



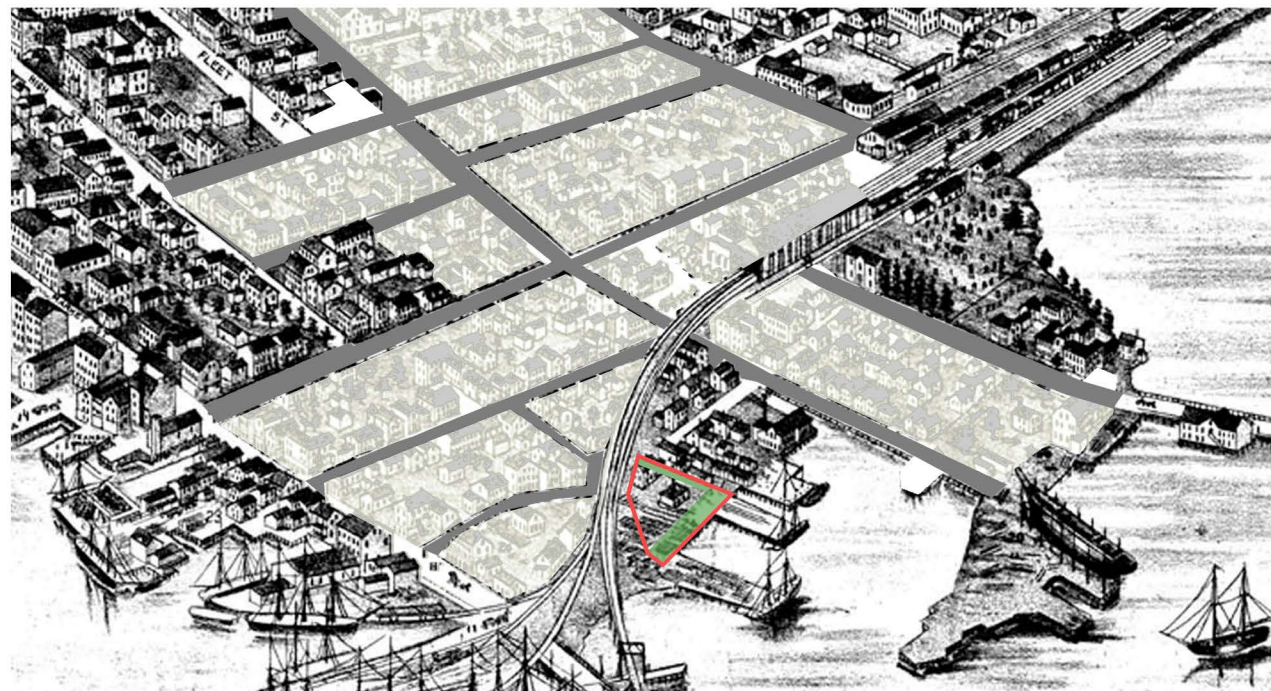
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW OF
SITE AND SURROUNDINGS
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

