

An aerial photograph of a city, likely San Francisco, showing a river, a bridge, and various buildings. The image is dark and serves as a background for the text.

Linden Square: The McIntyre Block

Historic District Commission

*Work Session #3
October 7, 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 8

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

Work Session #3 — October 7

- Refined massing options for Bow and Penhallow
- Facade Studies for Bow and Penhallow
- Architectural style for buildings B+D
- Open space options/concepts

Work Session #4 — November 4

- Finalize massing layout
- Architectural Concepts for A+C
- Refine open space elevations

Work Session #5 — December 2

- Refined elevations and massing for A+C
- Materials & amenities
- Support for overall plan

Public Hearing #1 — January

- Present final plans
- Public comment & feedback

Public Hearing #2 — TBD

- Final adjustments (if necessary)

Guesstimate for future planning and discussions

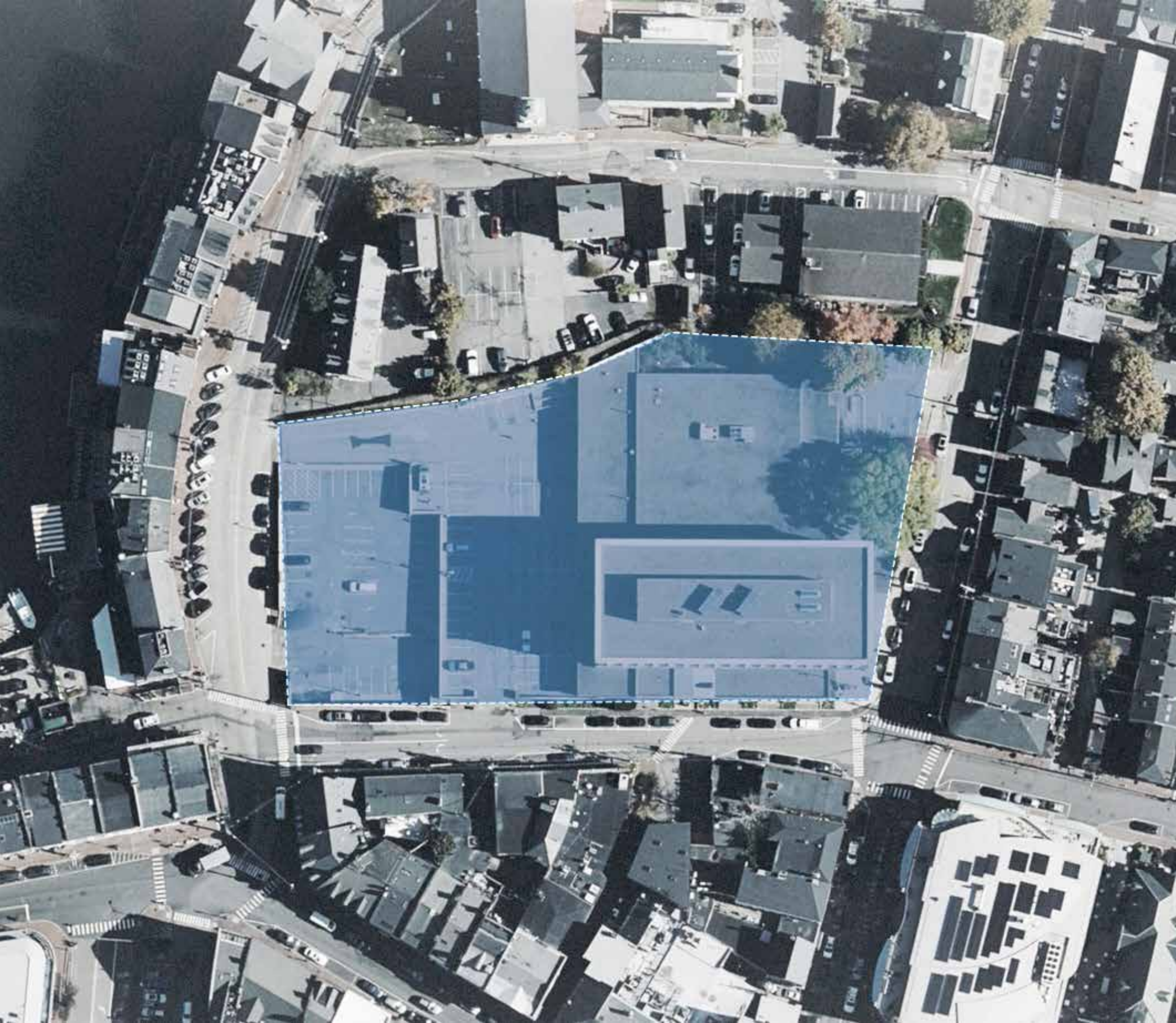


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BUILDING 'B' DESIGN CONCEPTS
10. CONCEPT VIEWS



REFRESHER

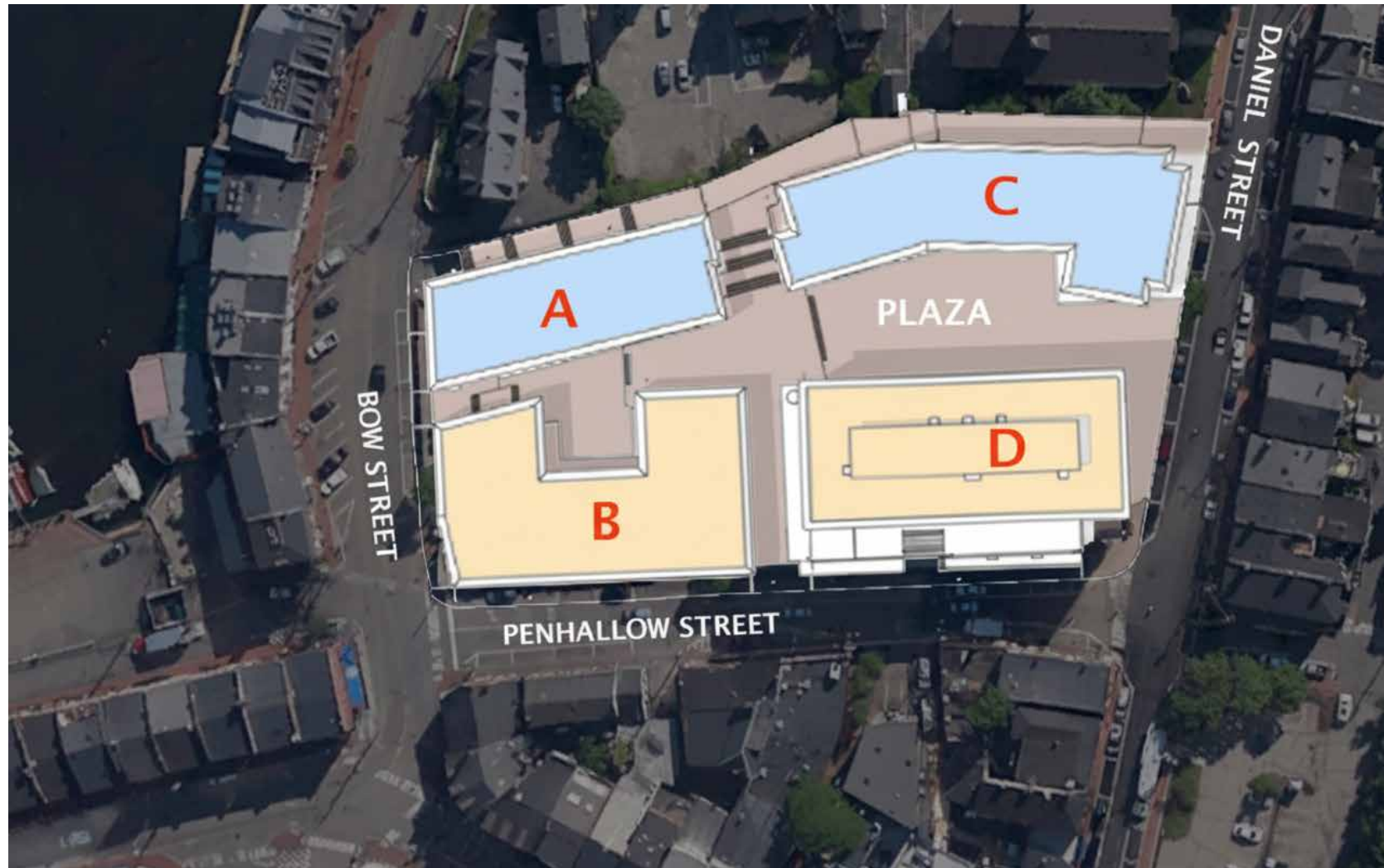


Project Site



Observations

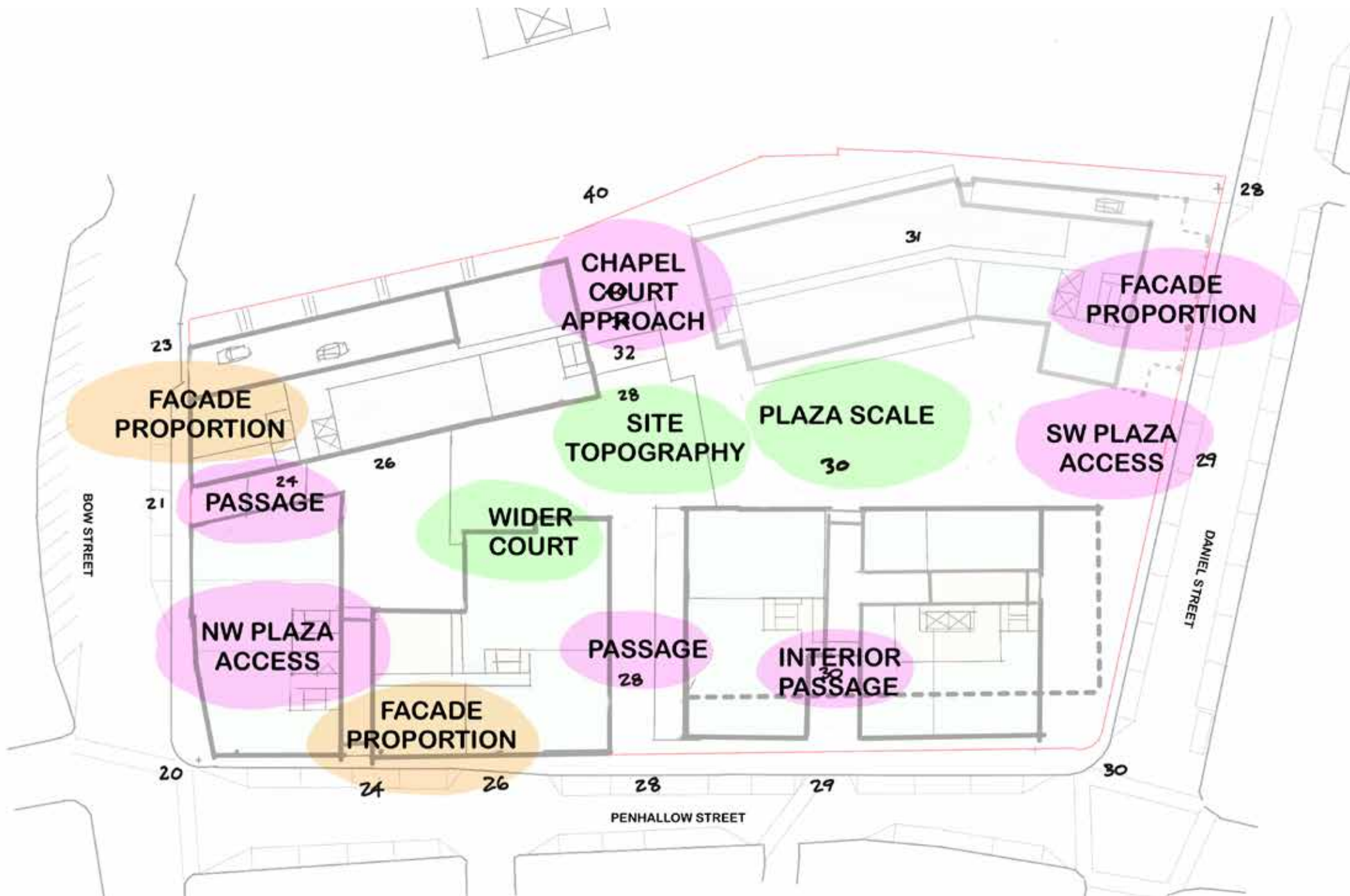
- 1 Urban Land Use Pattern
- 2 Pedestrian Connections
- 3 Relationship to Neighborhood Scale
- 4 Site Activity
- 5 Pedestrian Safety
- 6 Commercial Reactivation
- 7 View Corridors
- 8 Accessibility
- 9 Site Grading Challenges
- 10 Single Story Section
- 11 Parking
- 12 Historic Preservation



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

Programming Opportunities

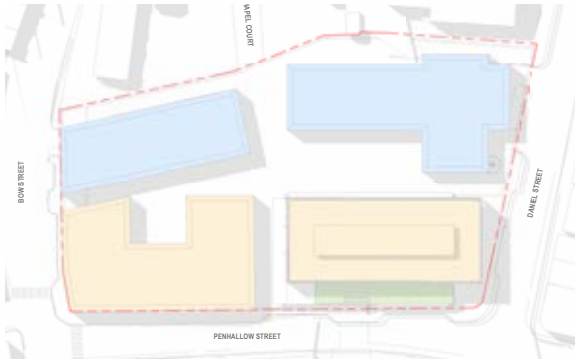


Massing Strategy

01 Courtyards



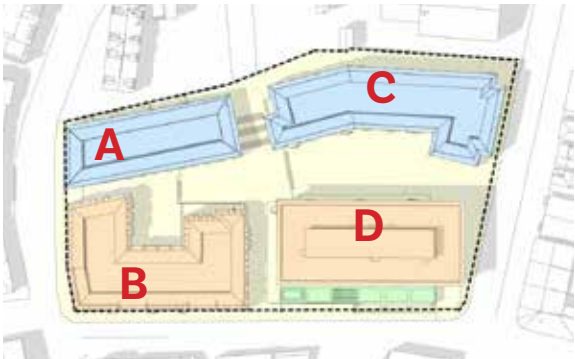
02 Courtyard & Plaza



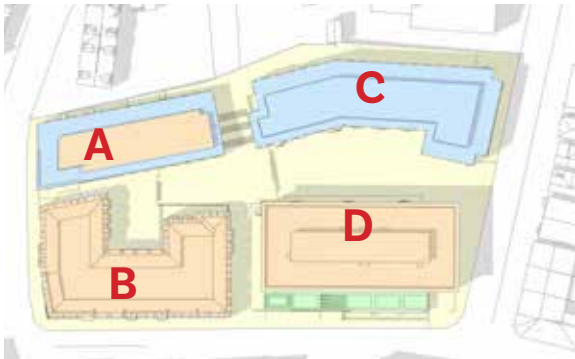
We previously presented four concept options. The first three share a broadly similar organizational framework. Building C (on Daniel St.) has the most change in response to site geometry, street alignments, and its relationship to surrounding buildings.

