

HDC - DRAWING INDEX	
SHEET NO.	NAME
HN0.01	COVER
HN1.00	HISTORIC REFERENCE
HN1.01	HISTORIC INSPIRATION, TRAIN EVOLUTION
HN1.02	CONTEXT
HN1.03	SITE PLAN, PROPOSED
HN2.00	DEER STREET ELEVATION, PROPOSED
HN2.01	SOUTH ELEVATION - DEER STREET
HN2.02	WEST ELEVATION
HN2.03	NORTH ELEVATION - RAILROAD
HN2.04	EAST ELEVATION
HN3.01	PERSPECTIVE, STREET VIEWS
HN3.02	PERSPECTIVE, STREET VIEWS
HN3.03	PERSPECTIVE, STREET VIEWS
HN3.05	AXONOMETRIC AERIAL VIEWS
HN3.06	RENDERING
HN3.07	RENDERING
HN4.01	MATERIALS

PROJECT SUMMARY

PROPOSED NEW CONSTRUCTION OF A RESIDENTIAL MULTIFAMILY BUILDING, WITH PROPOSED DEMOLITION OF THE EXISTING CIRCA 1995 BUILDING ON SITE.

THIS SECOND WORK SESSION APPLICATION ADDRESSES STEP 3 OF THE HDC WORK SESSION PROCESS, WHICH FOCUSES ON FACADE TREATMENTS, ARCHITECTURAL STYLE, PURPOSE AND INTENT OF THE DESIGN, & ITS RELATIONSHIP TO THE NEIGHBORHOOD.

163 DEER ST
(MAP 125 - LOT 17-2)



NEW CONSTRUCTION

EightKPH, LLC

HISTORIC DISTRICT COMMISSION
WORK SESSION 2
NOVEMBER 2026





UNION STATION 1900



BOSTON & MAINE RAILROAD DEPOT 1864



UNION STATION 1910



Sixteen-stall engine house at Portsmouth, N.H., c1900
by Boston & Maine Railroad Historical Society

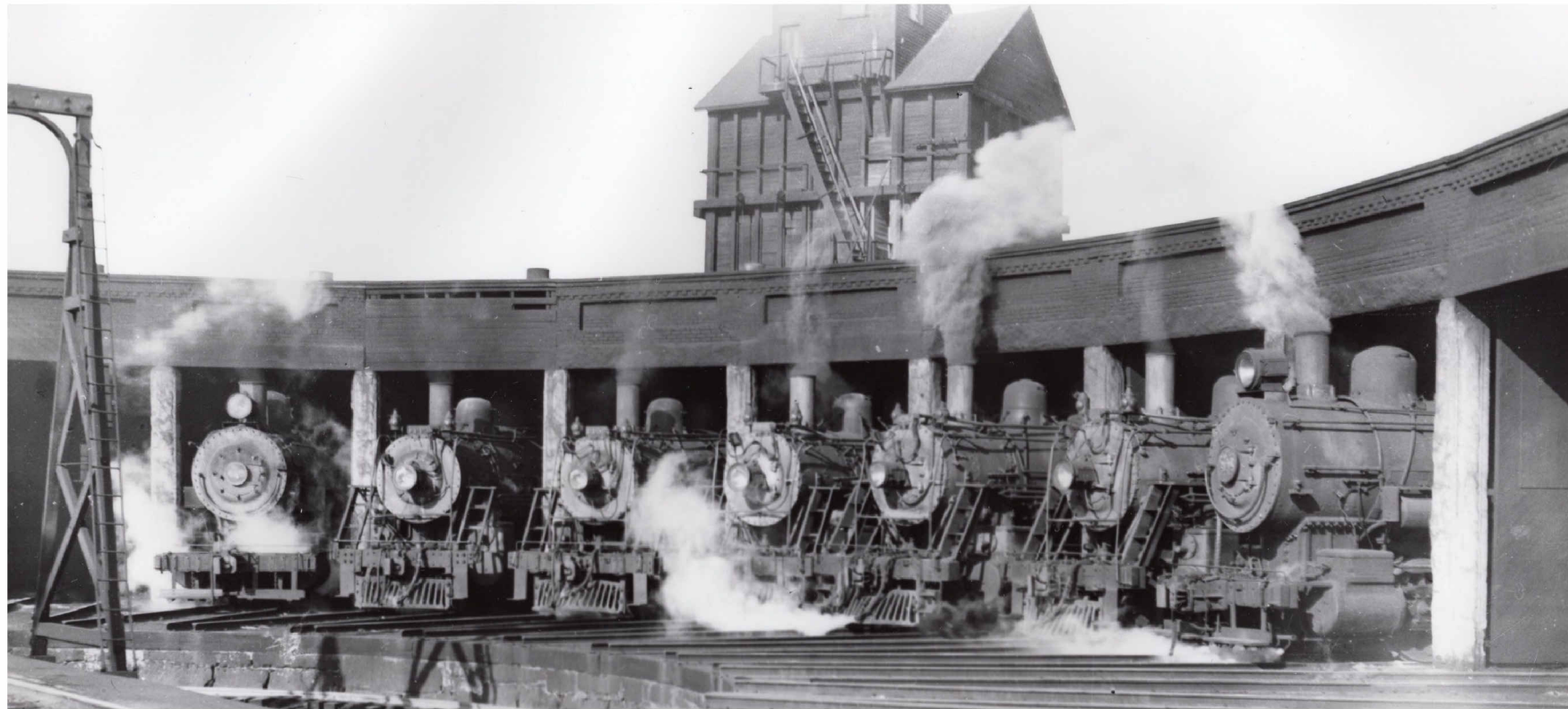
BOSTON & MAINE ROUNDHOUSE, 1900 (RECENTLY DEMOLISHED WEST OF OUR SITE)



