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PROJECT SUMMARY

THIS APPLICATION FOR A FIRST WORK SESSION INTRODUCES THE PROPOSED NEW CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL BUILDING.

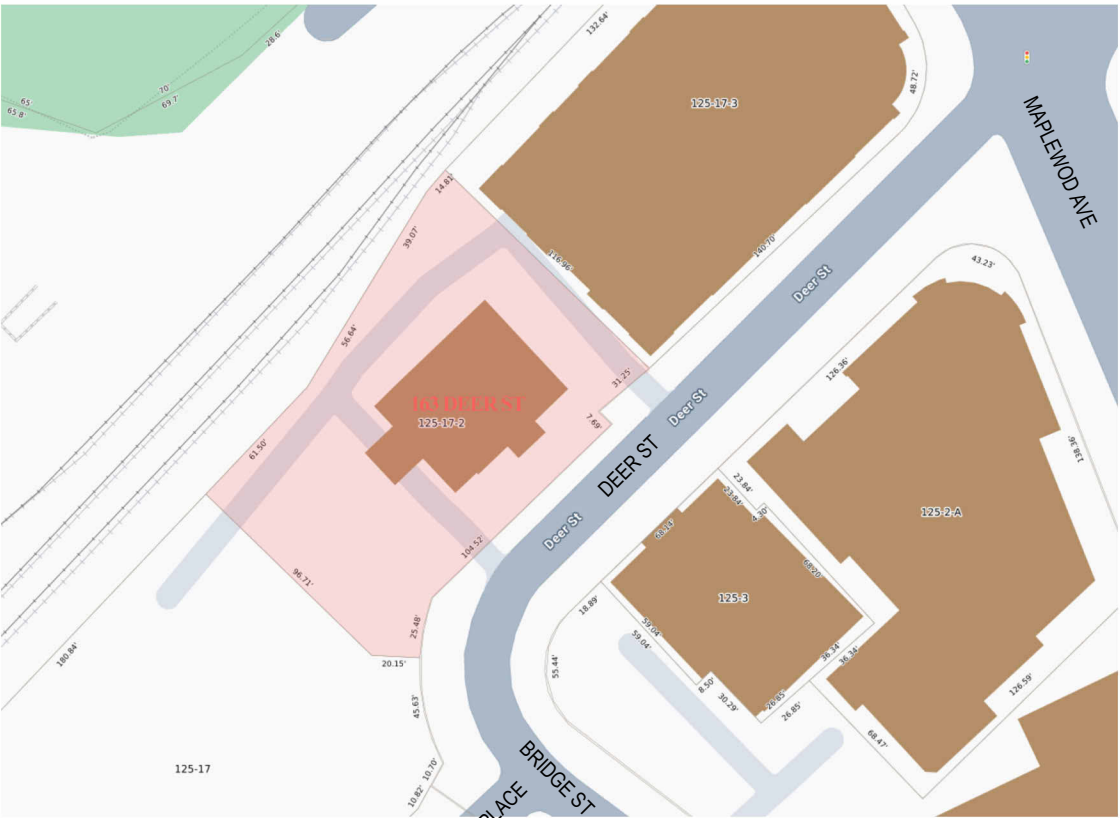
THE SITE AT 163 DEER STREET IS LOCATED IN THE NORTH END, BETWEEN THE RAILROAD TRACKS AND DEER STREET, BETWEEN MAPLEWOOD AVE AND BRIDGE STREETS, AT THE EAST END OF FOUNDRY PLACE.

THE SITE HAS AN EXISTING BUILDING ON IT, CURRENTLY VACANT, BUILT PRIMARILY IN 1995, WHICH IS PROPOSED TO BE DEMOLISHED AND REPLACED WITH THE NEW BUILDING.

THIS SITE WAS PREVIOUSLY APPROVED IN 2018 BY HDC AND PLANNING BOARD FOR DEMOLITION OF THE EXISTING BUILDING WITH NEW CONSTRUCTION OF A FOUR STORY BUILDING, WHICH WAS NOT BUILT.

AS AN INITIAL STEP OF THE HDC WORK SESSION PROCESS, THIS APPLICATION FOCUSES ON THE HISTORY OF THE SITE, EXISTING CONTEXT, AND PROPOSED MASSING.