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)

03 Extended Plaza

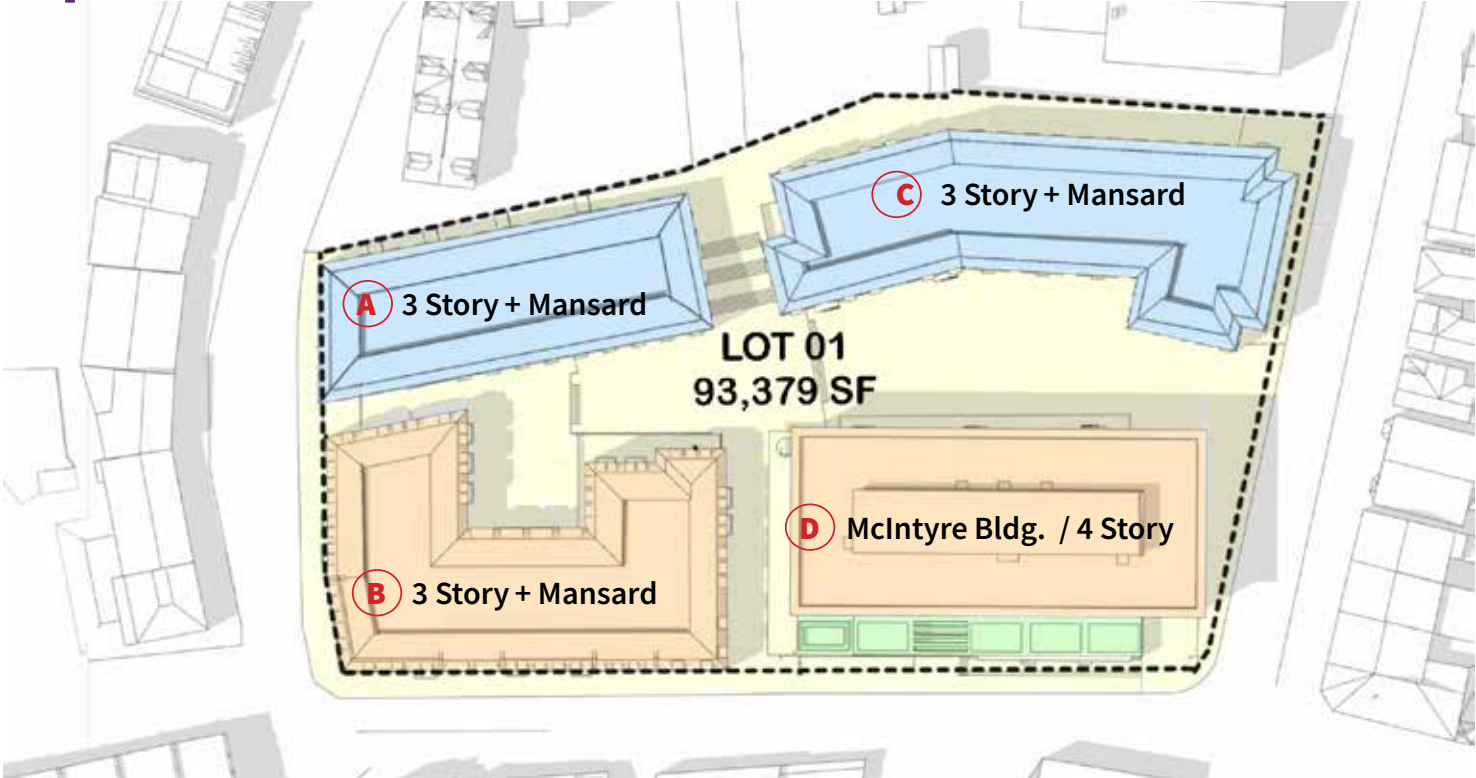


04 CUP



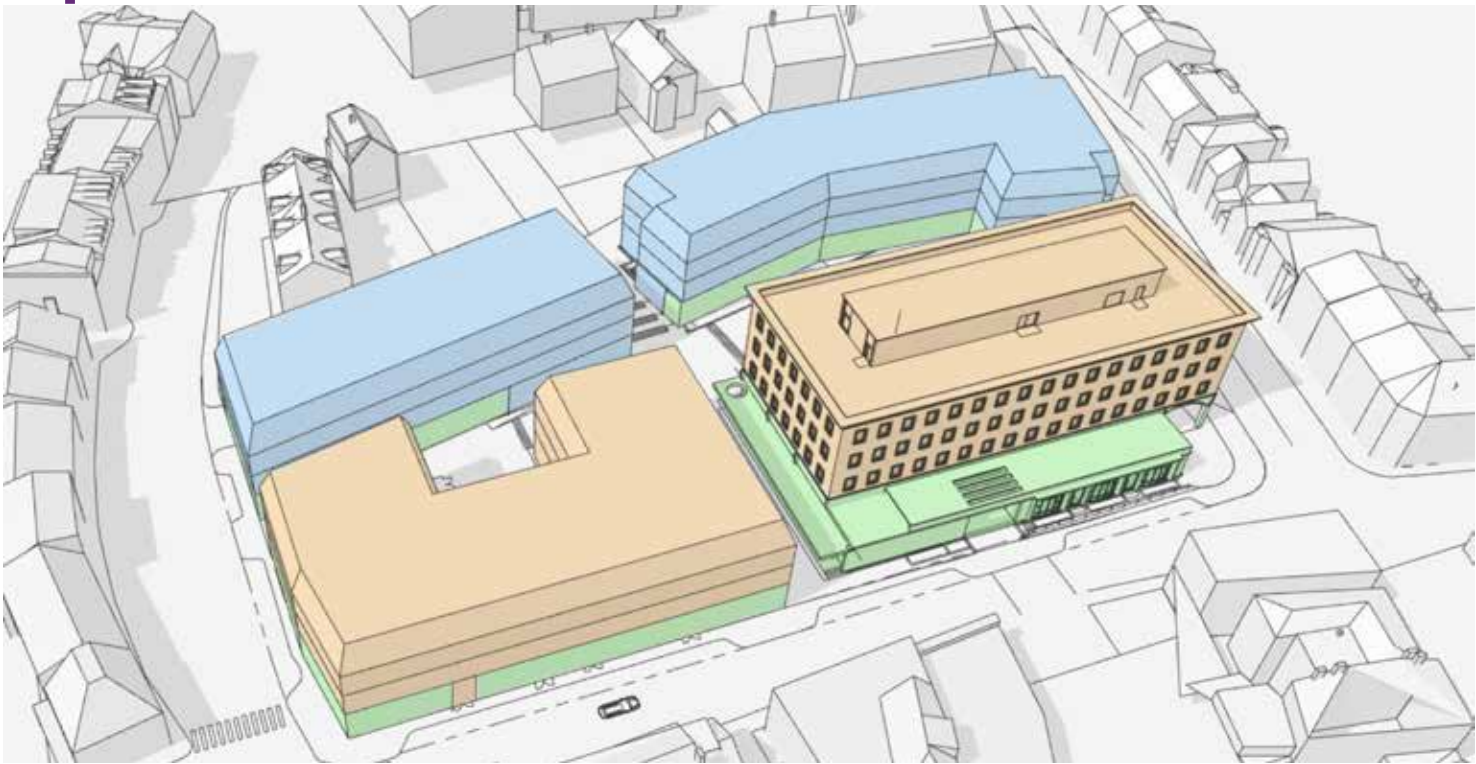
- Commercial / Hospitality
- Residential / Mixed Use
- Commercial / Retail

Option 03 - Extended Plaza

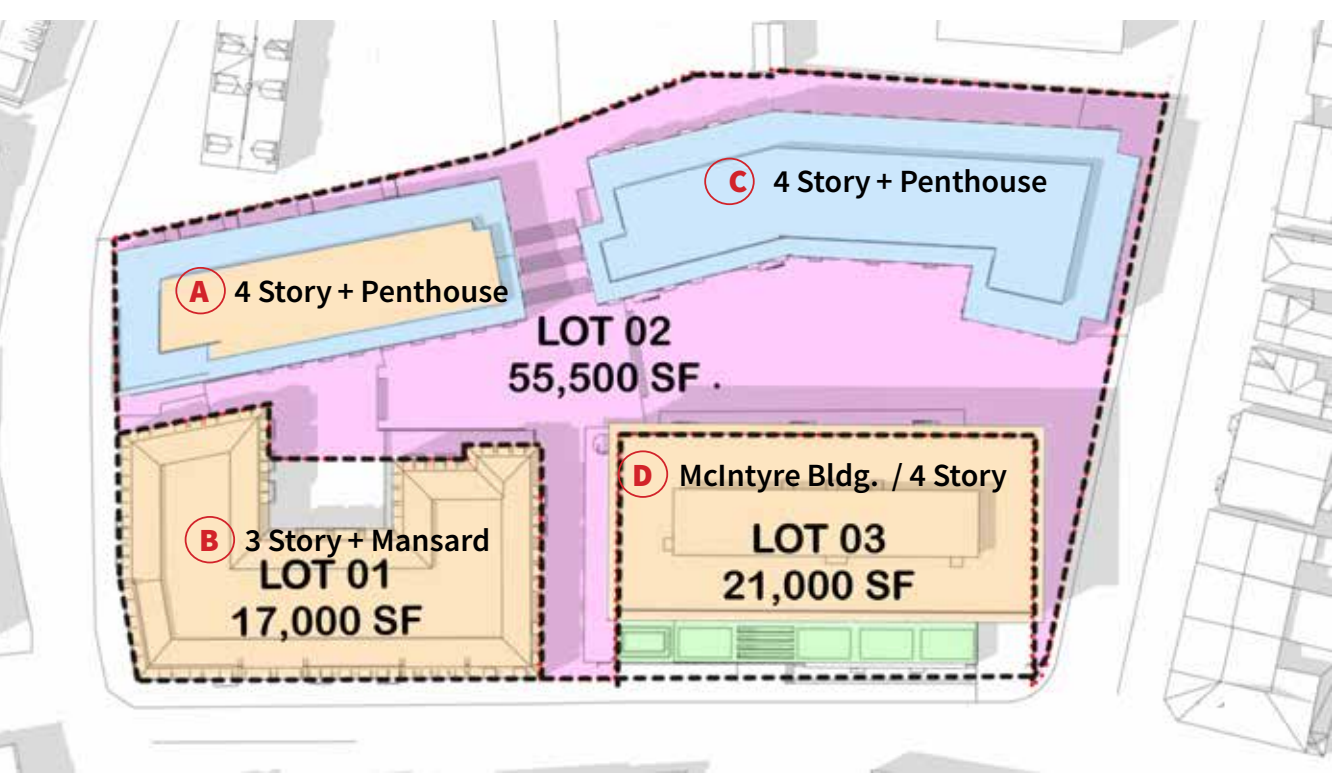


The CUP framework remains a viable path for the site, provided that the resulting massing, setbacks, community space, and relationship to the historic McIntyre Building can be resolved in a manner appropriate to the Historic District Commission.

Option 03 - Extended Plaza



Option 04 - CUP



Option 04 - CUP



Contextual Influence



1. Passage at Ceres St Corner.

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

2. Passage at Bow St Midpoint.

PRO:

Visibility from Bow and Ceres St.
Opens up another opportunity for access

CON:

- Limits retail space
- Redundant

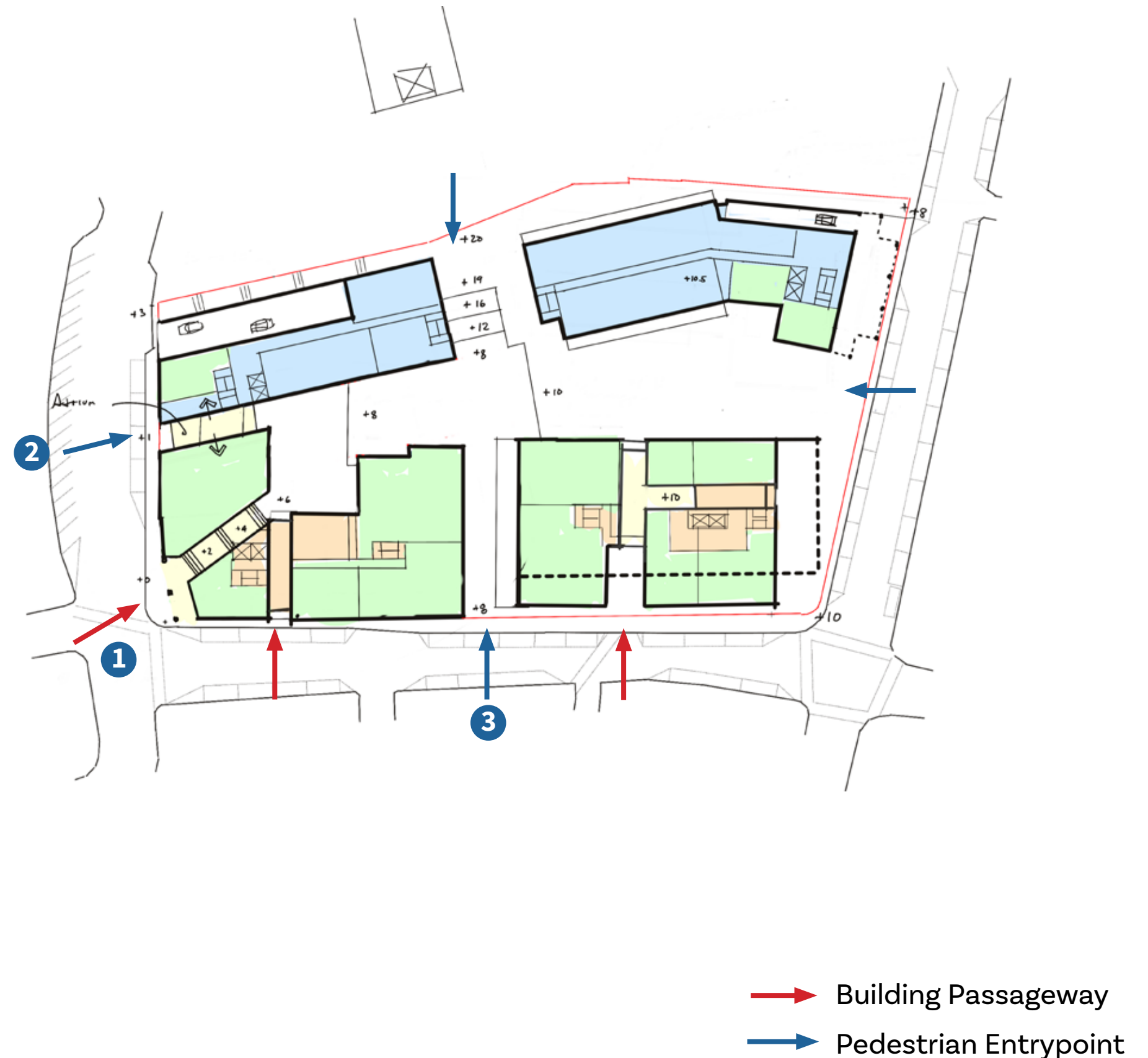
3. Passage at Penhallow St

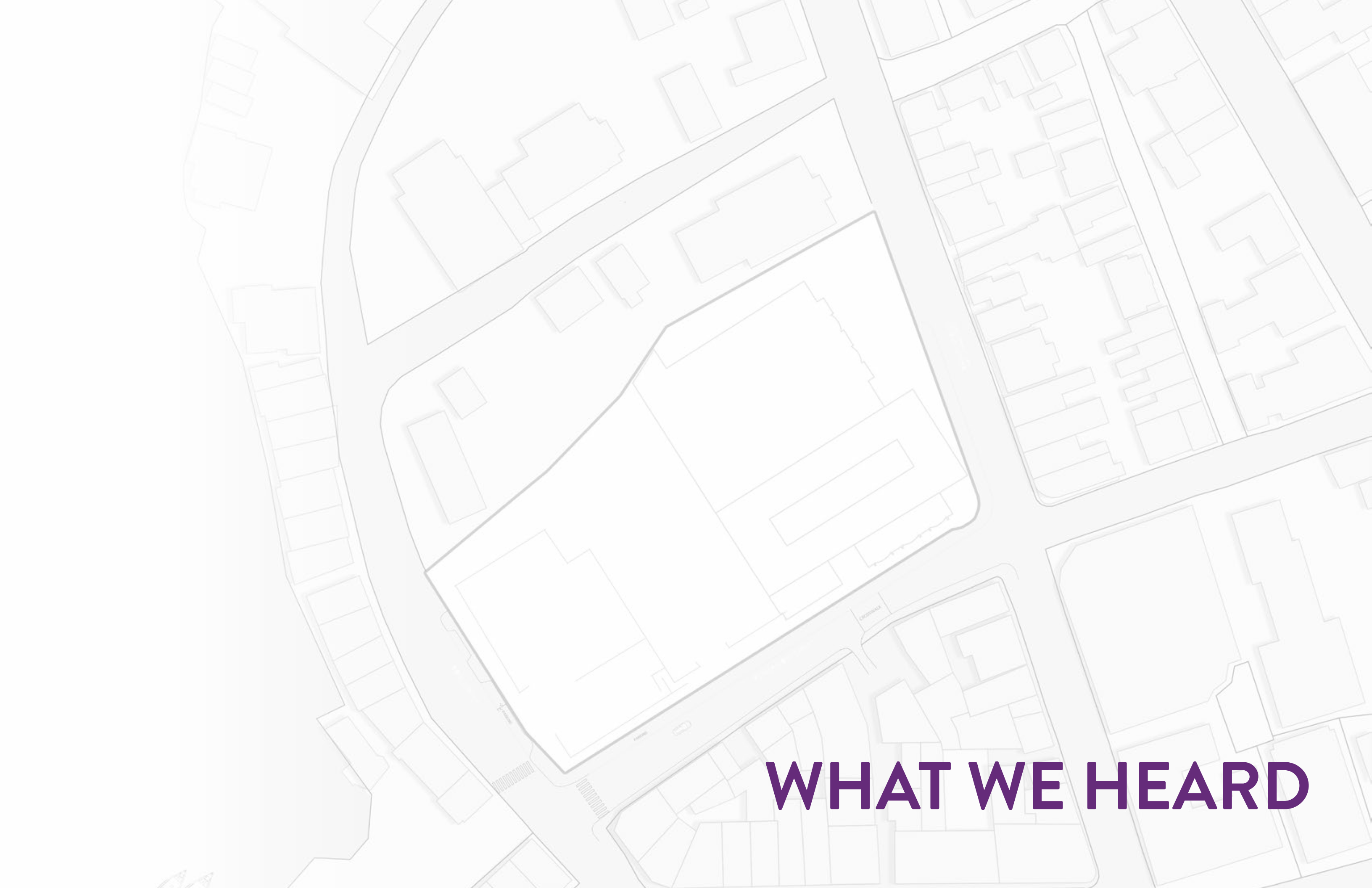
PRO:

- Creates passage that can be branded for retail
- Gateway to plaza

CON:

- Scale must be appropriate





WHAT WE HEARD

SUMMARY:

Break down the perceived scale and massing.

Large building volumes should feel appropriately scaled from the pedestrian perspective and should not overwhelm the surrounding historic context.

Make the plaza a meaningful civic space.

The open space should be more than leftover space or retail frontage—it should be programmed as a destination that draws the community into the site.

Prioritize permeability and multiple points of entry.

Strong support was expressed for passageways, “urban doors,” view corridors and connections that invite people through the block and into the plaza.

Design from the pedestrian experience.

Building edges, entrances, passages and landscaping should feel welcoming and human-scaled rather than looming or constricted.

Restore the historic character and urban fabric of downtown.

New architecture should take cues from Portsmouth’s historic buildings and proportions while avoiding literal replication.

Use high-quality, contextually appropriate materials.

Commissioners emphasized durable, authentic materials, human-scaled façades and architectural quality appropriate to the significance of the site.

Treat the ground floor as critical to success.

Storefront proportions, windows, recessed entries and active edges should relate to successful historic Portsmouth storefronts and create an inviting pedestrian environment.

Integrate the McIntyre rather than ignore it.

While opinions about the existing building differ, the new architecture should establish a thoughtful relationship to it without simply replicating its language or informing the design of the new buildings.

Keep studying height and the penthouse carefully.

There was support for additional height; but some commissioners emphasized keeping the new construction subordinate to the McIntyre.

Continue developing the CUP concept and demonstrate the tradeoffs.

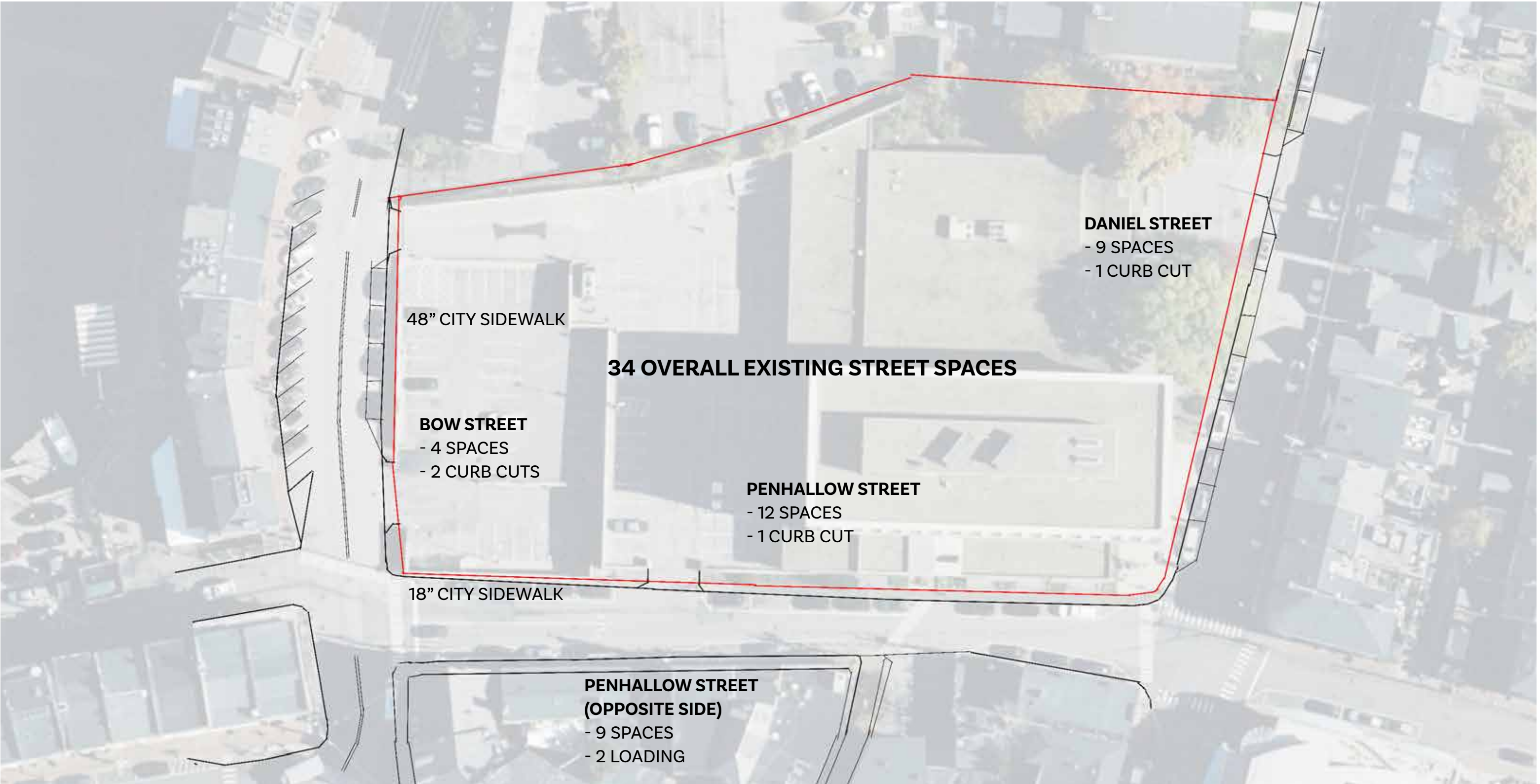
There was support for the CUP approach from most commissioners, particularly where additional development enables better public space, activated roofs and higher-quality architecture.

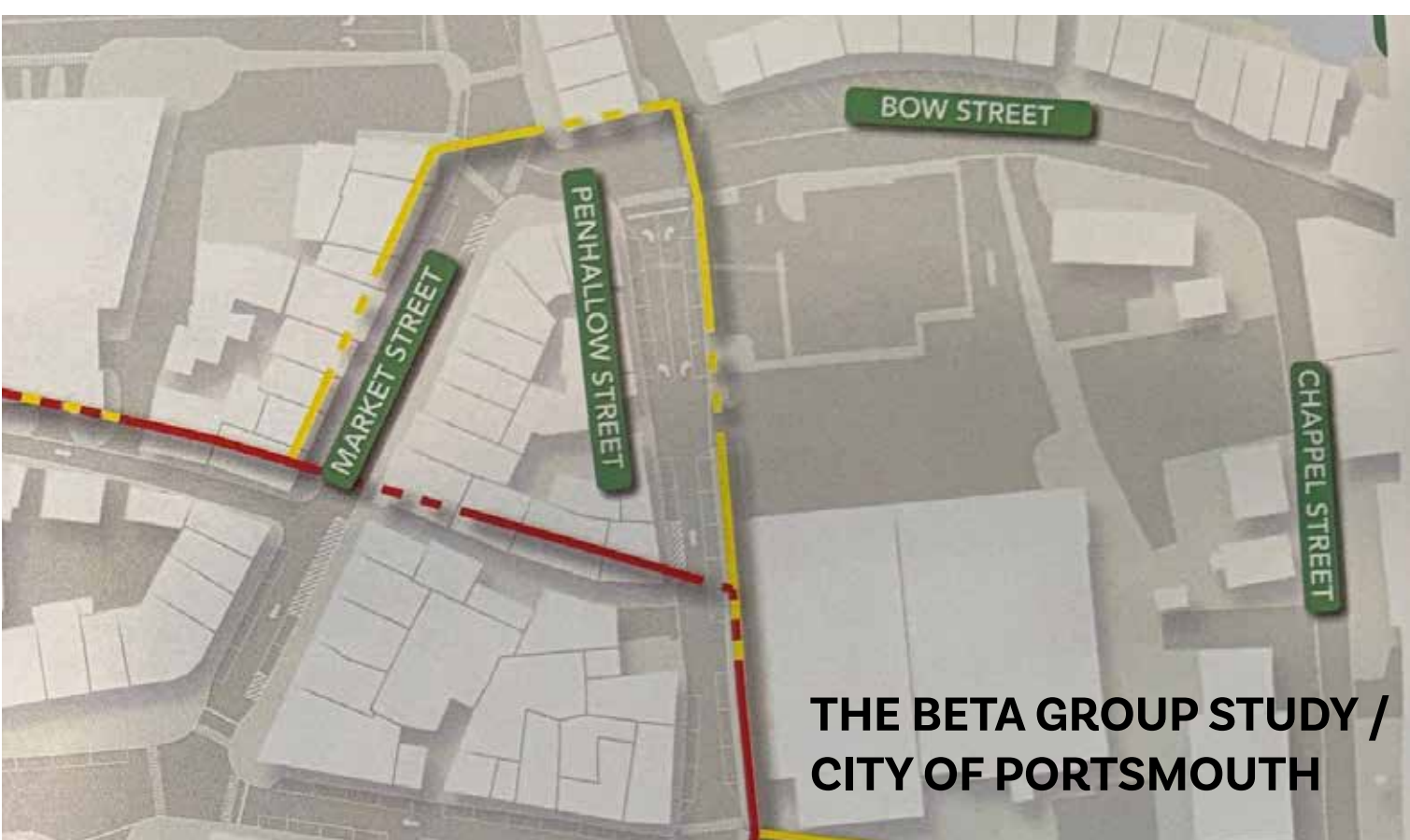
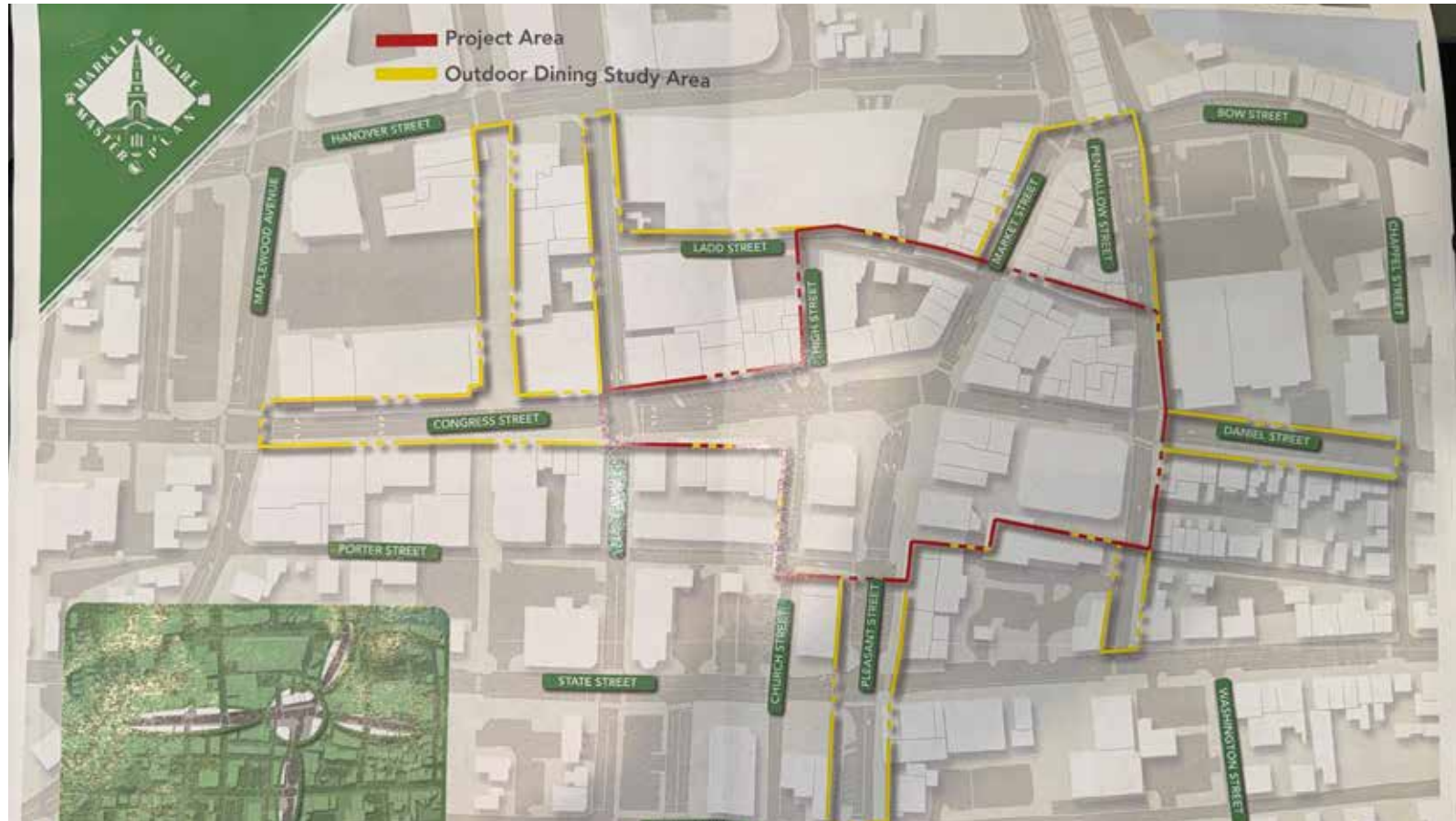


An aerial map of a city block with a street realignment project highlighted. The project area is outlined in a darker grey line, showing a new street layout that deviates from the existing grid. The surrounding area includes various building footprints and existing streets.