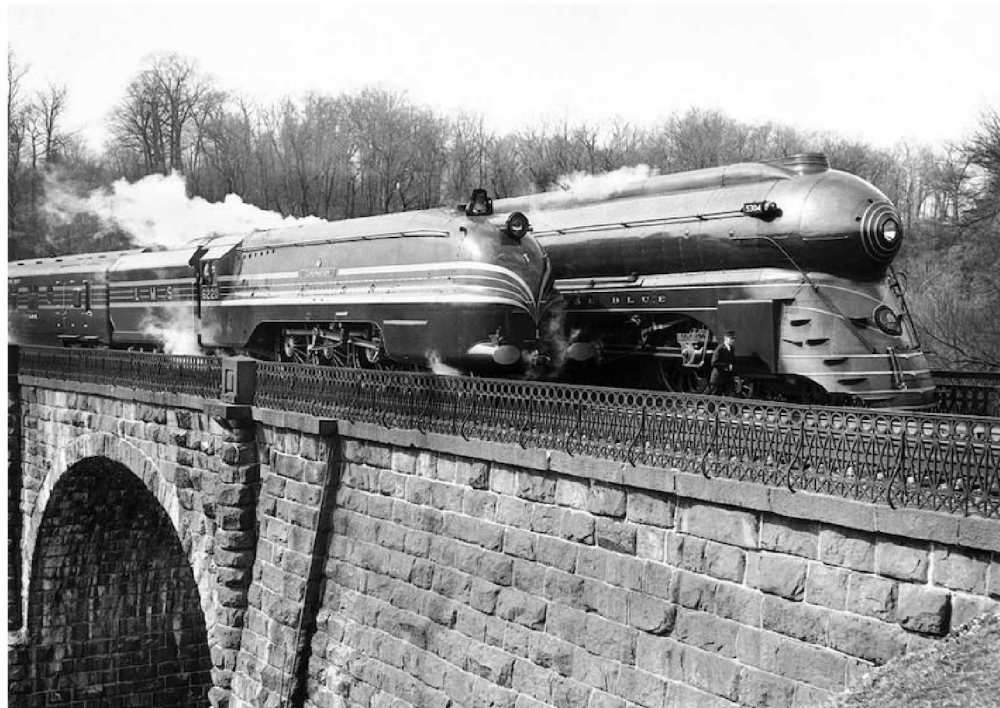
FREIGHT DEPOT ALTERED AS GROCERY STORE 1982



C.1877 D. Bremner Map: ROUND HOUSE ACROSS FROM 163 DEER STREET



B&M BOSTON & MAINE, PROTOTYPICAL ROUNDHOUSE, SALEM NH C.1940



Streamlined Trains: American B&O Railroad "Royal Blue" locomotive with British LMS Railway locomotive "Coronation", on their way to the 1939 New York World's Fair.



