80 D Street LLC

June 3, 2026

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