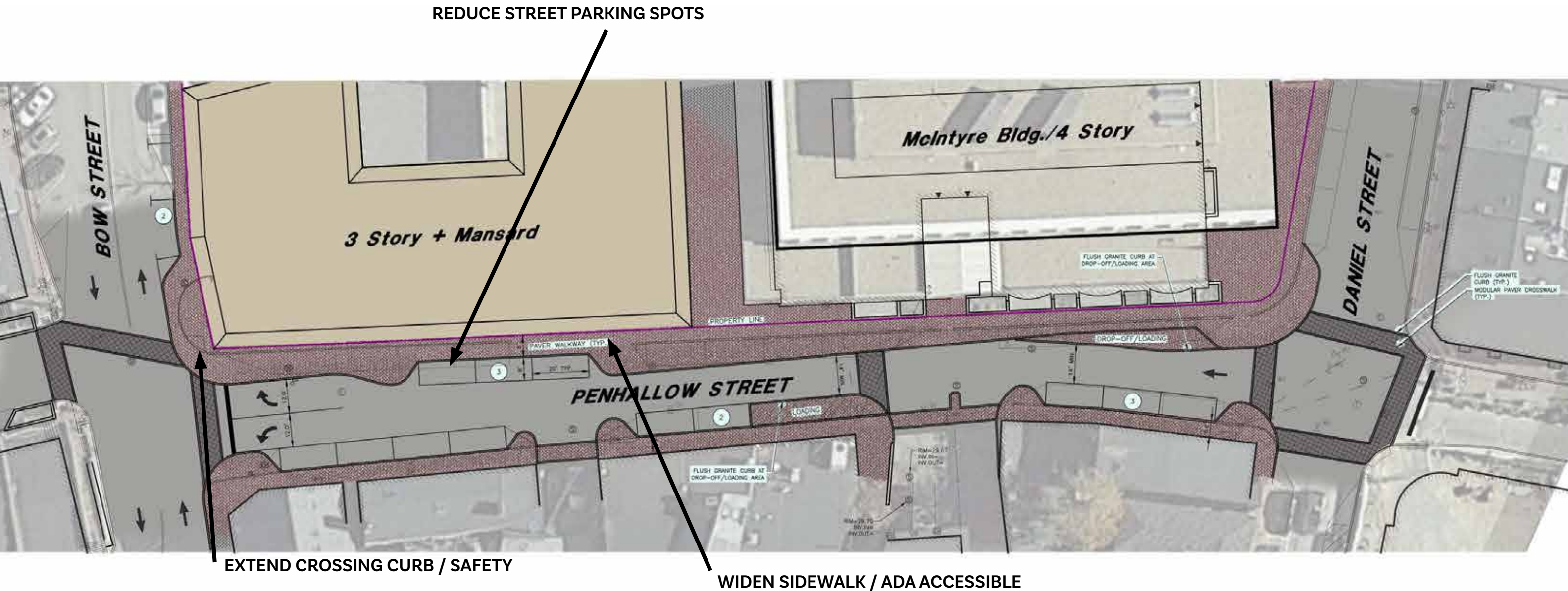
PENHALLOW ST - REALIGNMENT

Streetscape Conditions

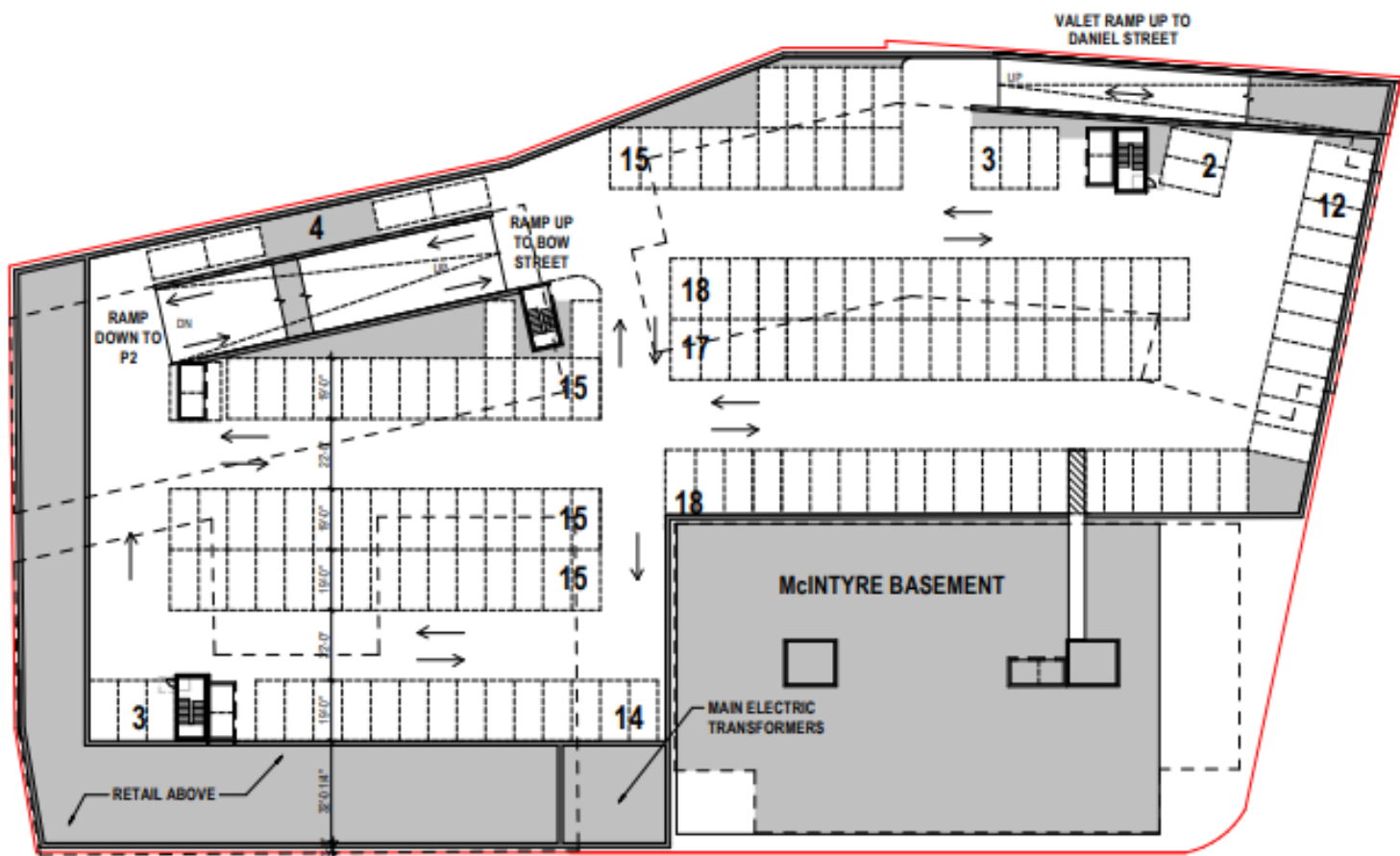




Streetscape Improvement Plans

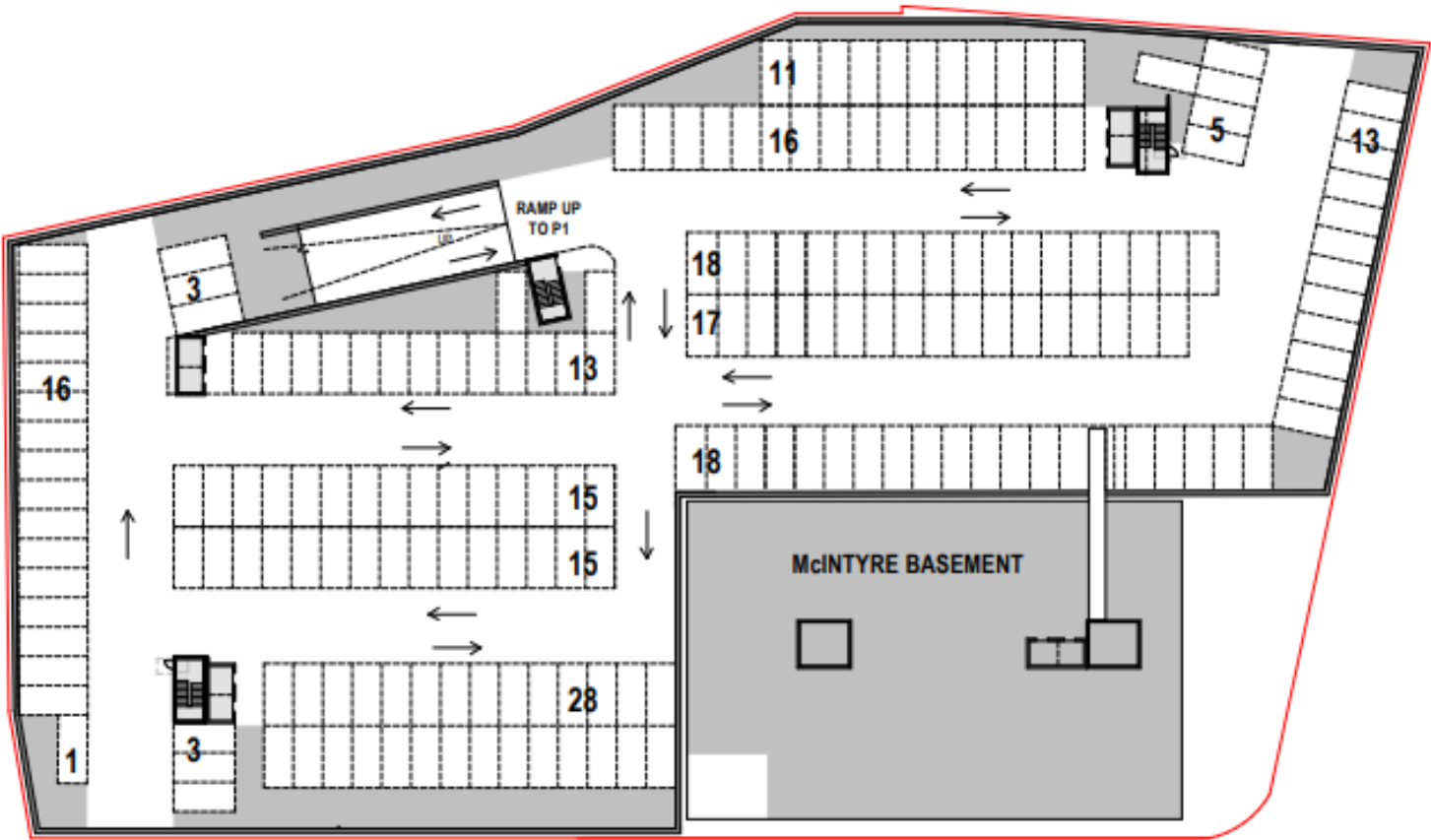


Underground Parking



**Parking
Level 1**

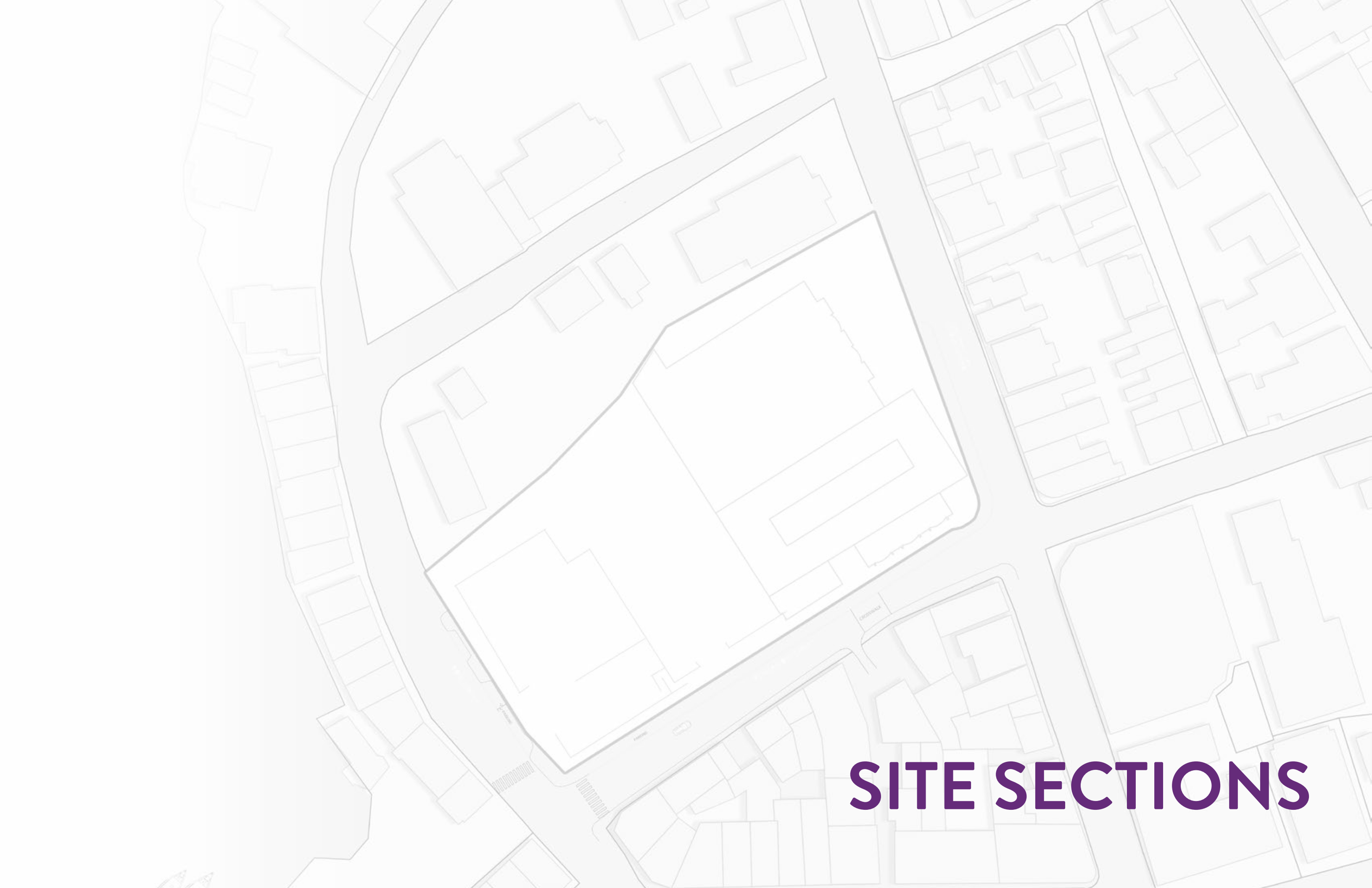
151 Cars
(8 tandem)