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



COVER

163 DEER ST

NEW CONSTRUCTION

OneKPH, LLC

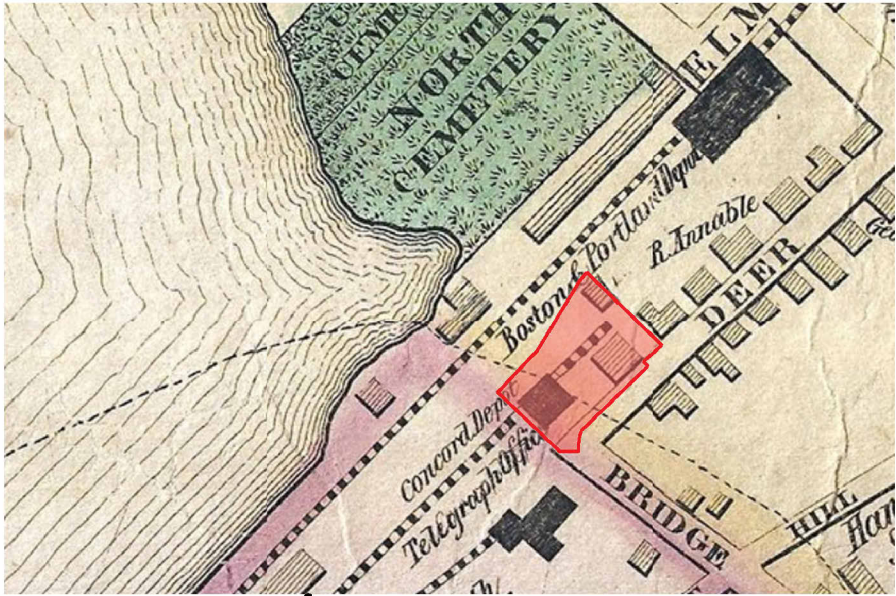
HISTORIC DISTRICT COMMISSION  
WORK SESSION 1  
OCTOBER 2026

HN0.01

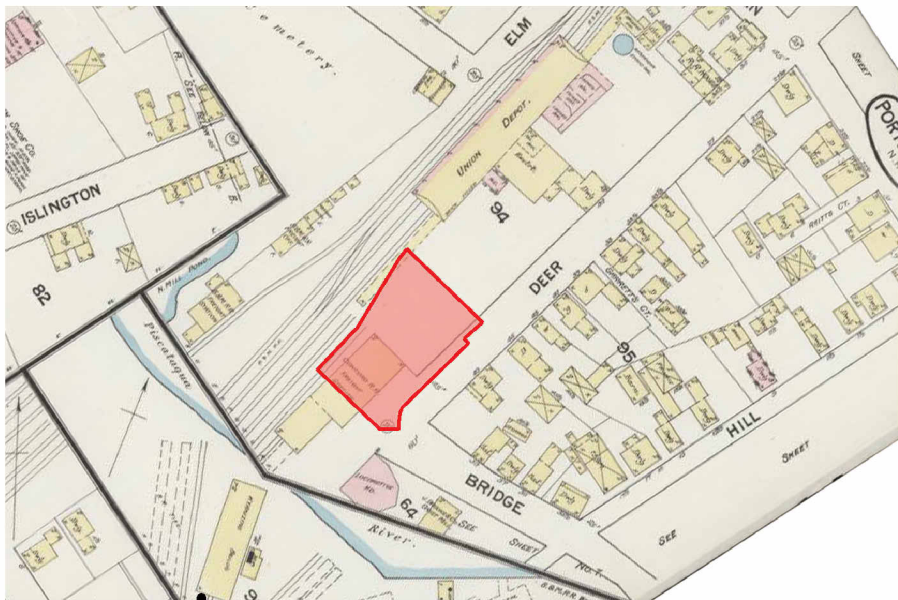
09/18/2026  
PROJECT NO:1048



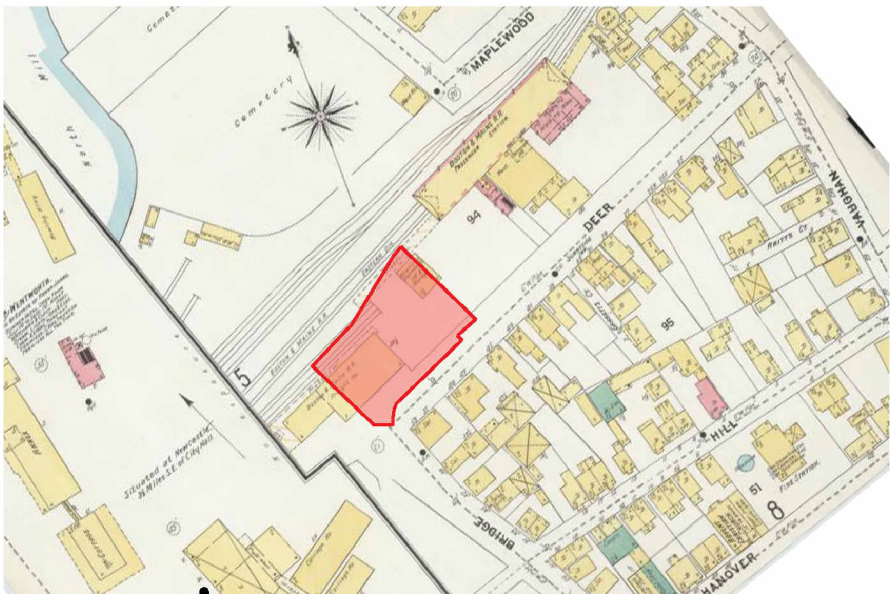
SITE EVOLUTION 1850-1920



1850 WALLING MAP  
C & P STATION  
TELEGRAPH OFFICE  
RESIDENCE



1887 SANBORN MAP  
C & P STATION

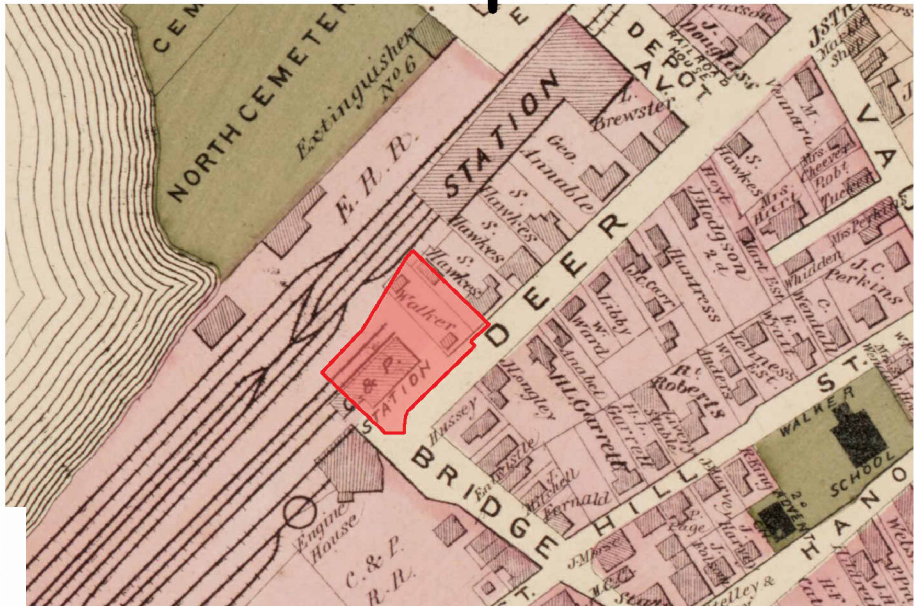


1910 SANBORN MAP  
BOSTON & MAINE FREIGHT

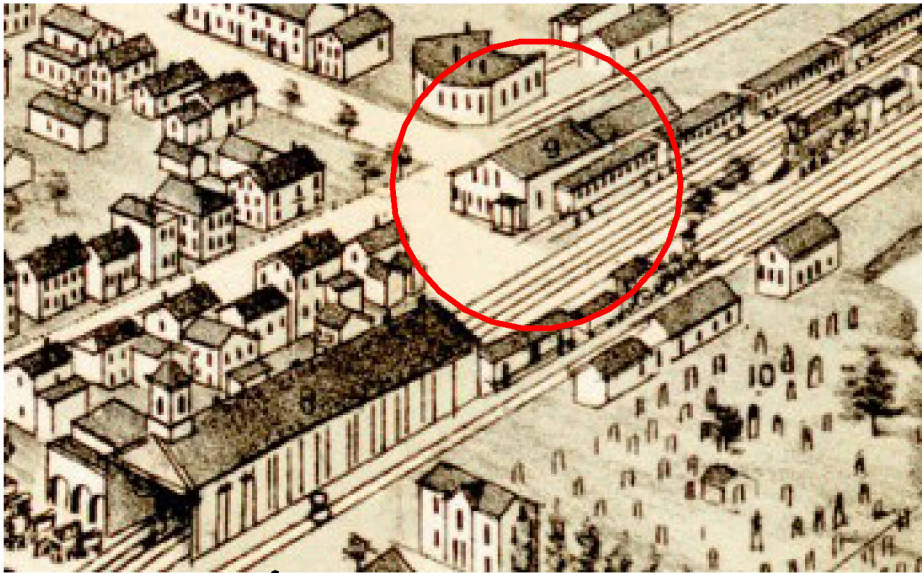
1876 BEERS MAP  
C & P STATION  
RESIDENCE