TYPICAL PORTSMOUTH PASSENGER TRAIN, 1950'S: F7A LOCOMOTIVE, B&M RAILROAD

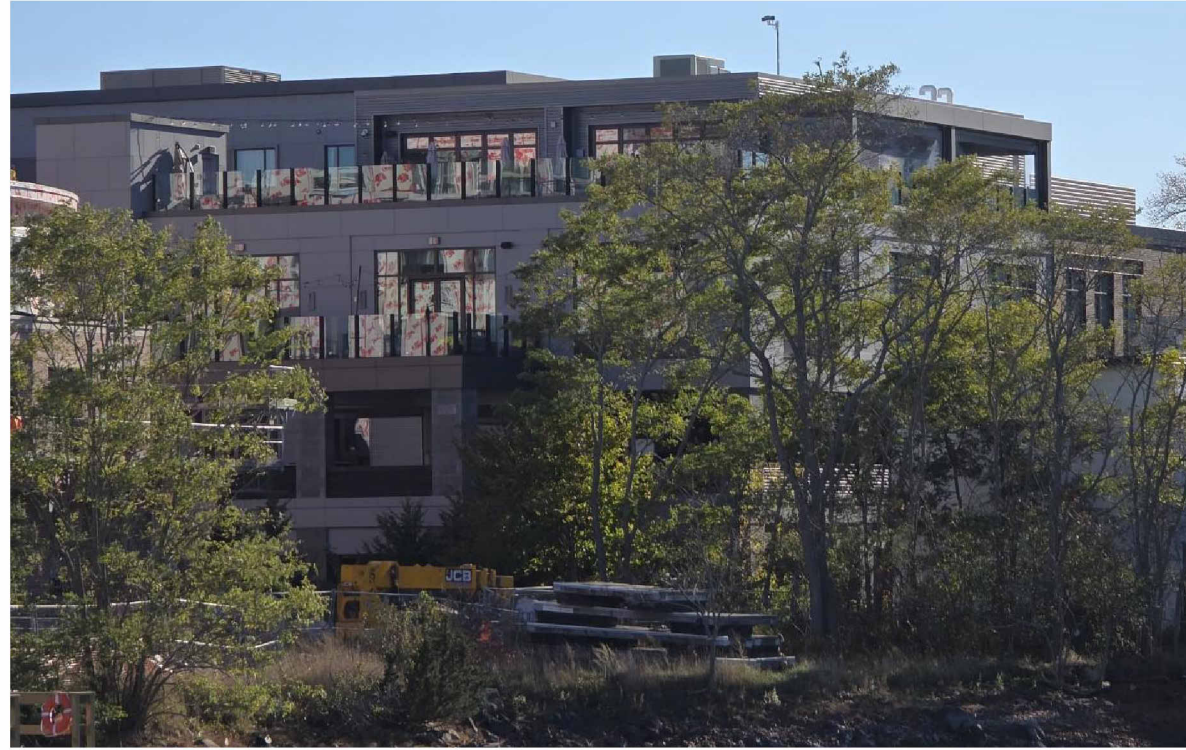


PORTSMOUTH'S LAST PASSENGER TRAIN, 1965: Budd Rail Diesel Car





111 MAPLEWOOD



AC MARRIOTT, VAUGHN RD



25 MAPLEWOOD



KEEFE HOUSE (OLD PORTSMOUTH HS), ISLINGTON ST

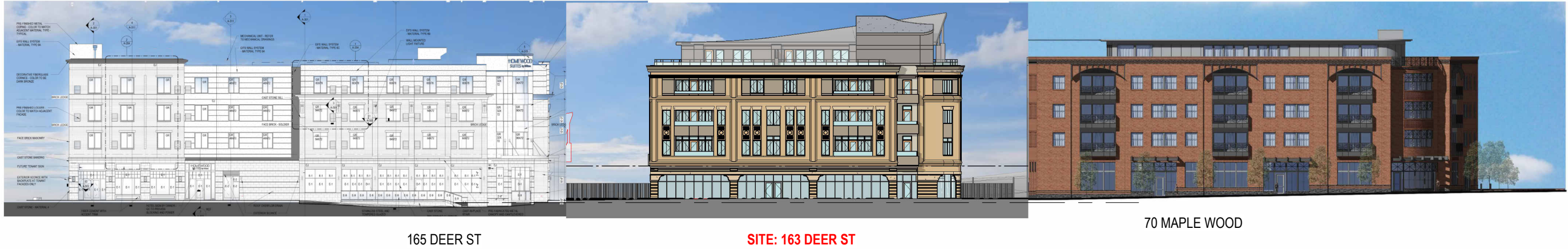


HISTORIC CORE, TYPICAL REAR SKYLINE (PENHALLOW ST @ COMMERCIAL ALLEY)