**Parking
Level 2**

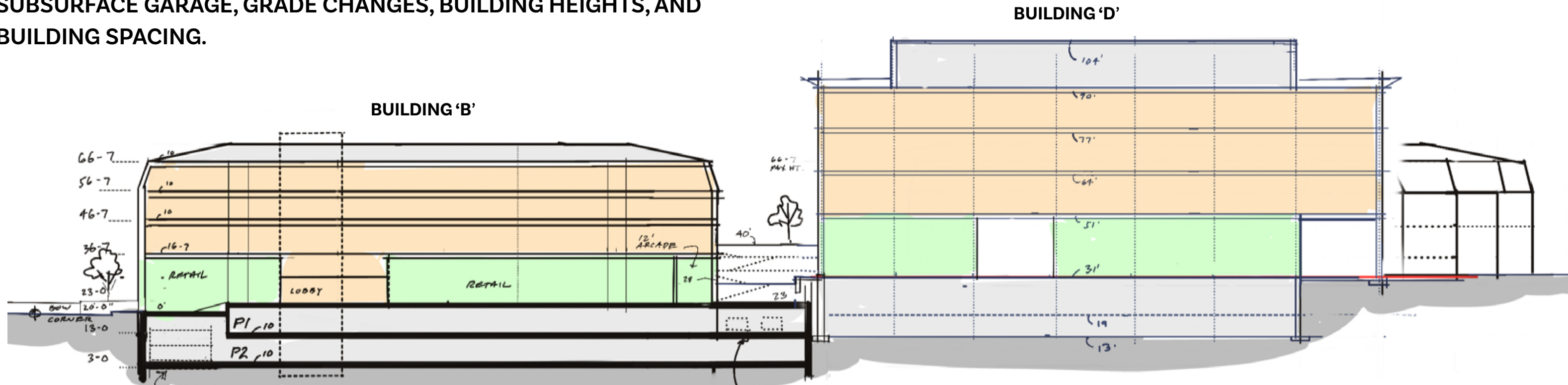
191 Cars
(27 Tandem)

+/- 340 Potential Spaces



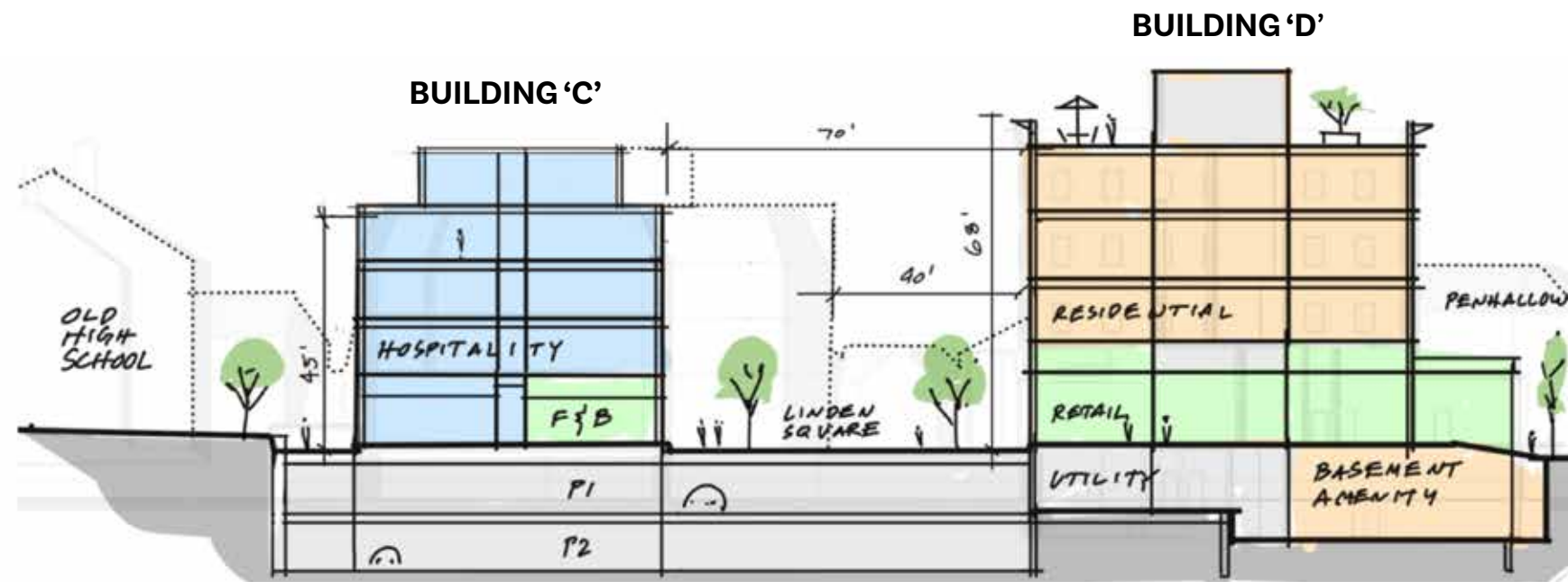
SITE SECTIONS

THESE SITE SECTIONS DEMONSTRATE THE RELATIONSHIP OF THE SUBSURFACE GARAGE, GRADE CHANGES, BUILDING HEIGHTS, AND BUILDING SPACING.



- 2 LEVELS OF PARKING
- RETAIL BAY AT BOW ST.
- PLAZA GRADE DIFFERENTIAL

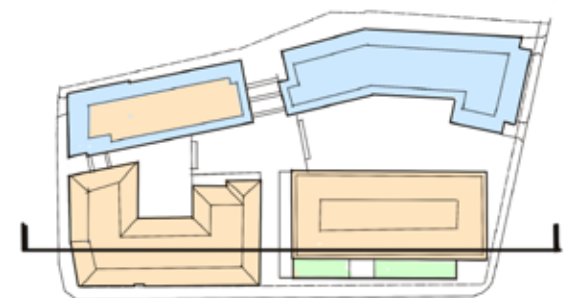
Longitudinal Section A



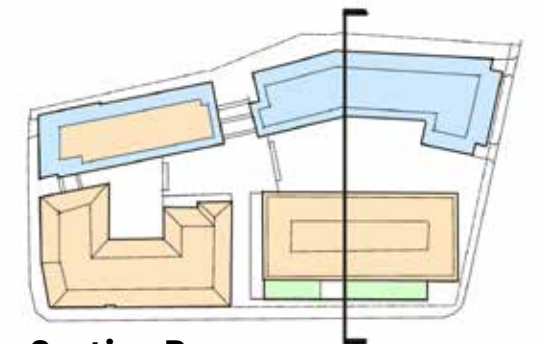
- 2 LEVELS OF PARKING
- PLAZA PROPORTION BETWEEN BUILDINGS

Transverse Section B

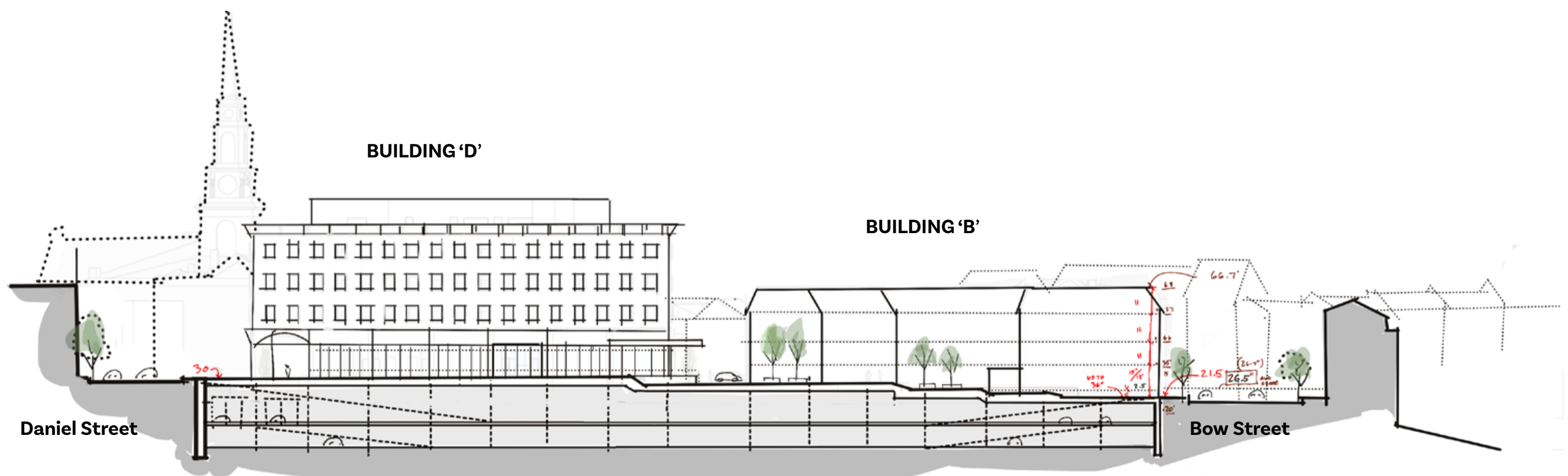
Key:



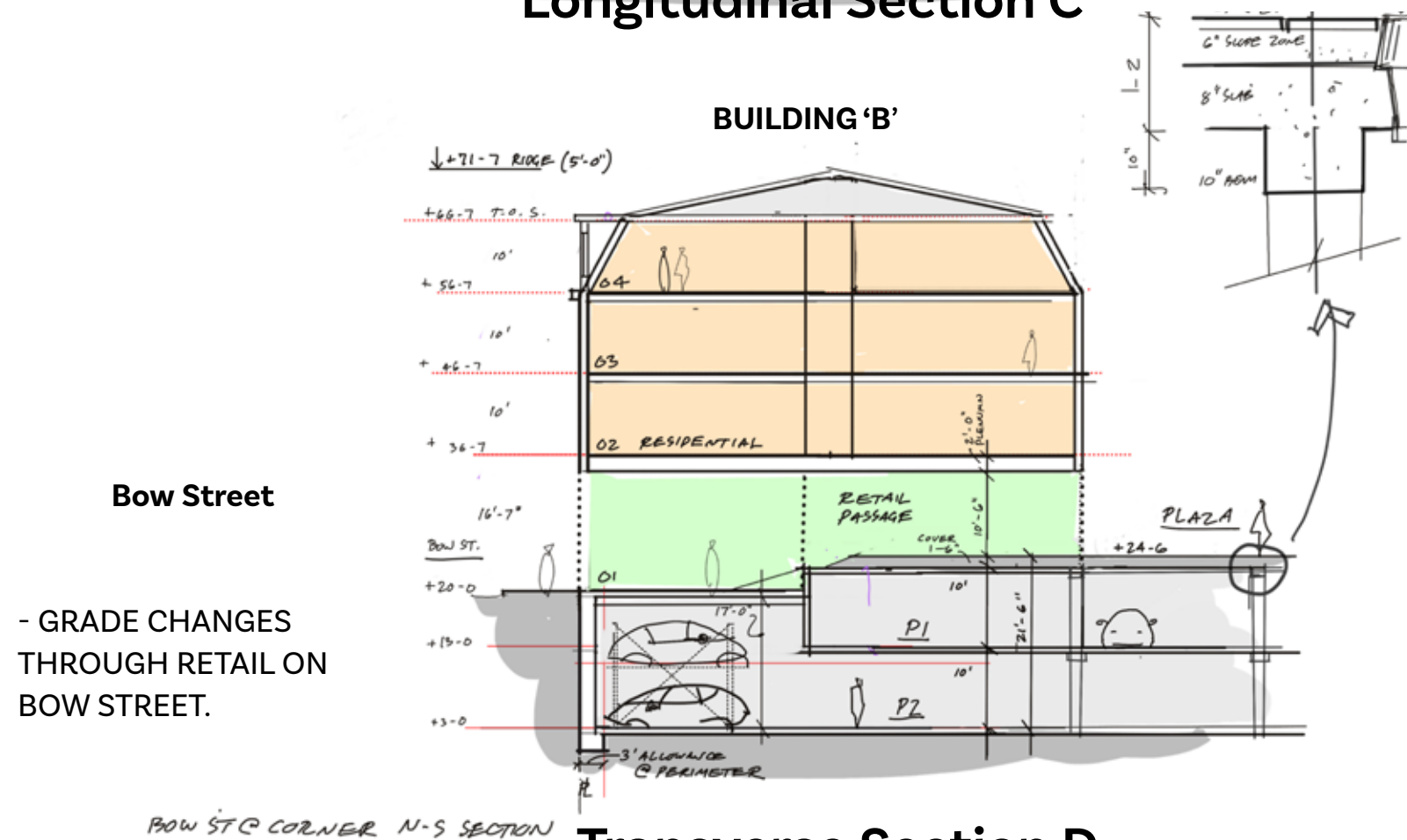
Section A



Section B



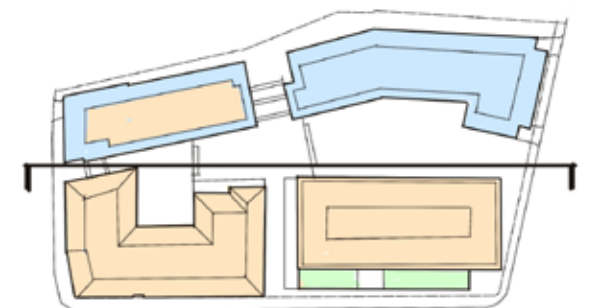
Longitudinal Section C



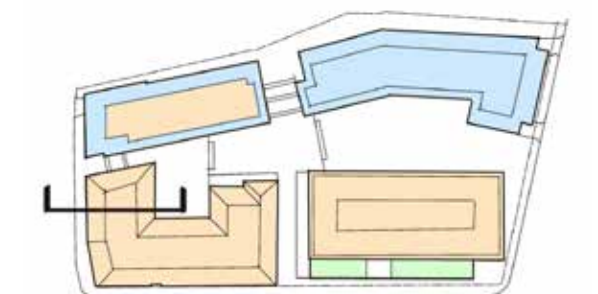
- GRADE CHANGES
THROUGH RETAIL ON
BOW STREET.