1904 SANBORN MAP  
C & P STATION

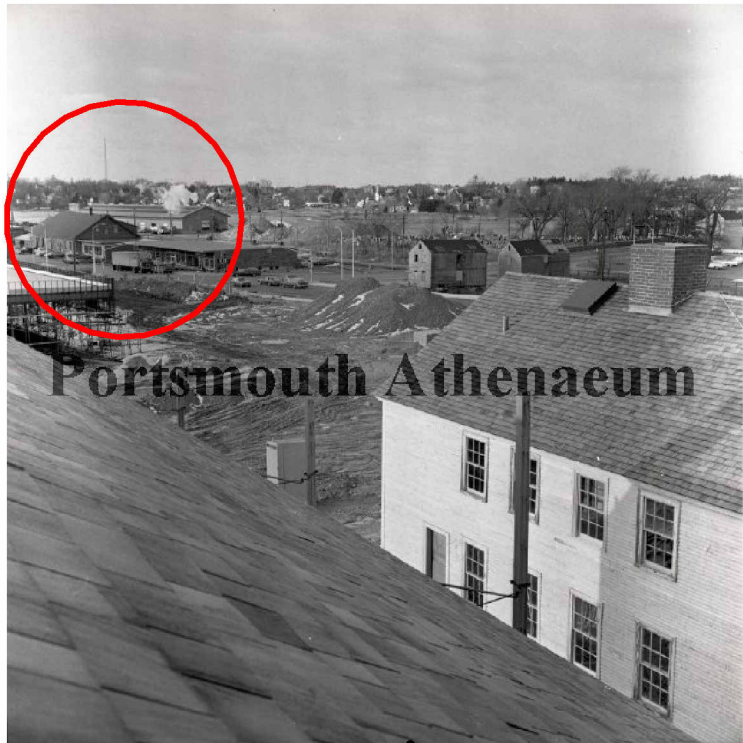
1920 SANBORN MAP  
BOSTON & MAINE  
FREIGHT



SITE EVOLUTION 1877-1982



1877 Map - D. Bremner & Co  
C & P STATION  
RESIDENCE



1973  
PREVIOUS FREIGHT DEPOT

1958  
PREVIOUS FREIGHT DEPOT



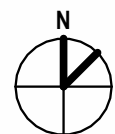
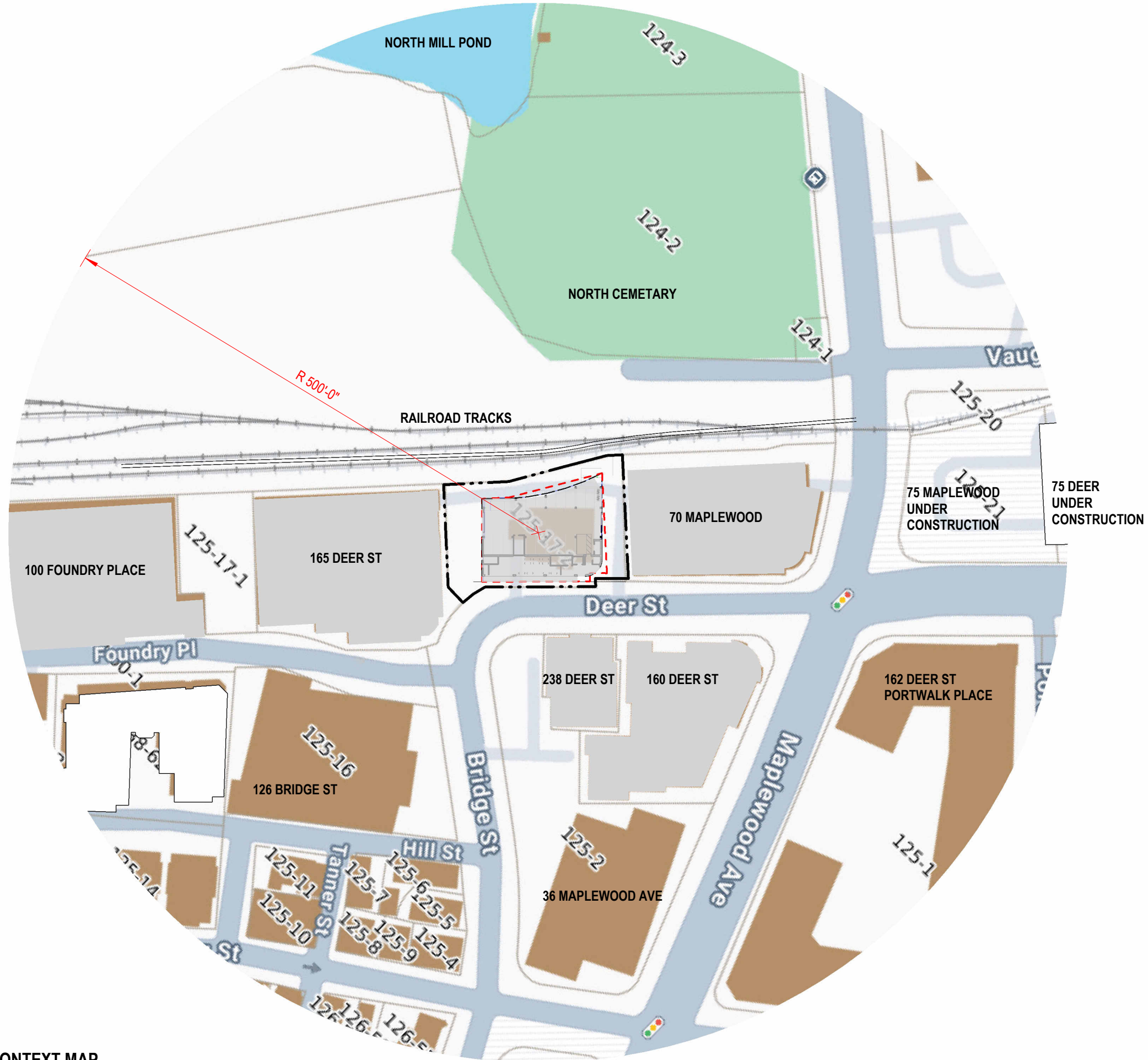
1982  
GARDEN SUPPLY  
PREVIOUS FREIGHT DEPOT





ORIGINAL HISTORIC BUILDING WAS MOSTLY  
DEMOLISHED & HEAVILY ALTERED, THE LEFT  
PORTION IS ASSUMED TO BE WHAT IS  
REMAINING FROM THE ORIGINAL