 **CATHARTES**
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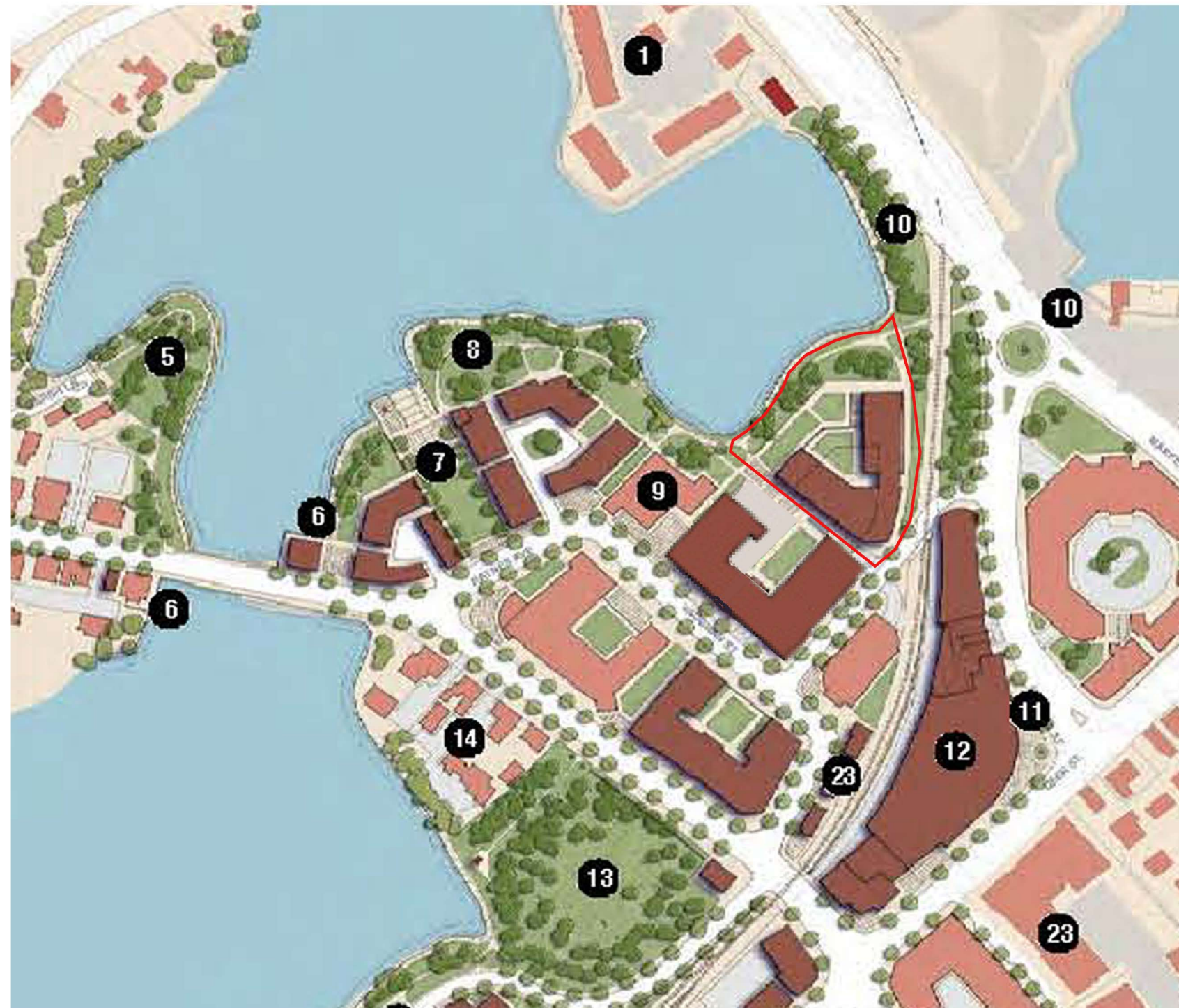

CJ ARCHITECTS

1.0



EXTENT OF URBAN RENEWAL IN THE 1960'S
PROPOSED PROJECT SITE AND COMMUNITY SPACE

- 1 NOBLE'S ISLAND
- 5 MARSH LANE PARK
- 6 WATERFRONT DINING
- 7 MILL POND CIVIC PLAZA & GREEN
- 8 MILL POND WATERFRONT PARK & GREENWAY
- 9 3S ARTSPACE
- 10 MARKET STREET ROUNDABOUT & PARKS
- 11 NORTH END PLAZA
- 12 FUTURE HARBORCORP/WHOLE FOODS CONVENTION CENTER
- 13 UNION CEMETERY/NORTH CEMETERY
- 14 MAPLEWOOD HISTORIC HOMES
- 23 FUTURE INFILL & LINER BUILDINGS