Transverse Section D

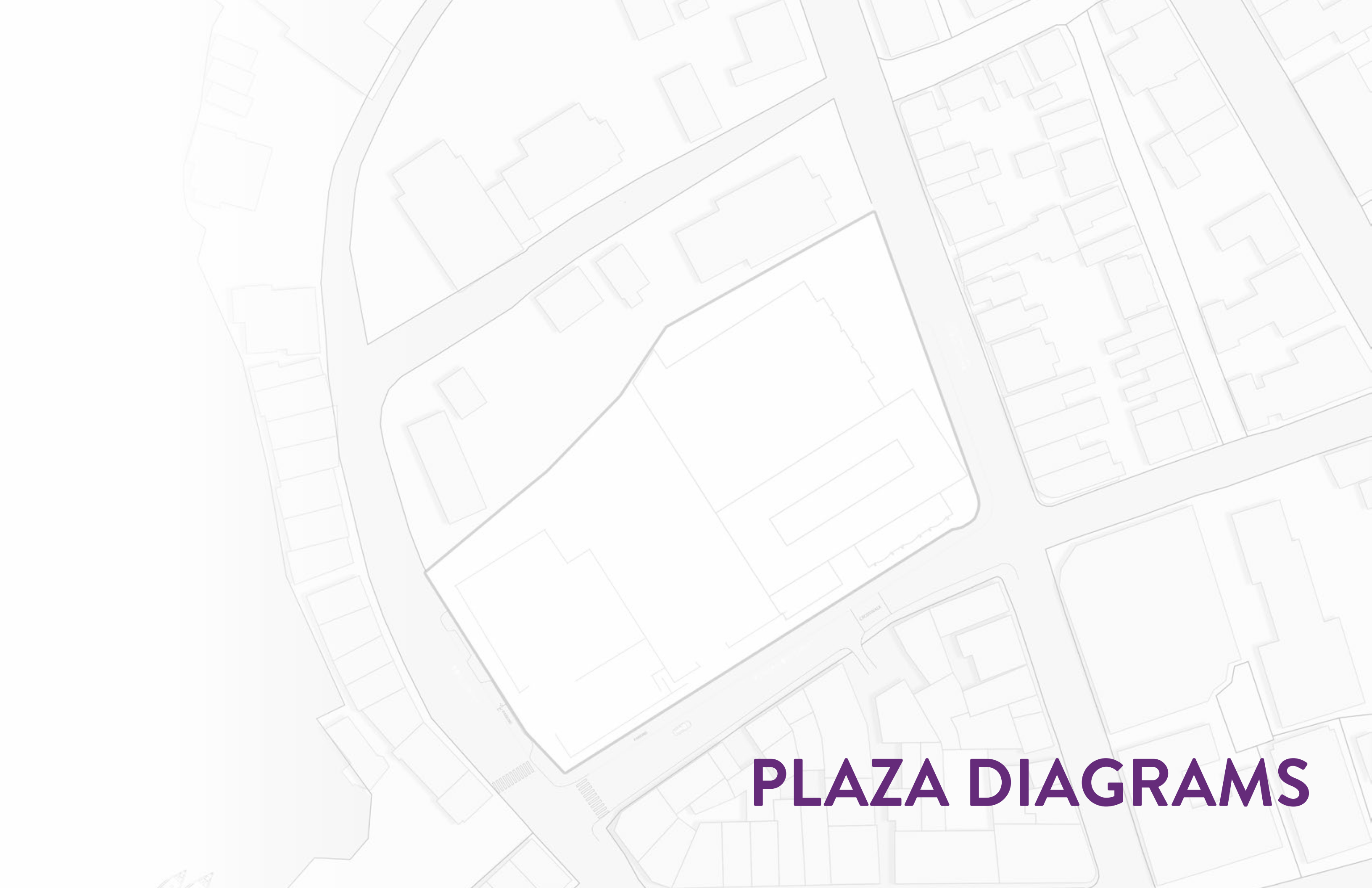
Key:



Section C



Section D



PLAZA DIAGRAMS

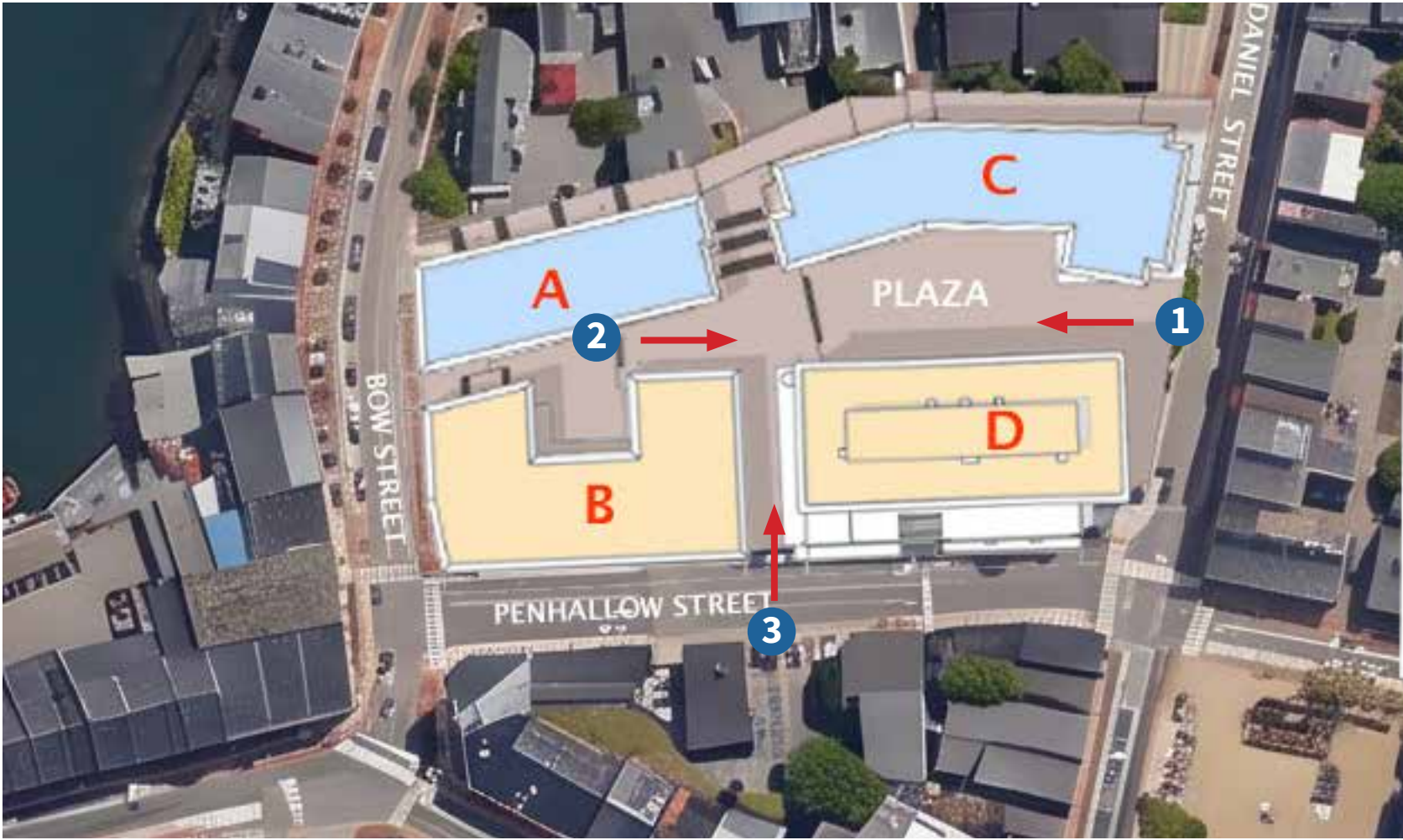
Option 03 - Extended Plaza **OR** Option 04 - CUP



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.