165 DEER ST



165 DEER ST



70 MAPLEWOOD AVE



70 MAPLEWOOD AVE



75 DEER ST (IN CONSTRUCTION), 70 MAPLEWOOD AVE, & 162 DEER ST



162 DEER ST, 160 DEER ST, & 70 MAPLEWOOD AVE



NEIGHBORHOOD CONTEXT  
163 DEER ST



160 DEER ST & 70 MAPLEWOOD AVE



160 DEER ST & 238 DEER ST



238 DEER ST



160 DEER ST



126 BRIDGE ST



36 MAPLEWOOD AVE



NEIGHBORHOOD CONTEXT  
163 DEER ST



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

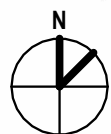
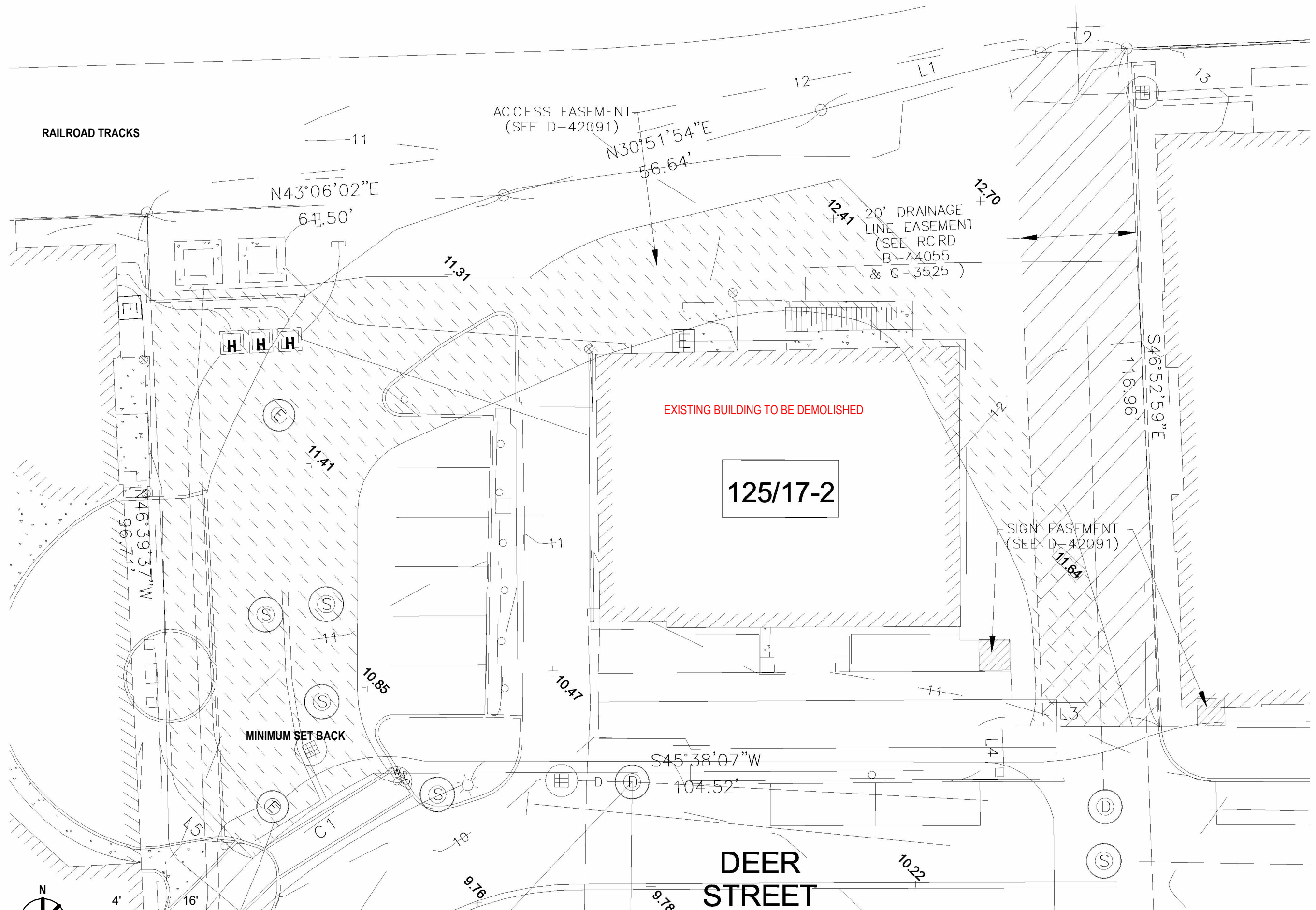
BOSTON & MAINE ROUNDHOUSE, 1900 (RECENTLY DEMOLISHED WEST OF OUR SITE)



FREIGHT DEPOT ALTERED AS GROCERY STORE 1982



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



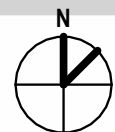
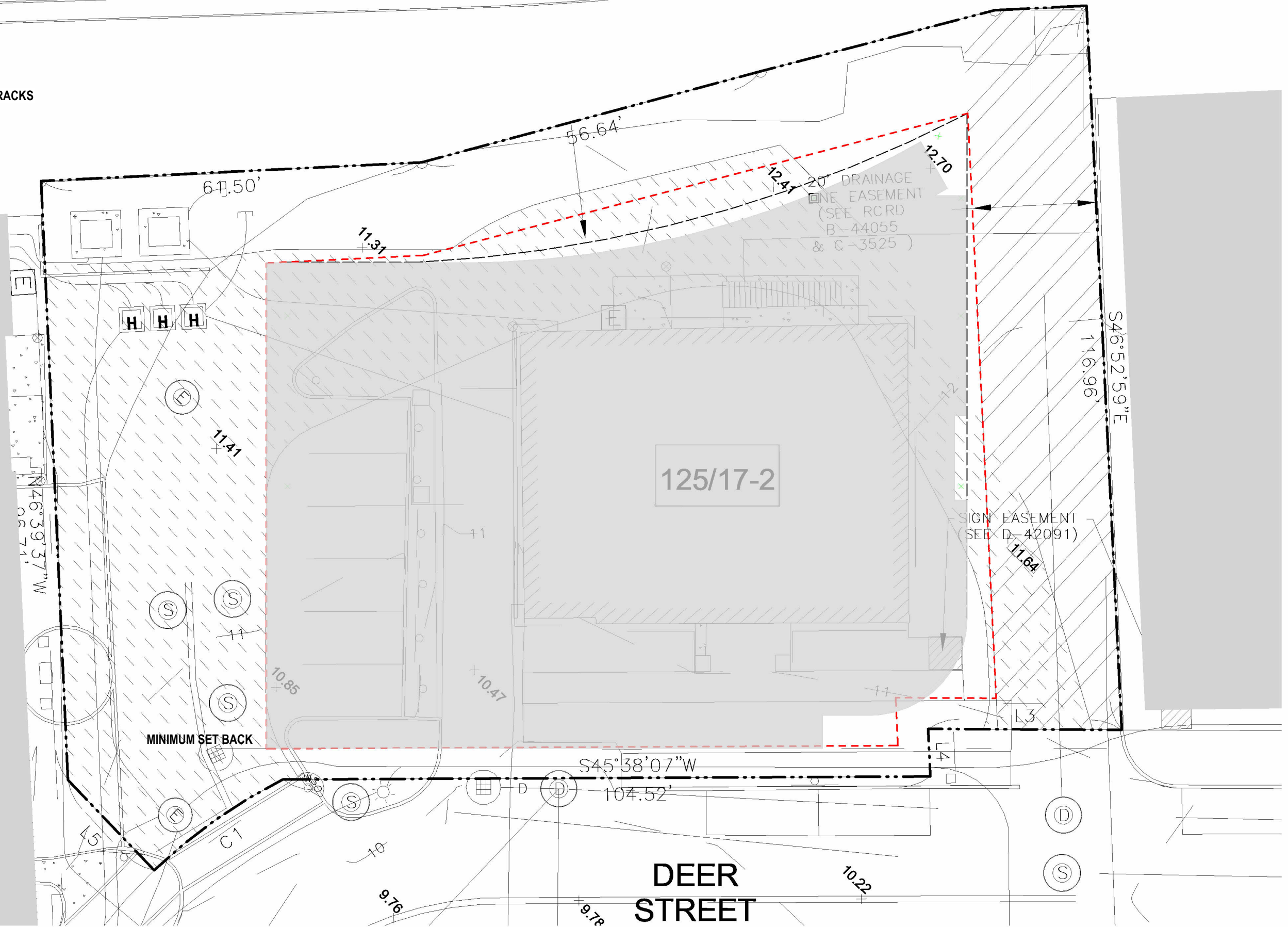
SITE SURVEY, EXISTING  
163 DEER ST