160 DEER ST & 70 MAPLEWOOD AVE



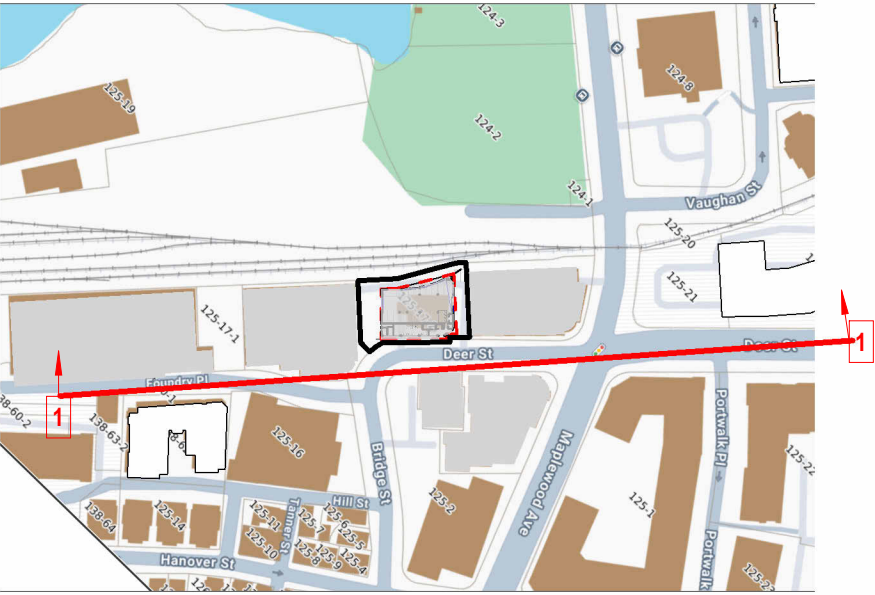


1 Along Deer St & Foundry Place Looking North
1" = 40'-0"

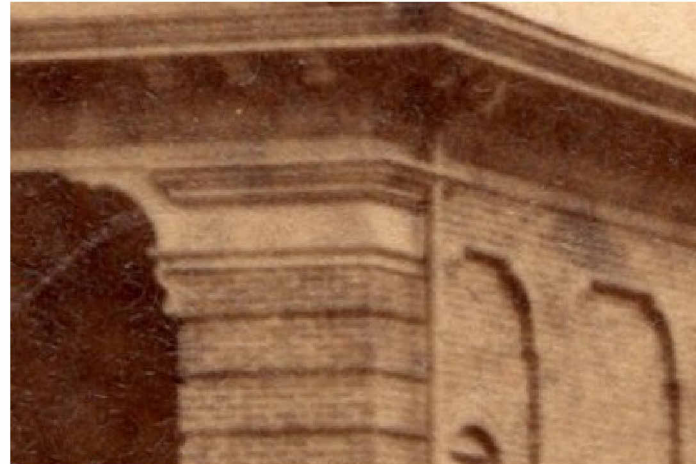
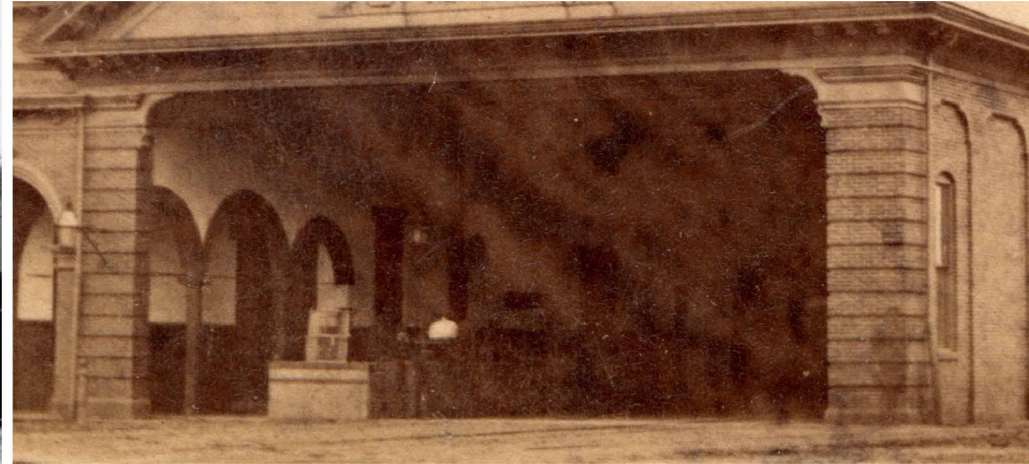
70 MAPLE WOOD