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



View towards Bow Street



View towards Daniel Street



View to church from Penhallow Street

Inspiration Images



DYNAMIC LANDSCAPE FORMS TO ACTIVATE PLAZA



SIT STAIRS TO CONNECT PLAZA TO UPPER LEVEL



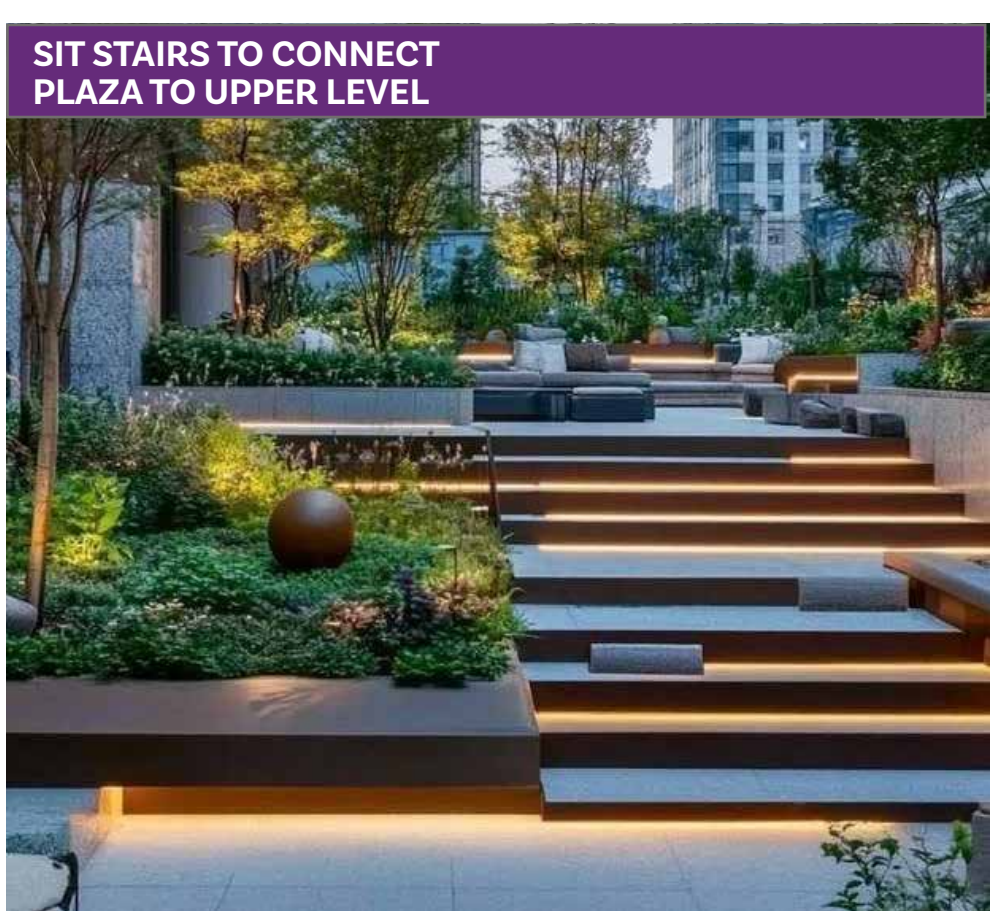
LANDSCAPE THAT DEFINES PATH



SIT STAIRS TO CONNECT PLAZA TO UPPER LEVEL



INTERACTIVE ART AND SCULPTURE



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



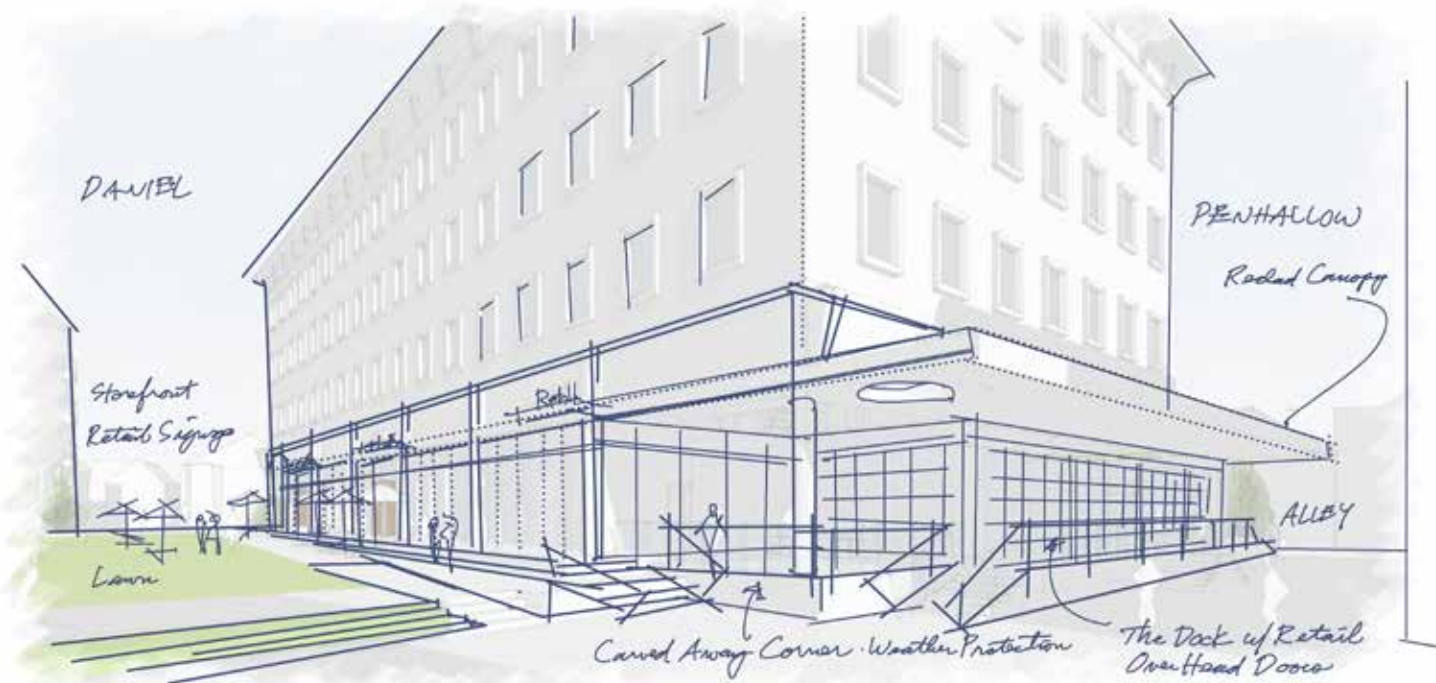
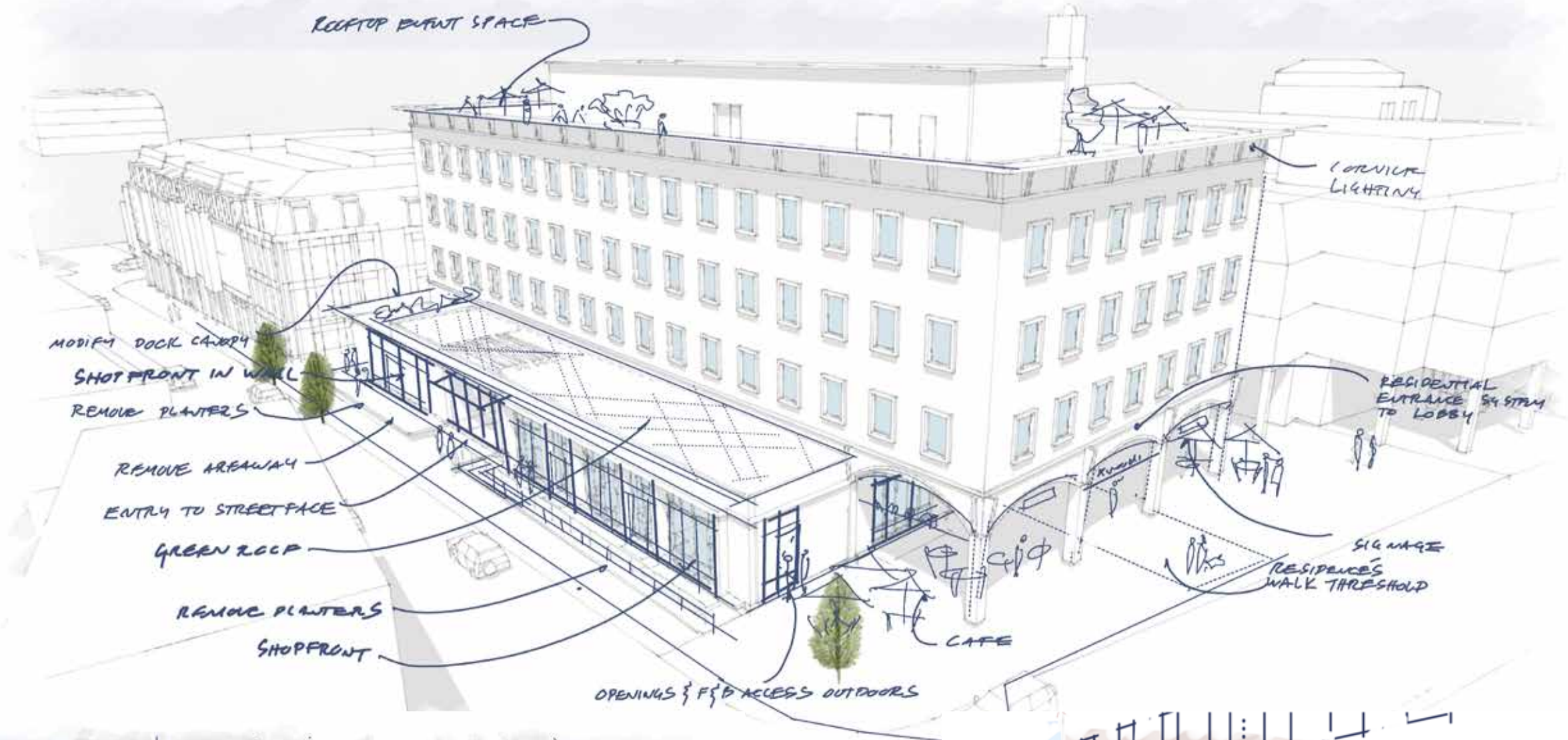
SEASONAL OUTDOOR GAMES

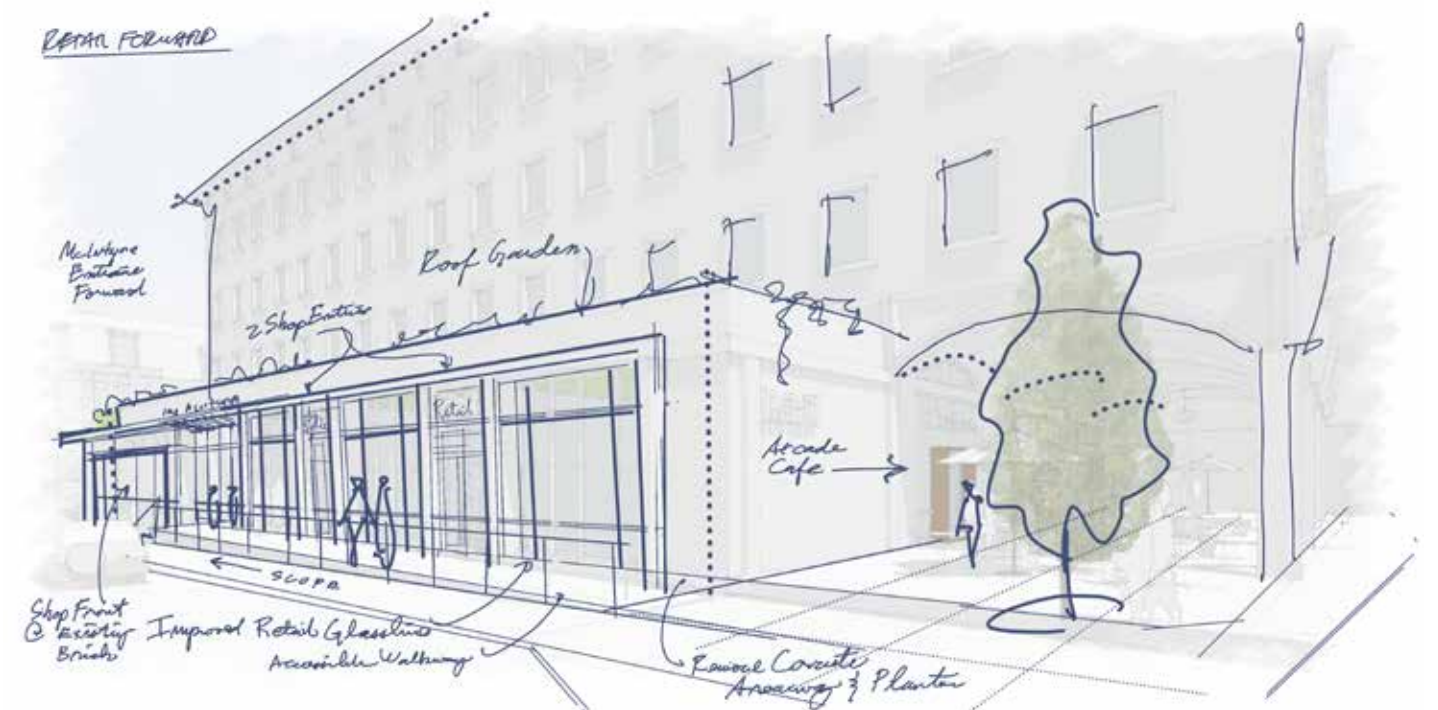
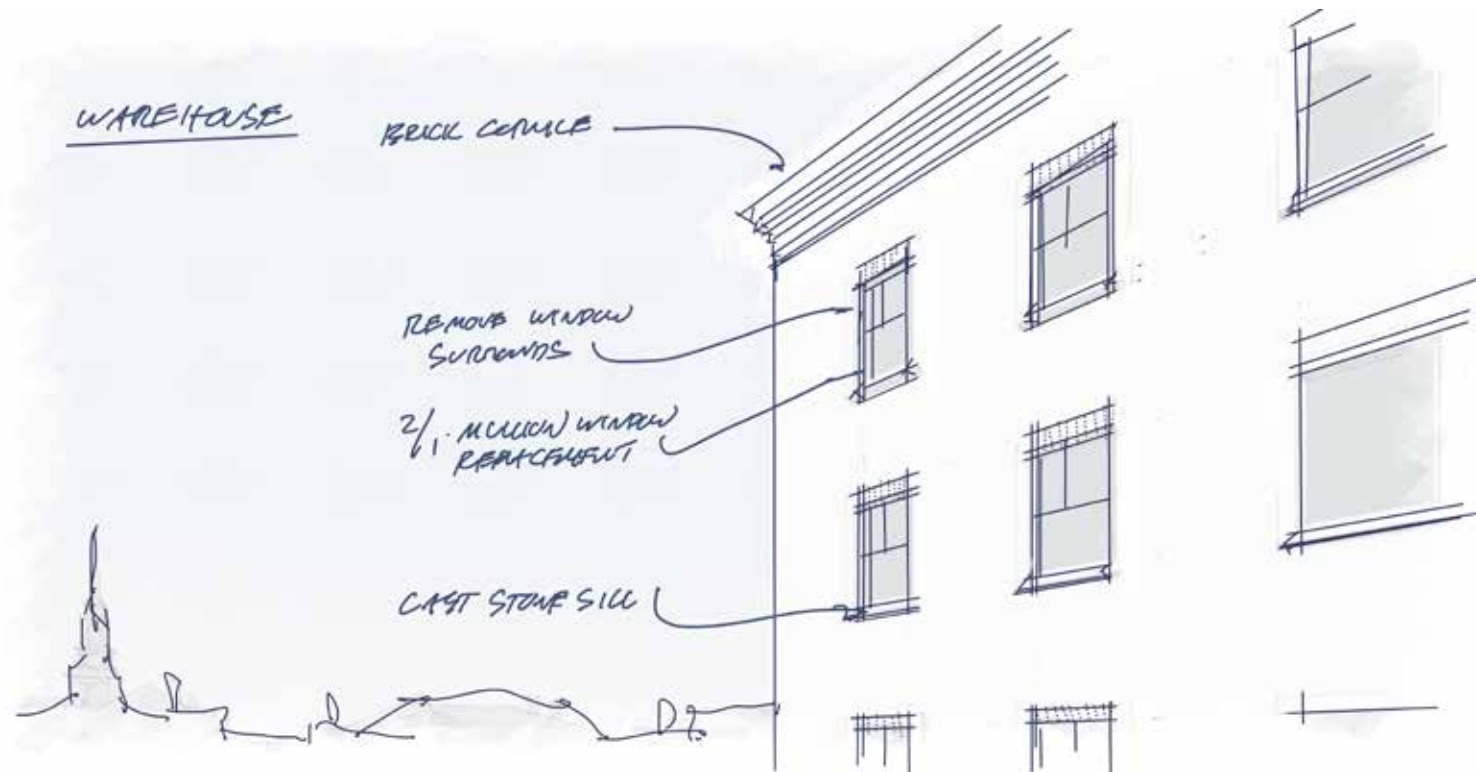