1 HDC EXISTING SITE SURVEY  
1/16" = 1'-0"

HN1.01

09/18/2026  
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RAILROAD TRACKS

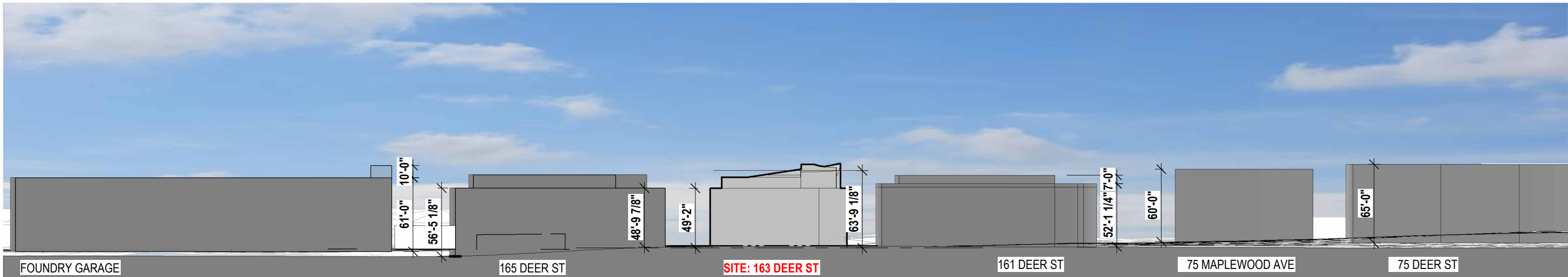


SITE PLAN, PROPOSED  
163 DEER ST

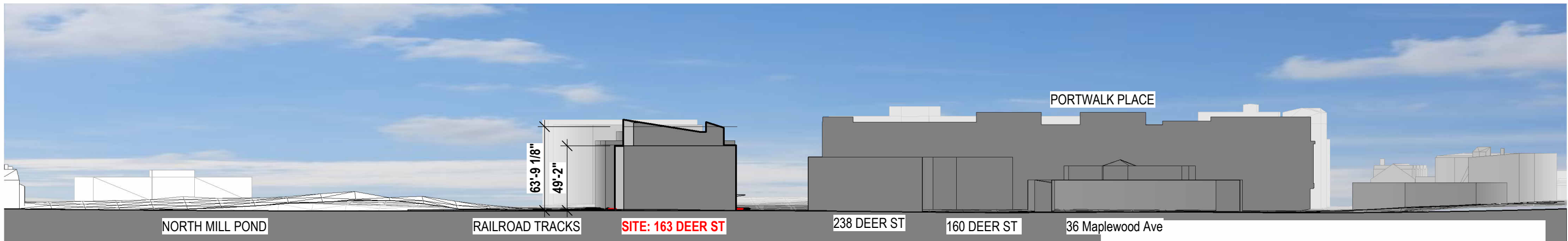
1 HDC SITE PLAN  
1/16" = 1'-0"

HN1.02

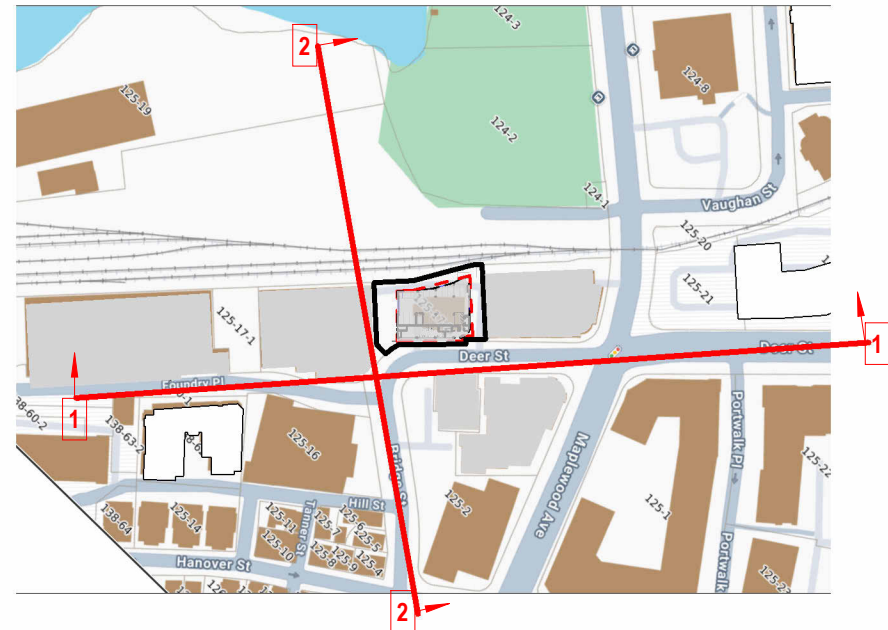
09/18/2026  
PROJECT NO:1048



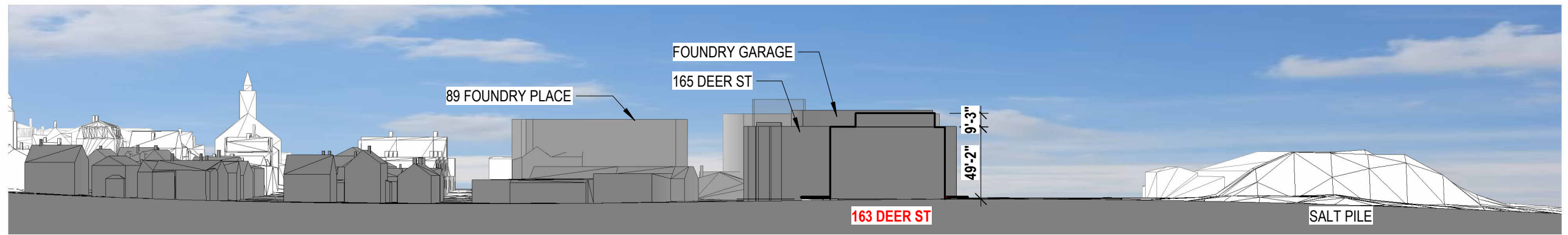
1 Along Deer St & Foundry Place Looking North  
1" = 80'-0"