SITE: 163 DEER ST

165 DEER ST



2 KEY PLAN
1" = 300'-0"



HISTORIC INSPIRATION:
BOSTON & MAINE
RAILROAD DEPOT 1864



SOUTH ELEVATION - DEER STREET

163 DEER ST



HISTORIC INSPIRATION:
BOSTON & MAINE
RAILROAD DEPOT 1864



WEST ELEVATION
163 DEER ST



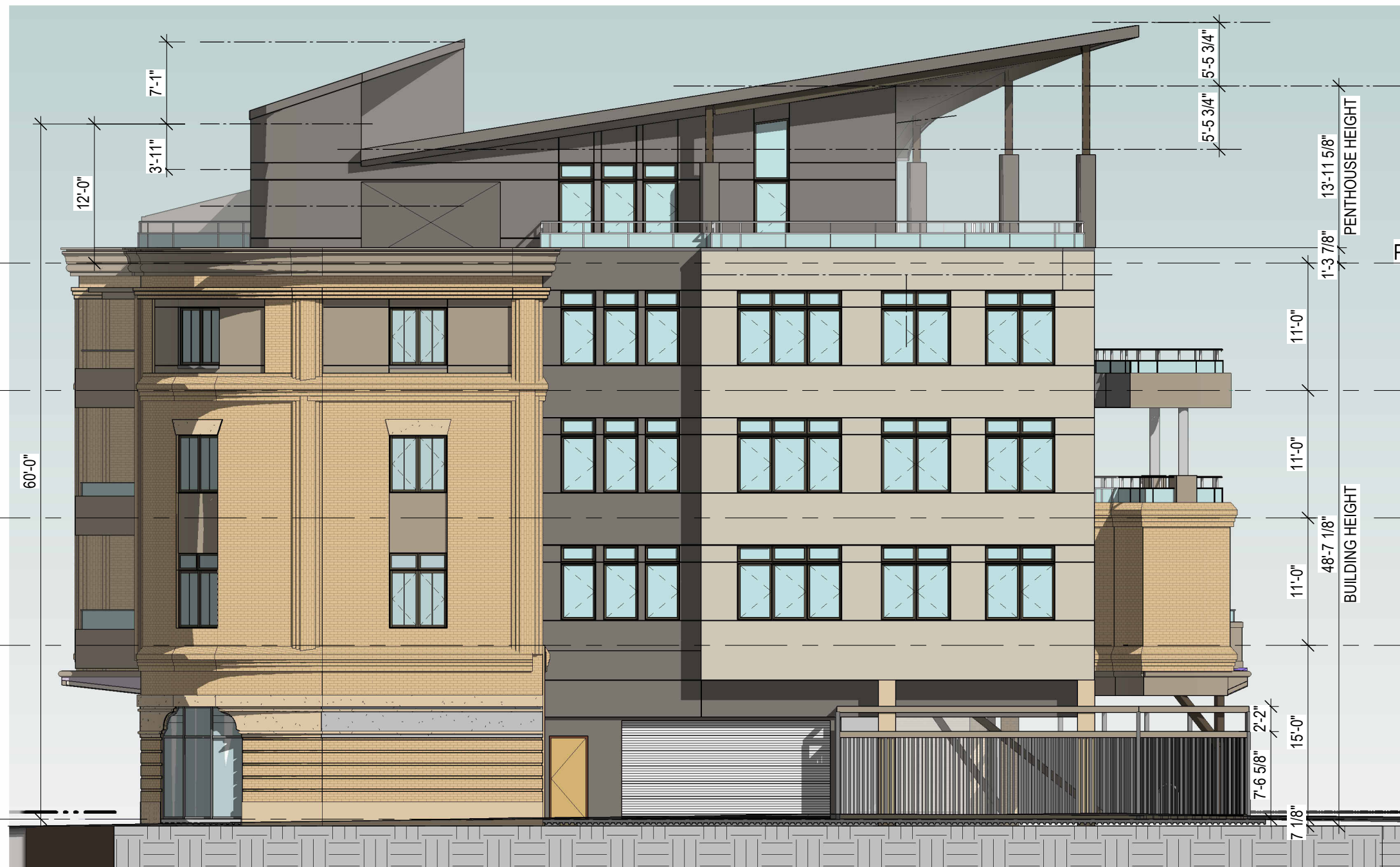


HISTORIC
INSPIRATION:
BOSTON & MAINE
ROUNDHOUSE, 1900



NORTH ELEVATION - RAILROAD
163 DEER ST





HISTORIC REFERENCE:
TYPICAL HISTORIC
CORE REAR SKYLINE
(COMMERCIAL ALLEY)

PENTHOUSE
60'-0 13/16"

LEVEL 4
49'-0 13/16"

LEVEL 3
38'-0 13/16"

LEVEL 2
27'-0 13/16"

LEVEL 1
12'-0 13/16"

AVG GRADE
11'-5 5/8"