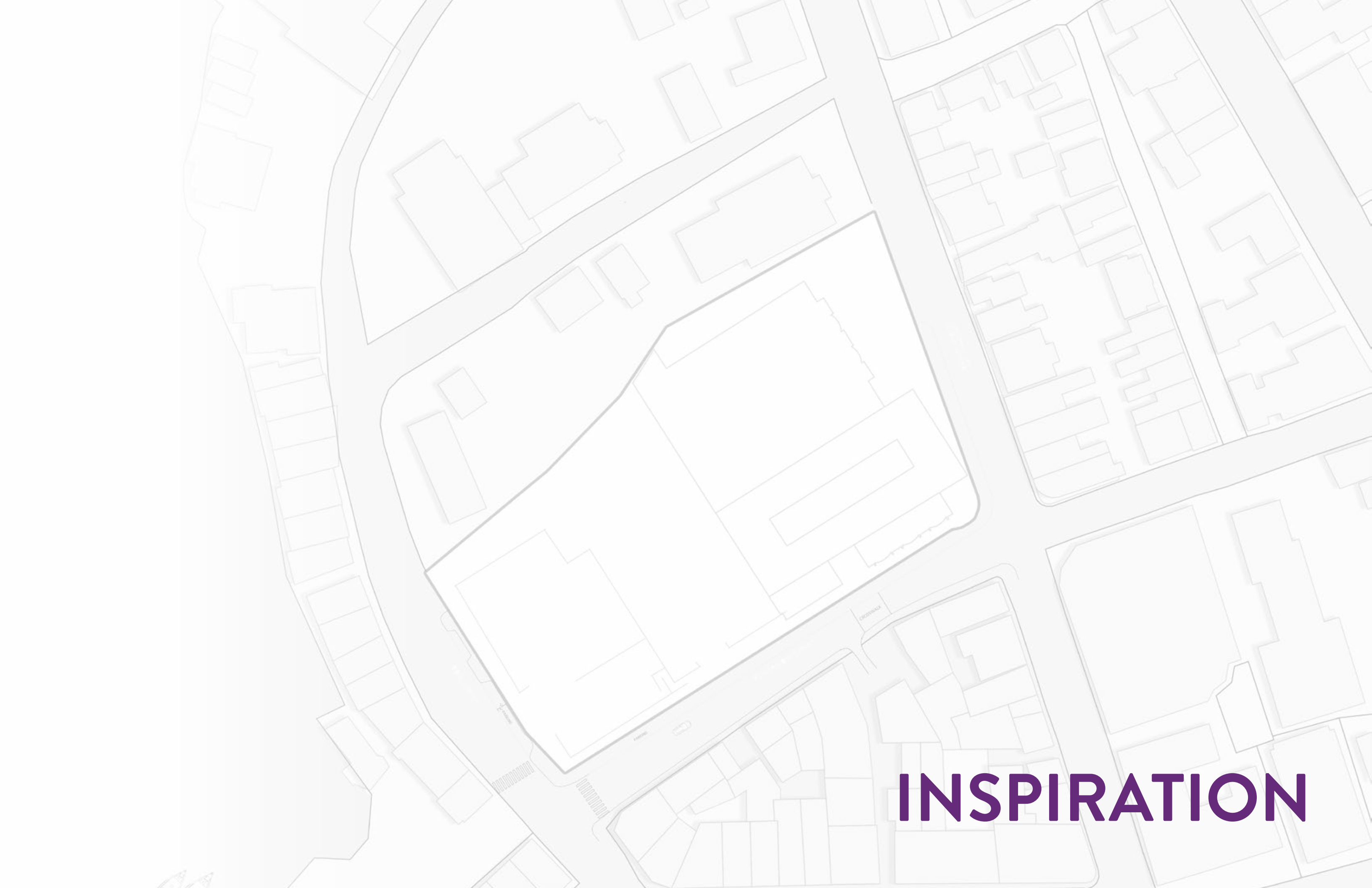
SEASONAL OUTDOOR GAMES



MCINTYRE POSSIBILITIES







INSPIRATION

BOSTON



BOSTON



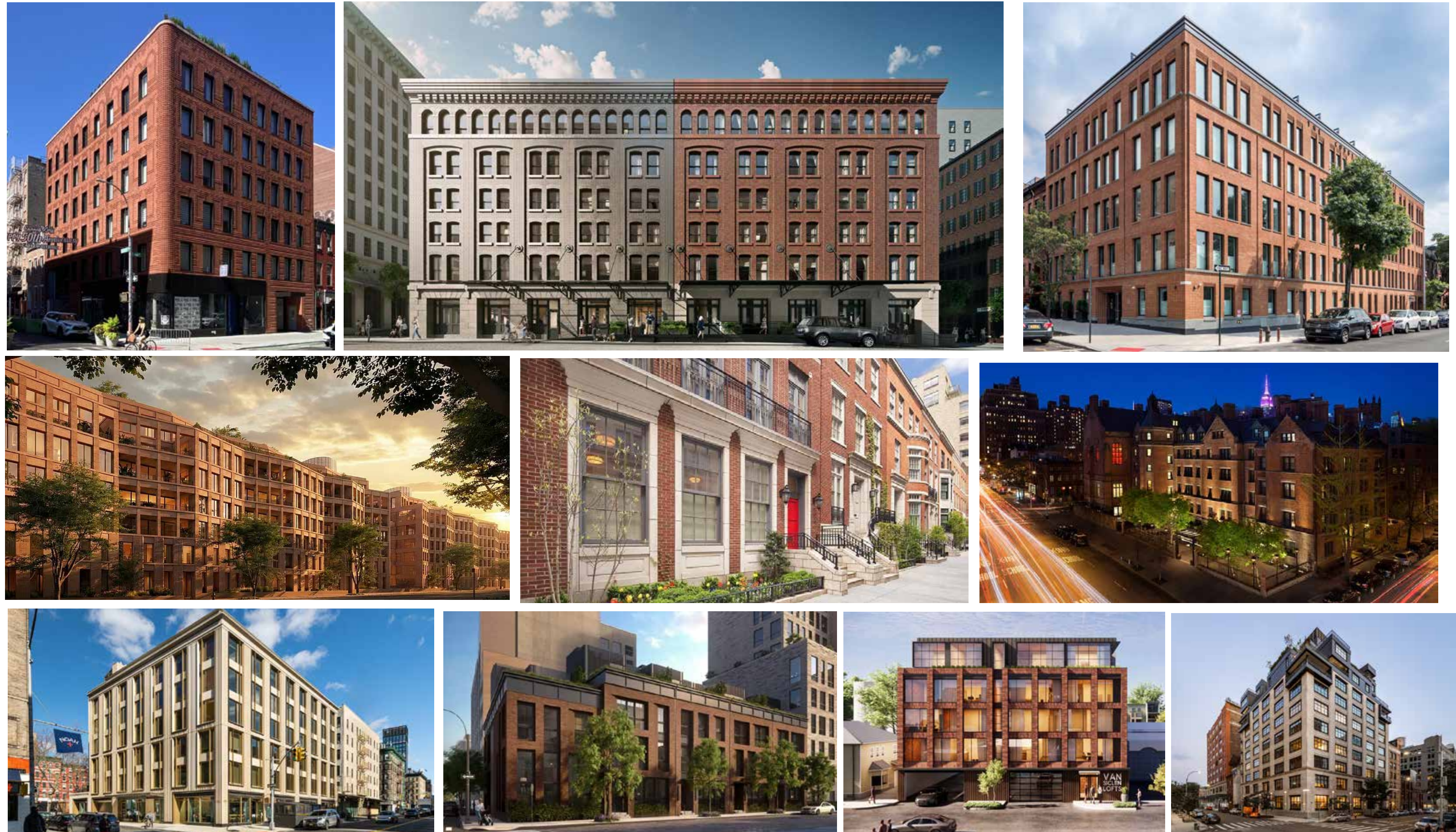
LONDON



LONDON



NEW YORK



DC/MONTREAL/PHILADELPHIA/CHARLESTON/SAVANNAH





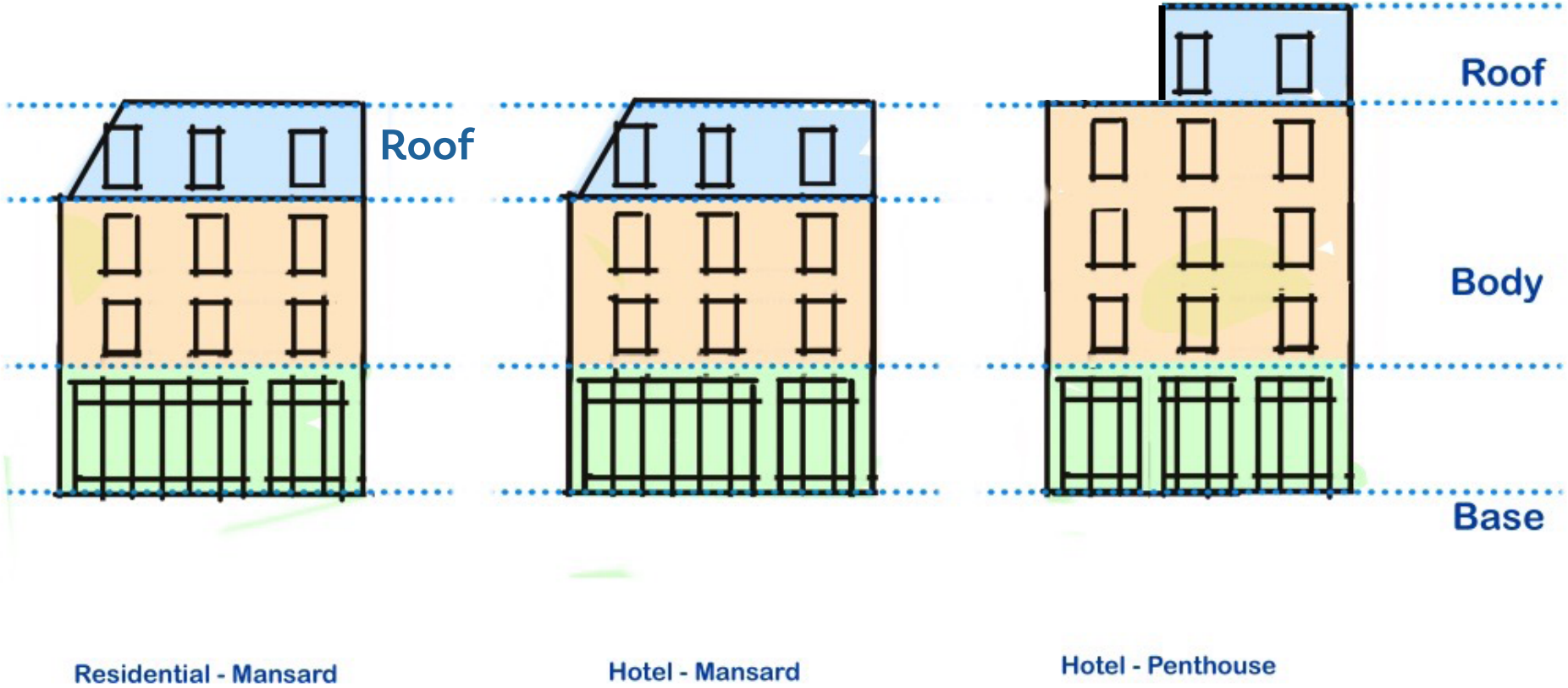
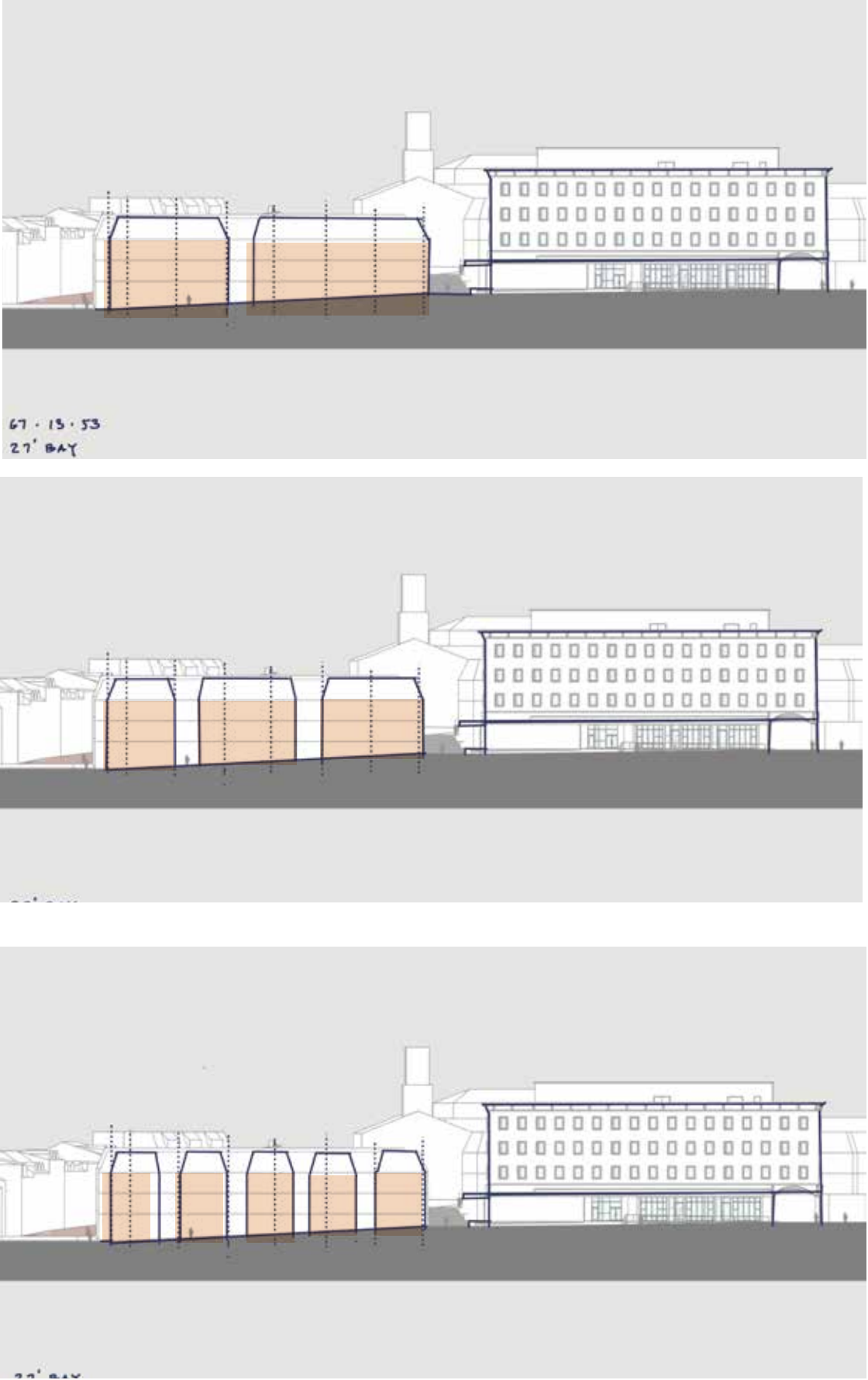
CONCEPTUAL MASSING

The Given Parameters

BASE/MIDDLE/CROWN:

A familiar architectural composition in Portsmouth. The two hotel and residential buildings now have a given and fixed set of architectural components to them. Each has a lower/commercial floor, 2-3 levels of living/hotel and a mansard/flat-penthouse roof.

Therefore, all inspiration precedents should be viewed from a perspective that materials, components, design features, etc will fit into this system. Whether the inspiration is from Portsmouth or anywhere in the world, those parts and pieces must fit into this system.





ARCHITECTURAL STYLE STUDY

Some images are done with AI. Excuse inaccuracies and errors in context.

Context Elevations



BOW STREET



MARKET STREET - SOUTH



CONGRESS STREET

The immediate context is somewhat austere vs the wider contextual area of the neighborhood . Although there is variety on these streets, it is subtle.

Infusing this area with a new but familiar style will create a vibrant center that is future forward.



DANIEL STREET



MARKET STREET - NORTH

Classical / Traditional

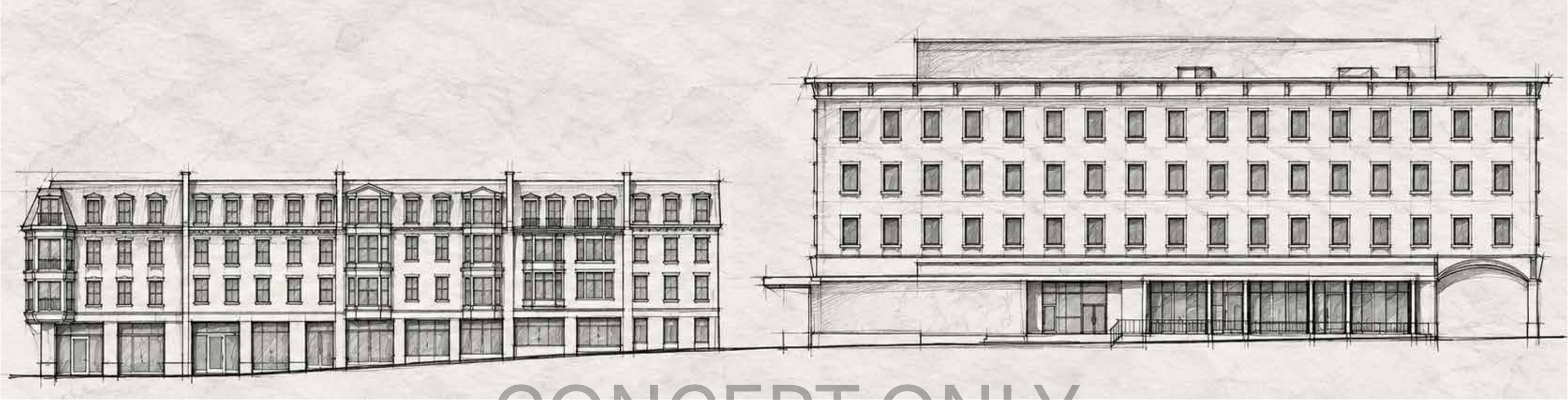


Transitional



Contextual Contemporary





CONCEPT ONLY



CONCEPT ONLY



CONCEPT ONLY



Classical /Traditional





CONCEPT ONLY



CONCEPT ONLY



Transitional



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Portsmouth, New Hampshire
80 D Street, LLC

Contemporary



CONCEPT ONLY



CONCEPT ONLY



Contemporary



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



ARCHITECTURAL CONCEPTS

The following images incorporates the initial concept massing into the actual Google earth neighborhood as a way to understand the massing and how it supports the character of the area.

Some images are done with AI. Excuse inaccuracies and errors in context.

Some images are done with AI. Excuse inaccuracies and errors in context.

CONCEPT ONLY



SKETCH



TRADITIONAL



TRANSITIONAL



CONTEXTUAL CONTEMPORARY

Linden Square: The McIntyre Block

Historic District Commission

*Work Session #3
October 7, 2026*

80D Street, LLC

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