NORTH END VISION PLAN
PROPOSED PROJECT SITE AND COMMUNITY SPACE

53 GREEN STREET
 PORTSMOUTH, NEW HAMPSHIRE

NORTH END HISTORY
 AND NORTH END VISION PLAN
 HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021



2.0



NORTH END VISION PLAN
AND *COMMUNITY SPACE*



PROPOSED PROJECT SITE
AND *COMMUNITY SPACE*

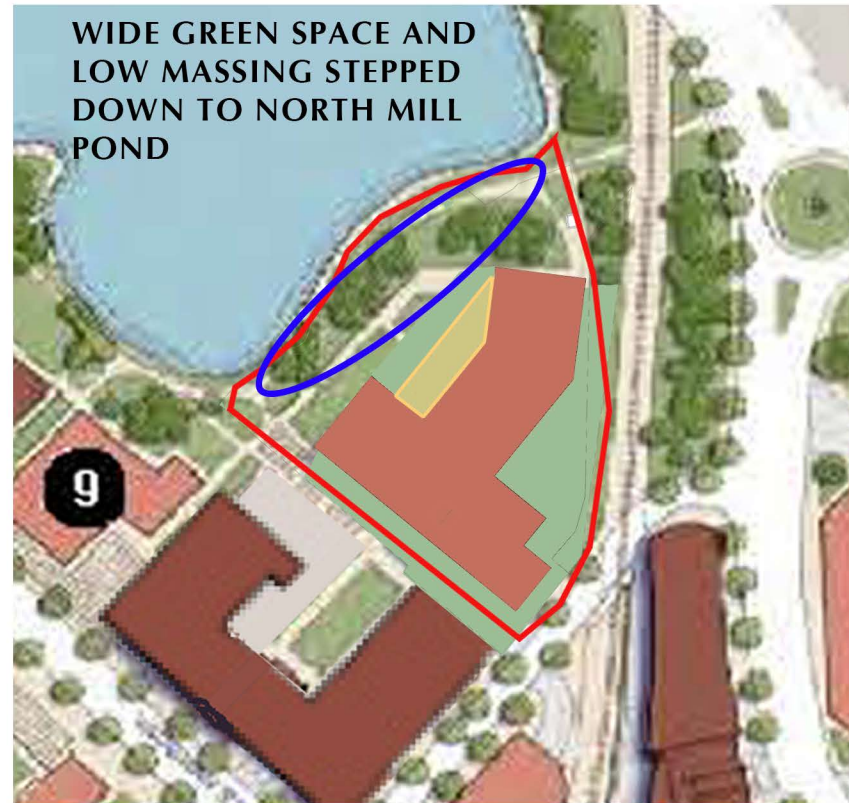


53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

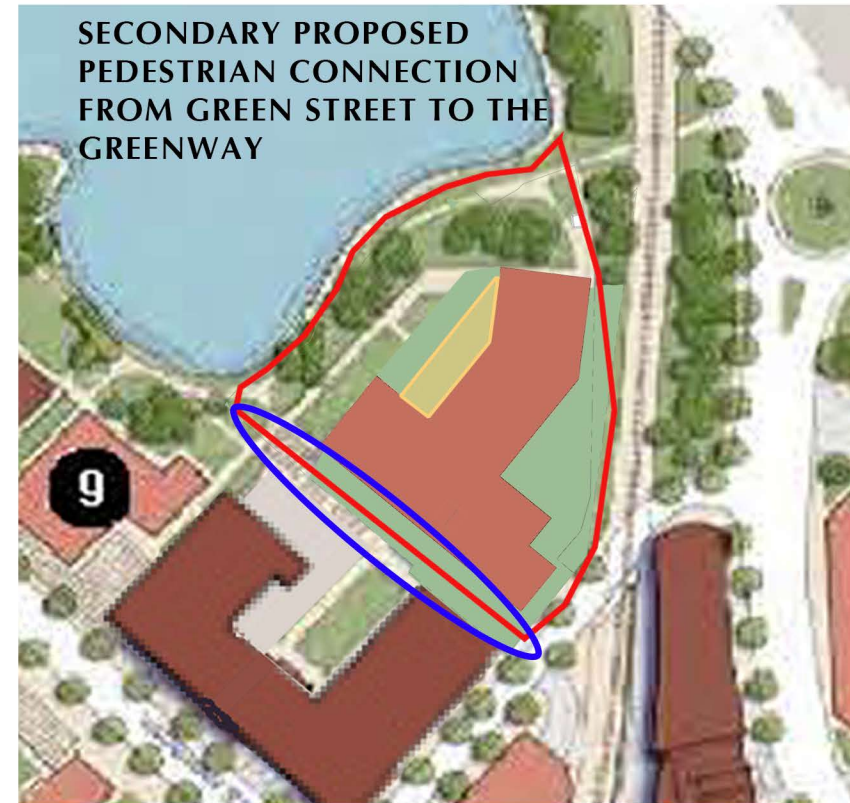
NORTH END MASSING, FOOTPRINT
AND VISION PLAN
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