2 Along Bridge street looking east  
1" = 80'-0"



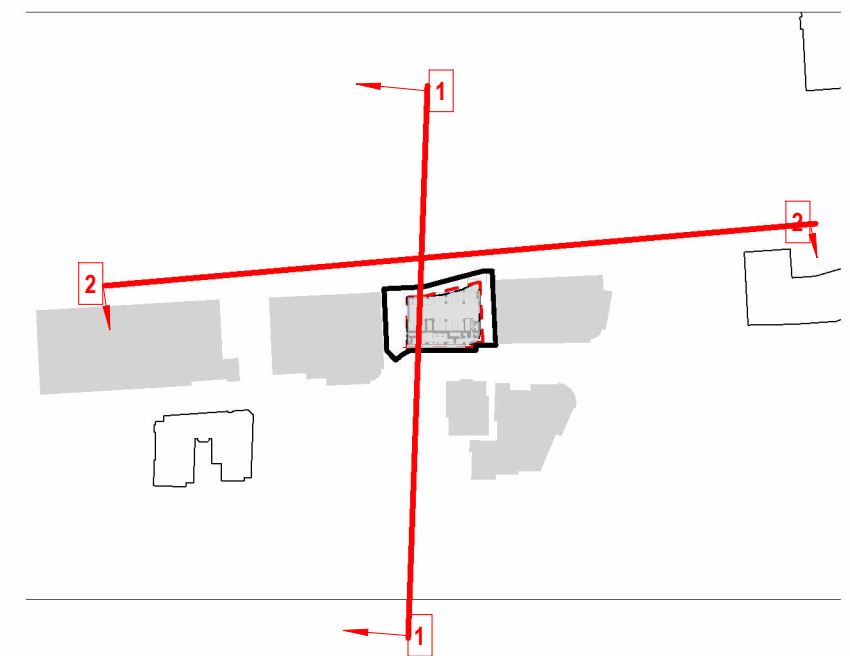
3 KEY PLAN  
1" = 300'-0"



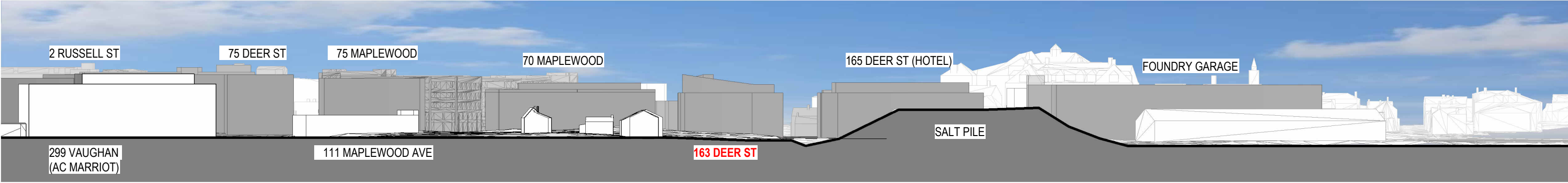
1 Along Bridge St Looking West  
1" = 80'-0"



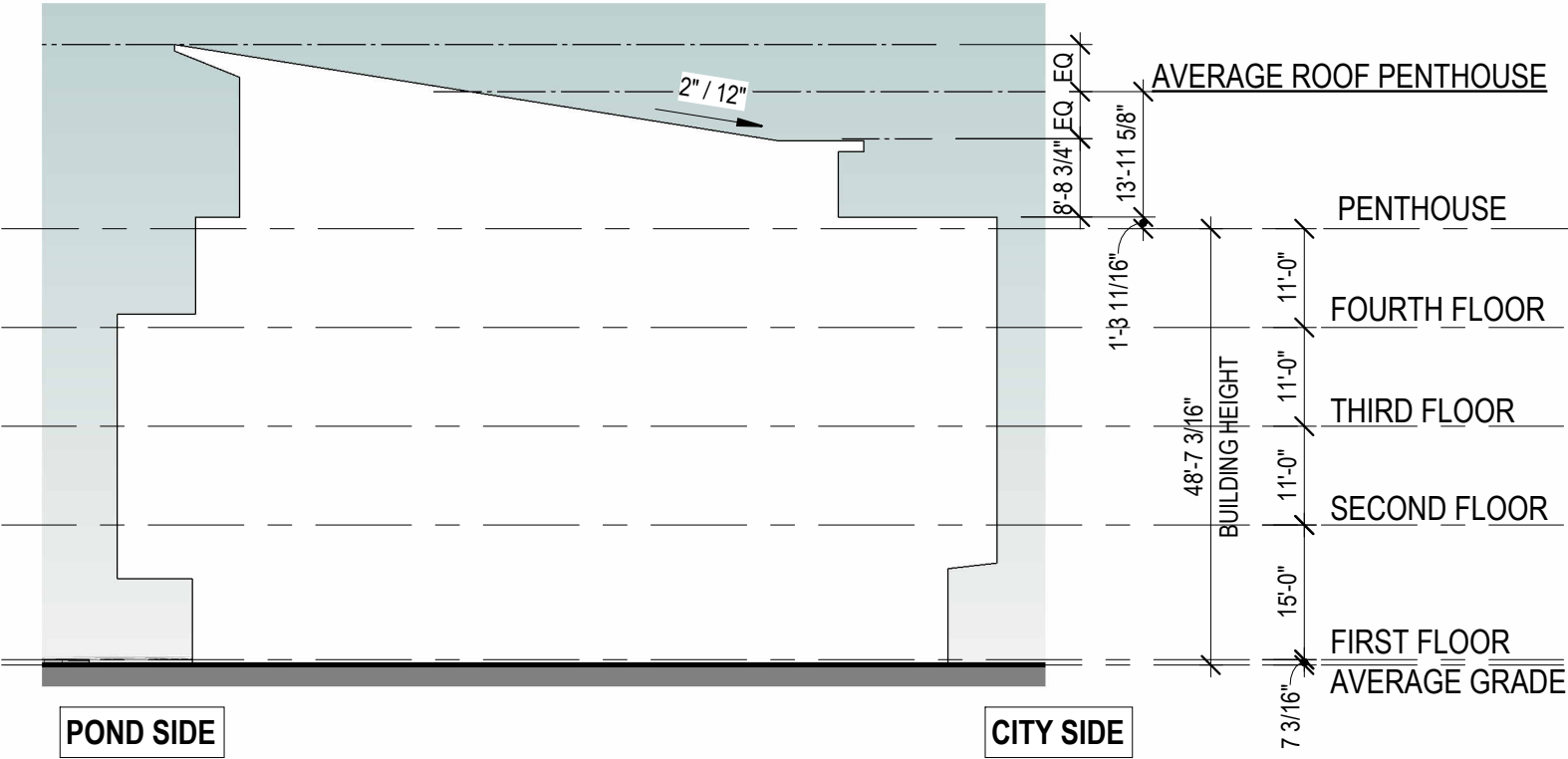
2 Along RR Tracks Looking South  
1" = 80'-0"