EAST ELEVATION
163 DEER ST

HN2.04

10/27/2026
PROJECT NO:1048



1 HDC - LOOKING NORTH FROM BRIDGE @ HILL STREETS



2 HDC - LOOKING WEST FROM MAPLEWOOD AT DEER STREETS @ PORTWALK PLACE



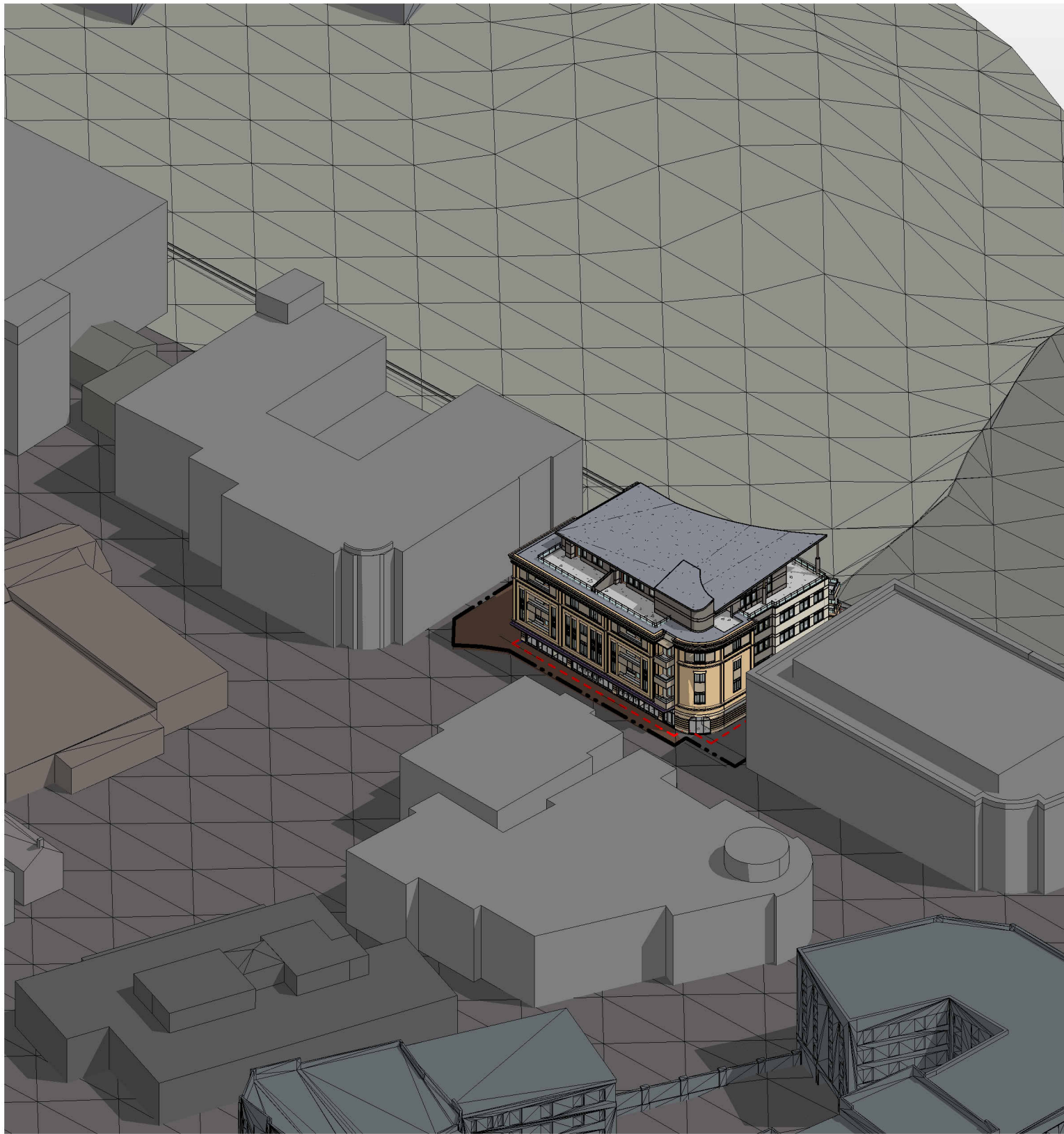
LOOKING EAST FROM RAILROAD, GREENWAY TRAIL



1 LOOKING SOUTH FROM MAPLEWOOD AVE @ CEMETARY



2 LOOKING NORTH FROM ISLINGTON @ Bridge STREET



AXONOMETRIC VIEW LOOKING NORTHWEST