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EMBARC

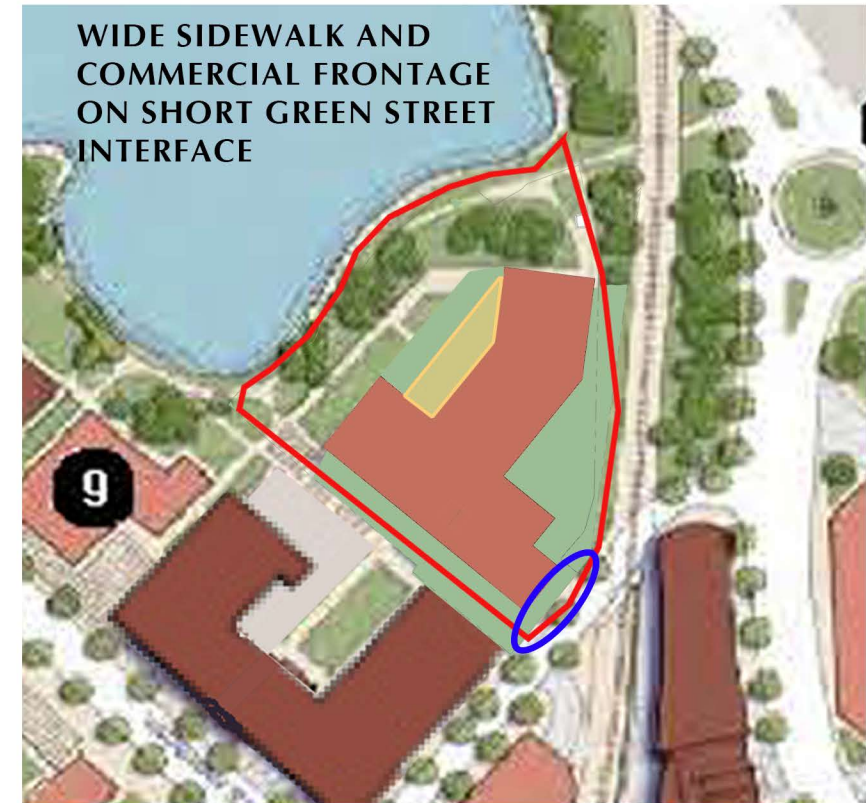




WIDE GREEN SPACE AND
LOW MASSING STEPPED
DOWN TO NORTH MILL
POND



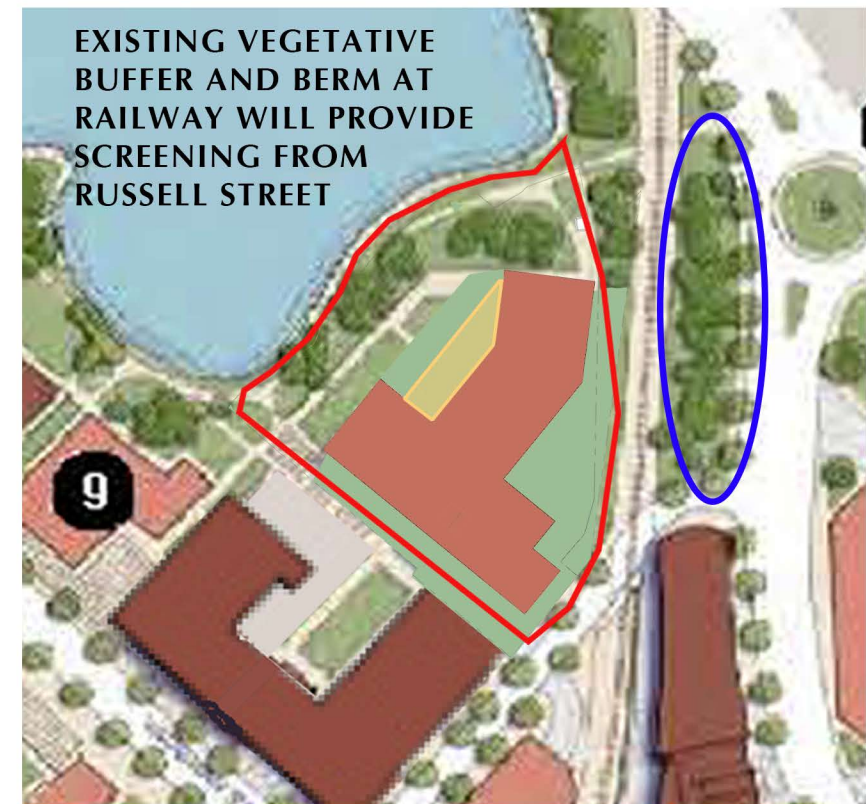
SECONDARY PROPOSED
PEDESTRIAN CONNECTION
FROM GREEN STREET TO THE
GREENWAY



WIDE SIDEWALK AND
COMMERCIAL FRONTAGE
ON SHORT GREEN STREET
INTERFACE



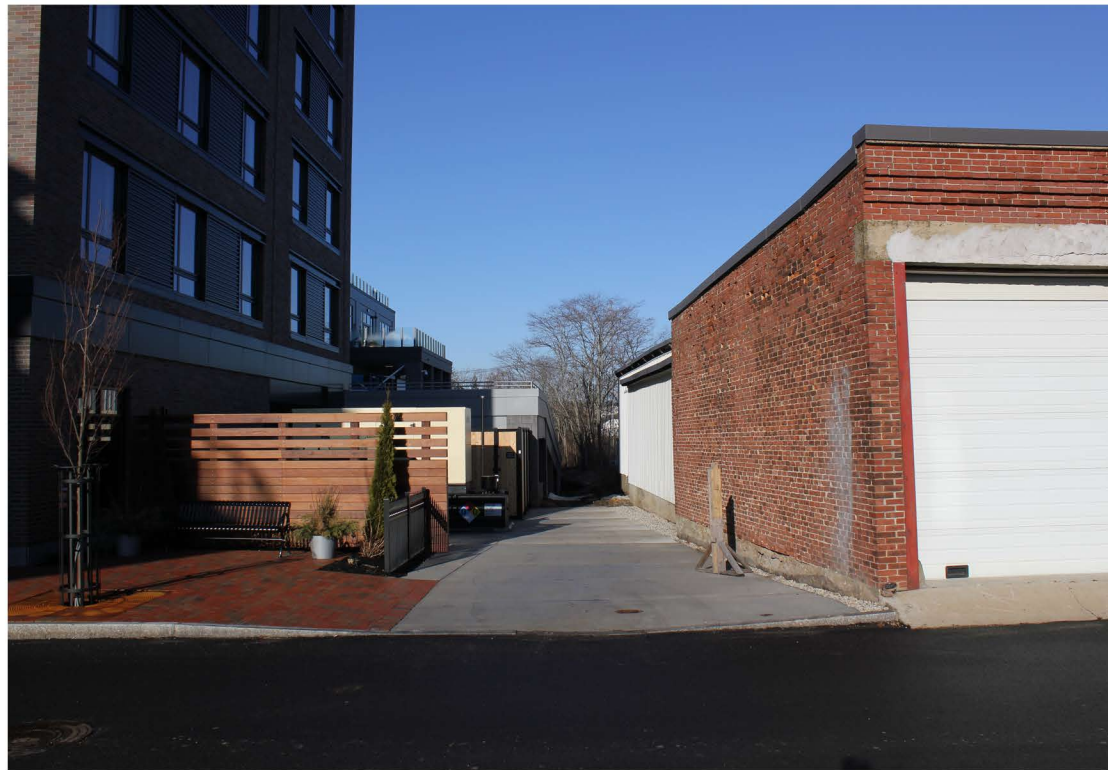
- ARCHES RECALL HISTORY
- ELECTRICAL TOWER REMAINS
- VEGETATIVE BUFFER
- ACTIVATED ROOF DECK
- ROOFTOP TERRACES
- ARTICULATED BALCONIES
- COVERED PARKING