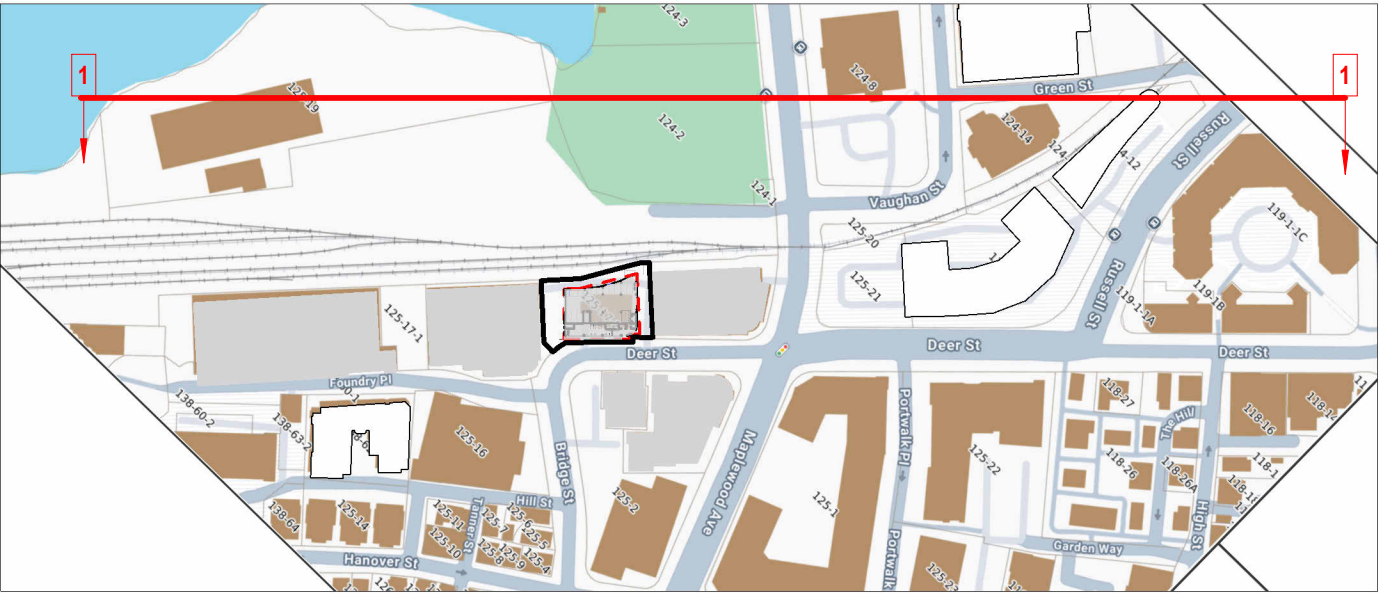
3 KEY PLAN  
1" = 300'-0"