AXONOMETRIC VIEW LOOKING SOUTHWEST



LOOKING NORTHWEST ALONG DEER STREET FROM 30 MAPLEWOOD



LOOKING SOUTHWEST FROM RAILROAD ALONG FUTURE NORTH MILL POND TRAIL AND GREENWAY

BRICK

Endicott Golden Buff Smooth



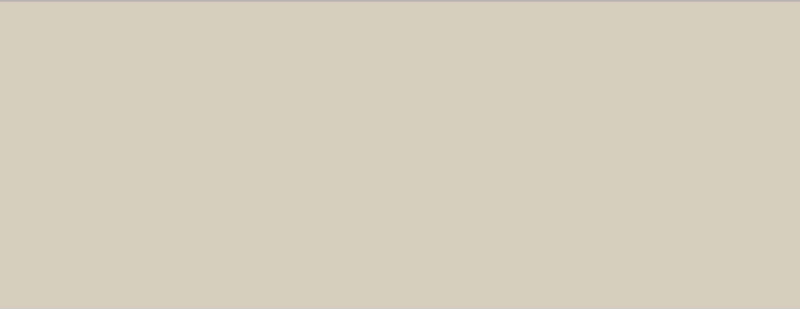
GRANITE

Silver-white



COMPOSITE METAL PANELS

Ecru



Dune



West Pewter Mica II



KOLBE WINDOWS

VistaLuxe WD LINE
Crank-Out Casements
Exterior: Extruded Aluminum
Interior: Wood