EXISTING VEGETATIVE
BUFFER AND BERM AT
RAILWAY WILL PROVIDE
SCREENING FROM
RUSSELL STREET

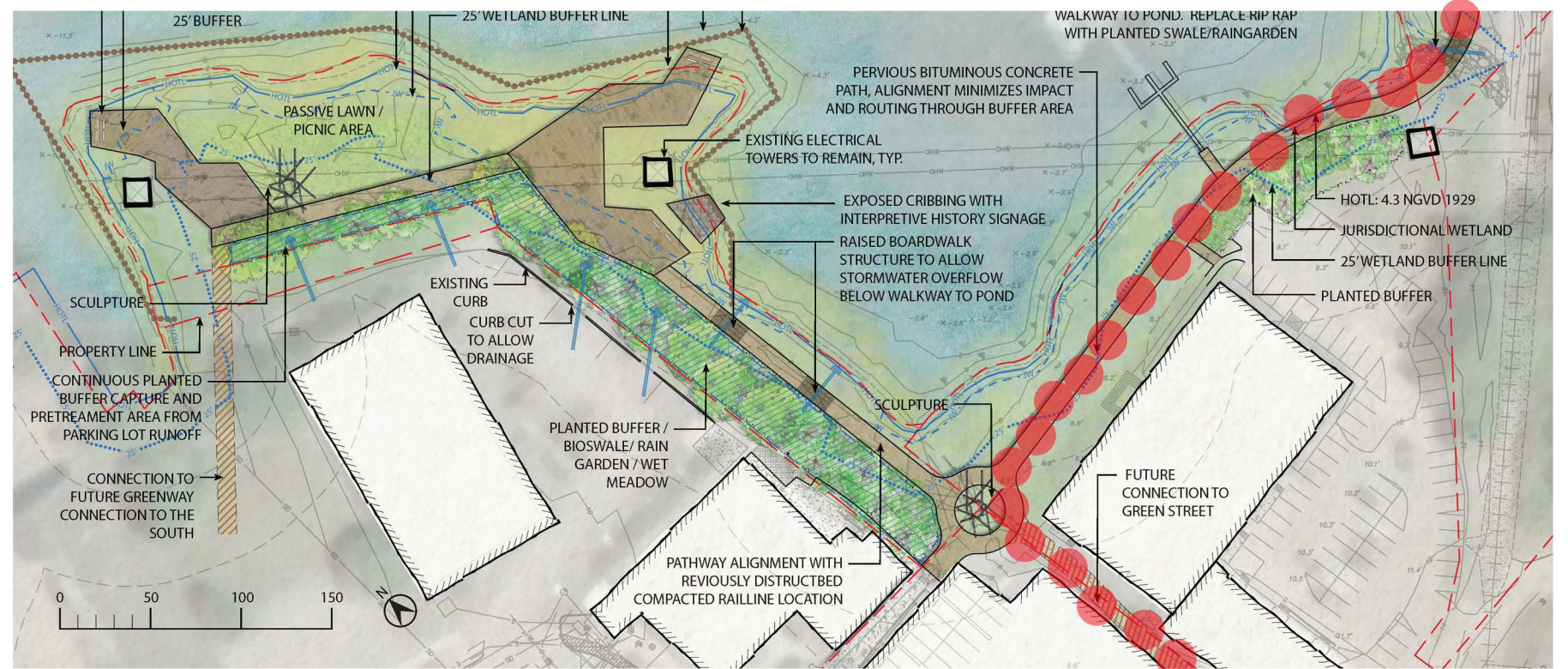


VIEW FROM MARKET STREET



VIEW TO NORTH MILL POND

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE



PROPOSED GREENWAY CONNECTON ON SITE

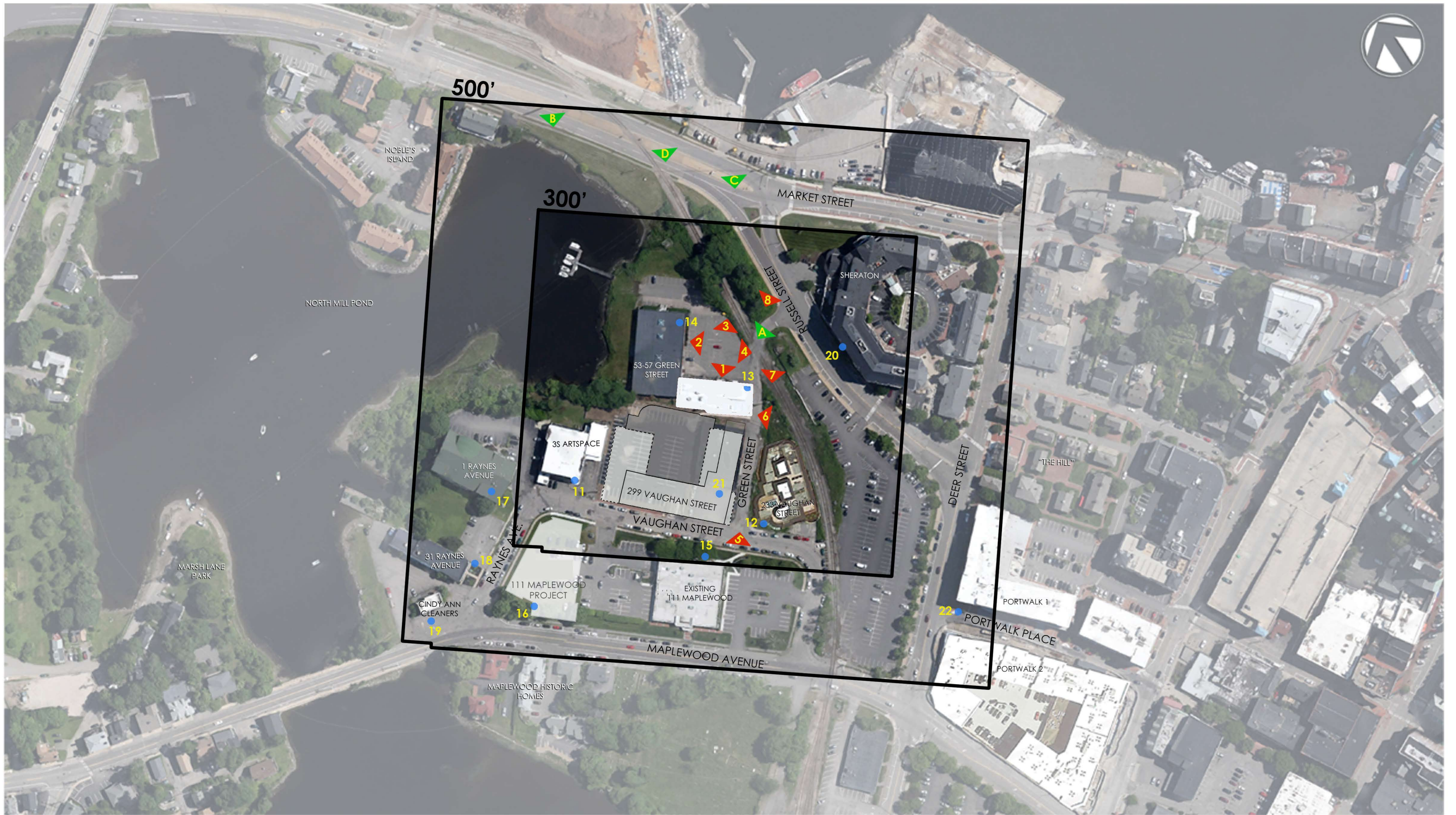
NORTH MILL POND GREENWAY

HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

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2.3



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

IMAGE KEY MAP

HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021



233 VAUGHAN STREET

53-57 GREEN STREET

A. GREEN STREET VIEW



53-57 GREEN STREET

B. NORTH MILL POND VIEW

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
PRIMARY VIEWS OF PROPERTY
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

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3.1



C. RUSSELL STREET VIEW



D. VIEW FROM MARKET STREET



VIEW SOUTH

1



VIEW WEST

2



VIEW NORTH

3



VIEW EAST

4

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
VIEWS FROM THE SITE
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