1 From Maplewood Looking South  
1" = 100'-0"



3 HDC BUILDING SECTION  
3/64" = 1'-0"

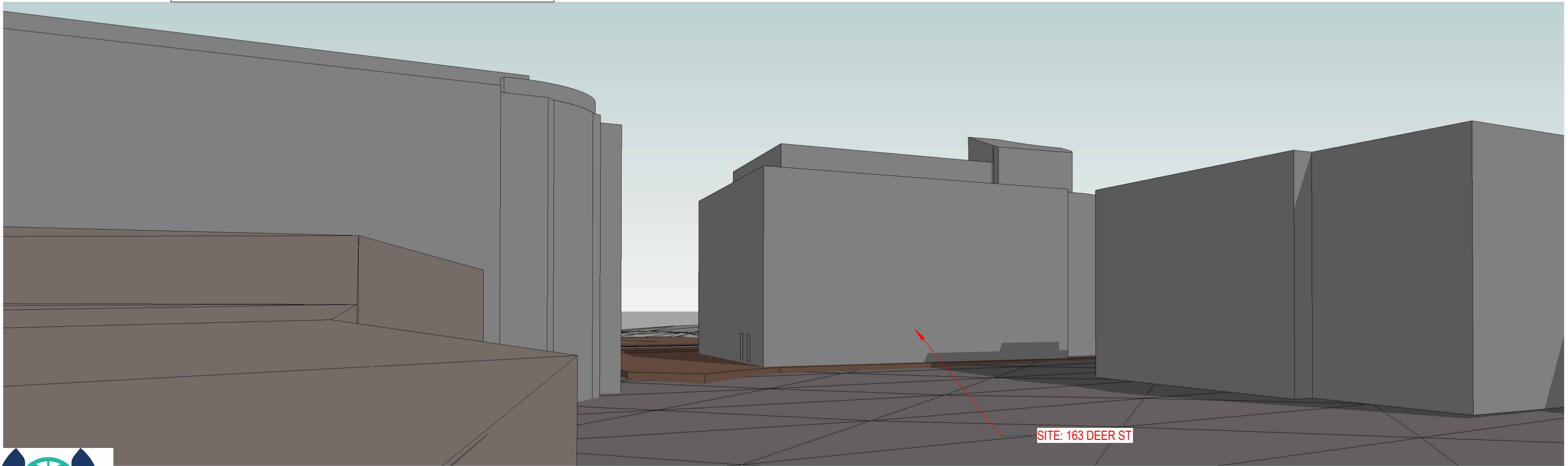


2 KEY PLAN  
1" = 300'-0"



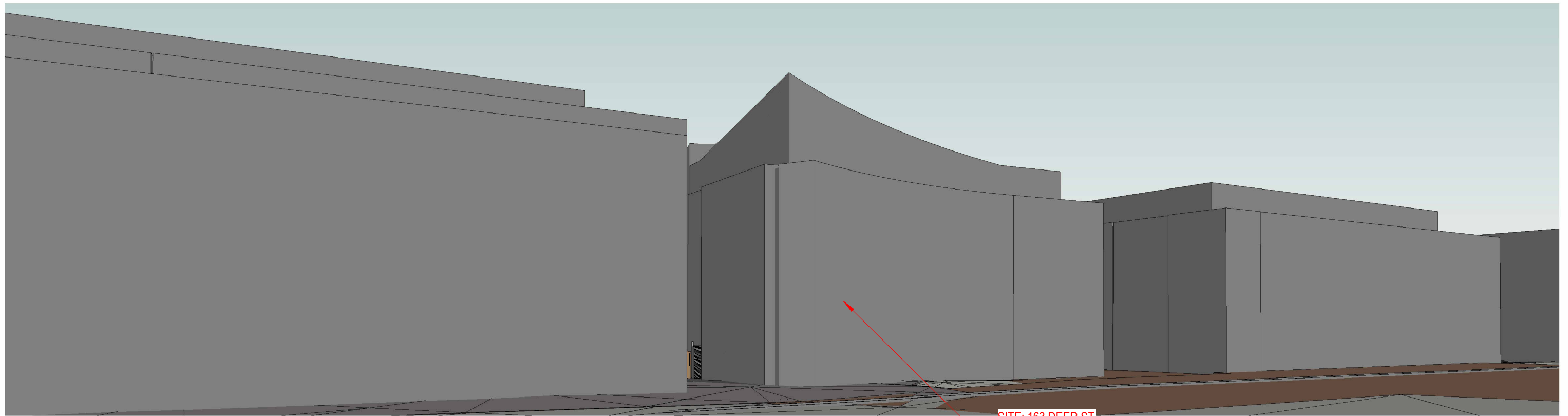


LOOKING WEST FROM 70 MAPLEWOOD



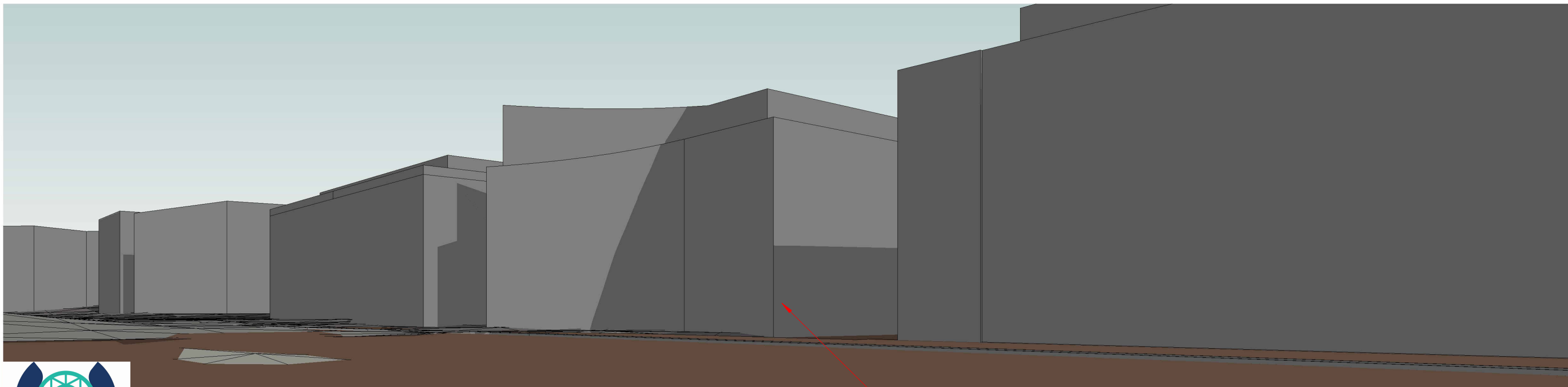
LOOKING NORTH FROM BRIDGE STREET





LOOKING SOUTH FROM RAILROAD

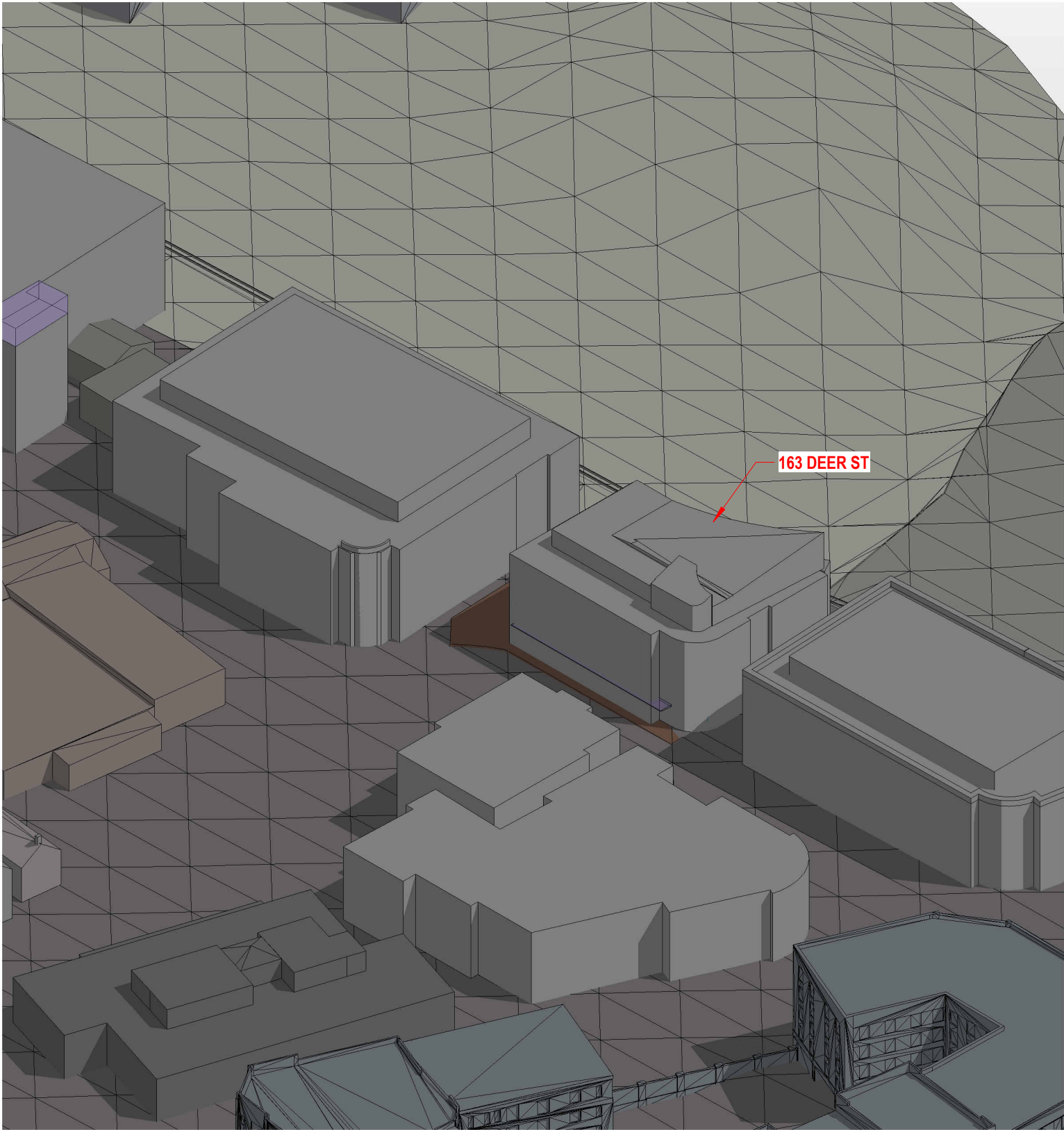
SITE: 163 DEER ST



LOOKING EAST FROM RAILROAD

SITE: 163 DEER ST





AXONOMETRIC VIEW LOOKING NORTHWEST



AXONOMETRIC VIEW LOOKING SOUTHWEST





1 Aerial Axonometric Looking Southeast