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3.3



VIEW FROM VAUGHAN STREET

5



VIEW TO NORTH MILL POND

6



VIEW FROM GREEN STREET

7



VIEW FROM RUSSEL STREET

8

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
STREET VIEWS

HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

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3.4



11 3S ARTSPACE



12 233 VAUGHAN STREET



13 53 GREEN STREET



14 55-57 GREEN STREET



15 EXISTING 111 MAPLEWOOD AVENUE



16 111 MAPLEWOOD AVENUE



17 1 RAYNES AVENUE



18 31 RAYNES AVENUE



19 CINDY ANN CLEANERS



20 SHERATON HOTEL



21 EXISTING 299 VAUGHAN STREET



22 PORTWALK

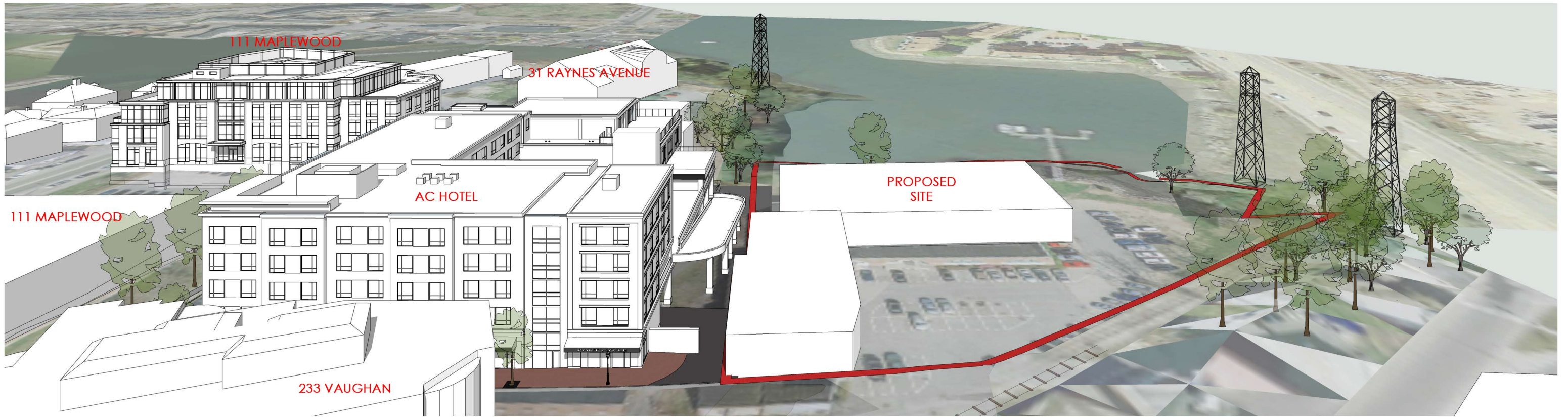
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPERTIES WITHIN 300'-500'
OF PROPOSED SITE
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

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3.5



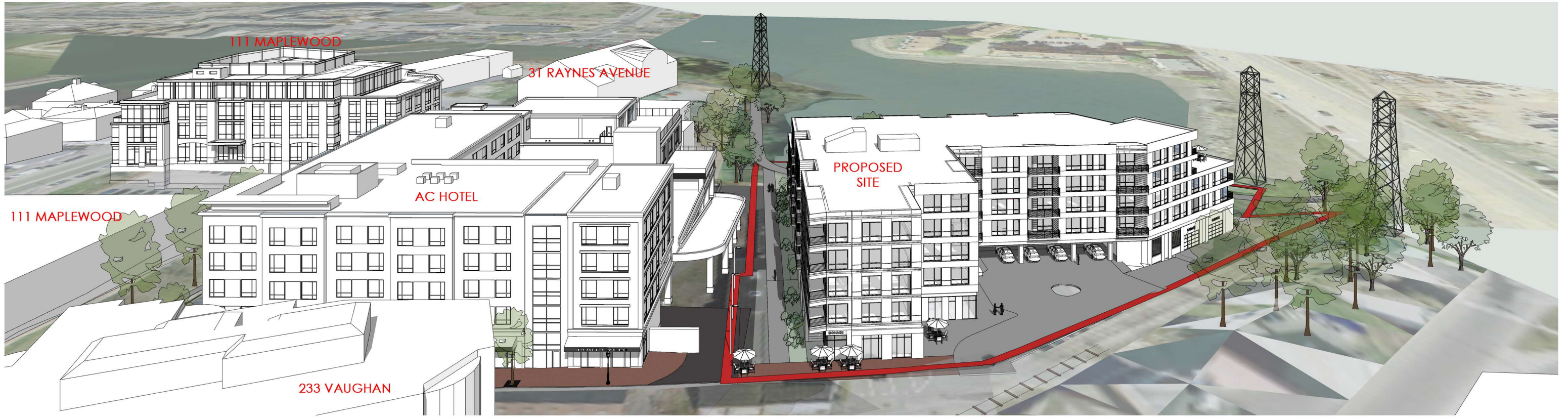
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING MASSING
VIEW FROM NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

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4.0



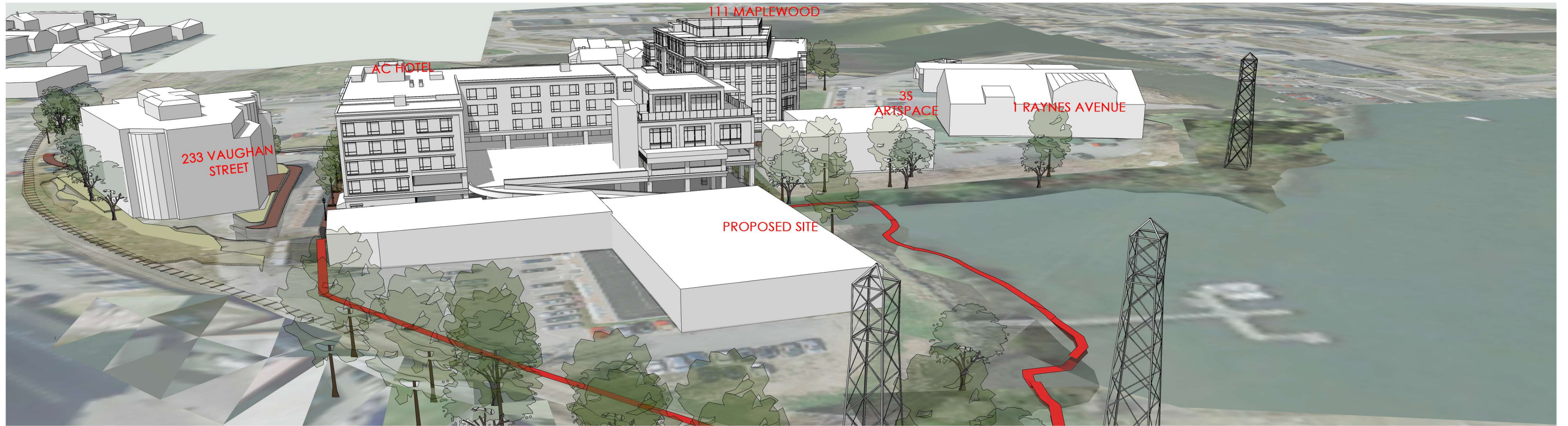
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MASSING
VIEW FROM GREEN STREET
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

 **CATHARTES**
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4.1



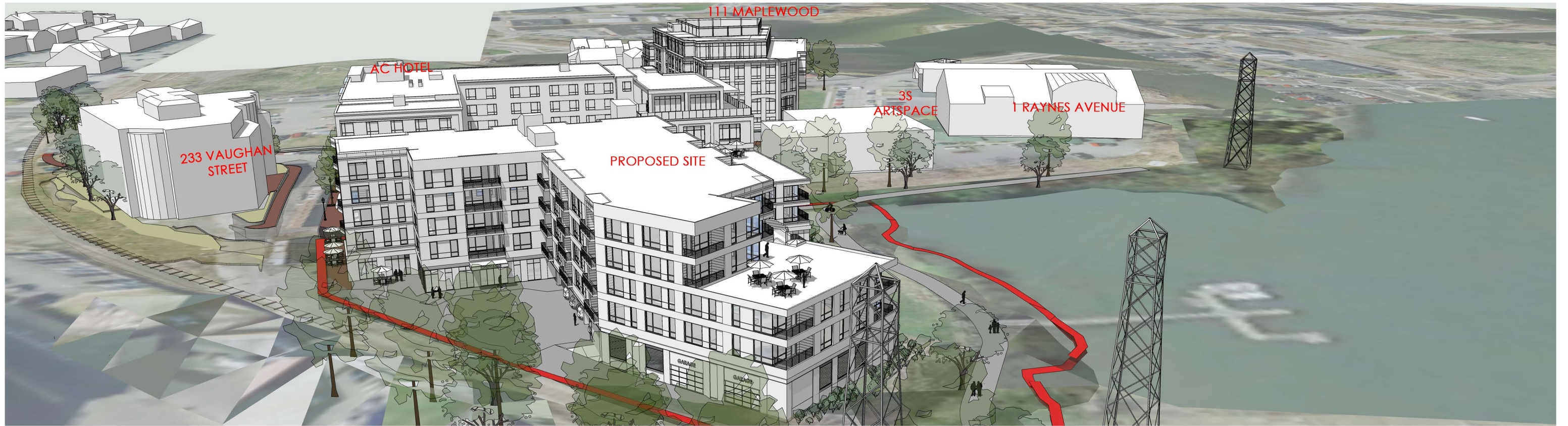
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING MASSING
VIEW FROM MARKET & RUSSELL STREETS
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

 CATHARTES
EMBARC



4.2



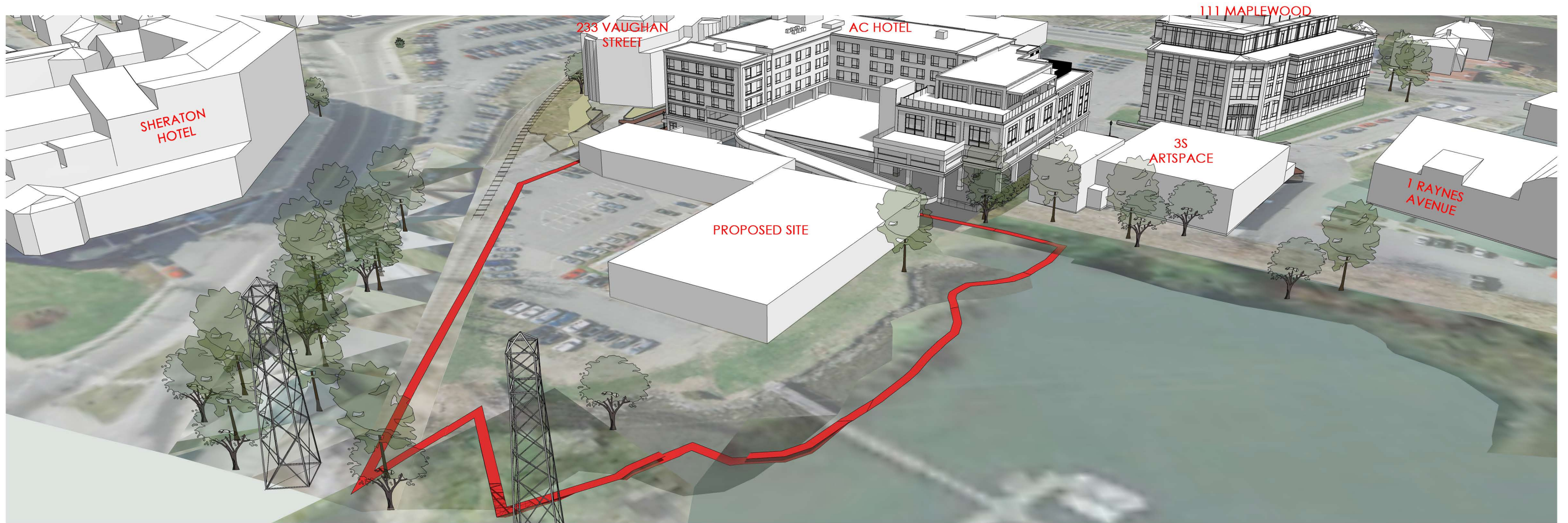
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MASSING
VIEW FROM MARKET & RUSSELL STREETS
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

 **CATHARTES**
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4.3



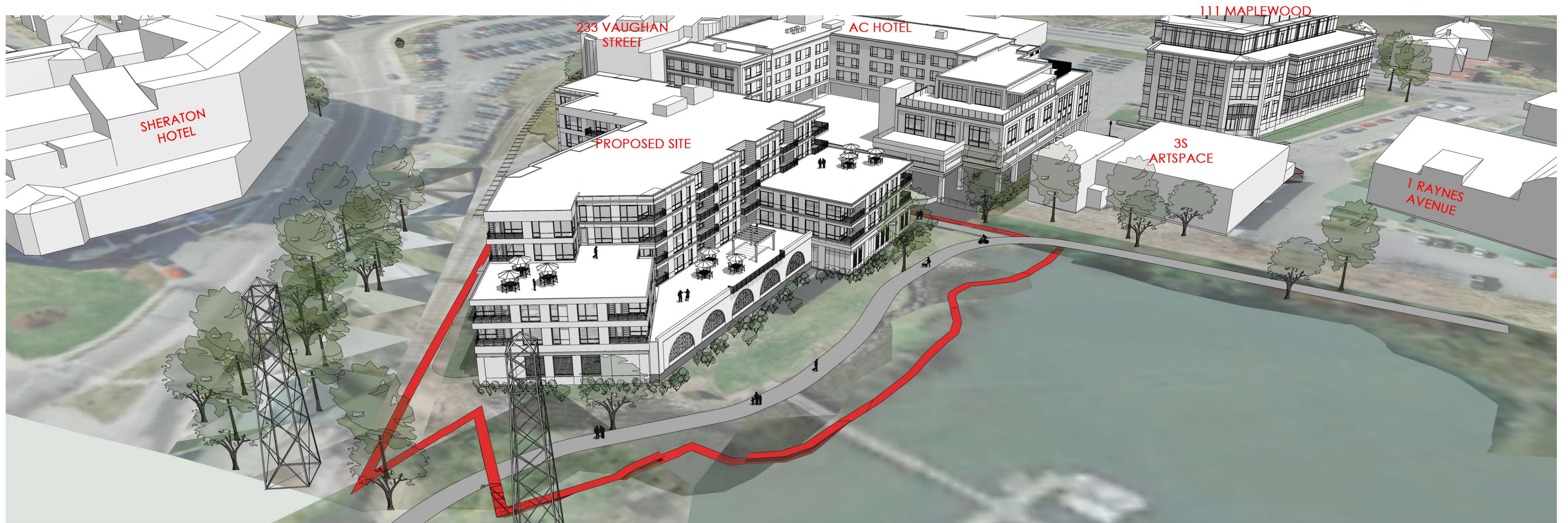
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING MASSING
VIEW FROM MARKET STREET
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

CATHARTES
EMBARC



4.4



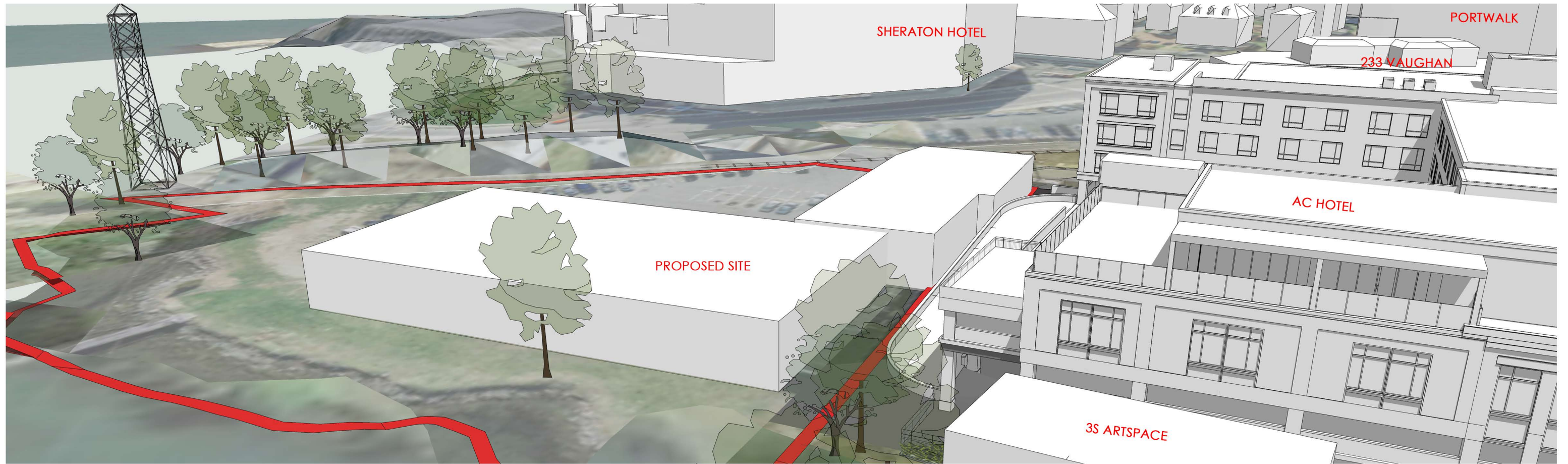
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MASSING
VIEW FROM MARKET STREET
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

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4.5



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING MASSING
VIEW FROM PARK
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

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4.6



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MASSING
VIEW FROM PARK
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

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PROPOSED BELOW GRADE PARKING PLAN



PROPOSED FIRST FLOOR PLAN

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PLANS

HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

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PROPOSED SECOND & THIRD FLOOR PLANS



PROPOSED FOURTH & FIFTH FLOOR PLANS

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PLANS
HISTORIC DISTRICT COMMISSION WORK SESSION: FEBRUARY 3, 2021

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