

An aerial photograph of a historic city district, likely Portsmouth, New Hampshire. The image shows a large, multi-story building with a flat roof and many windows, situated in the foreground. To the left of this building is a large parking lot filled with cars. In the background, there is a church with a prominent steeple and other historic buildings. The entire image is overlaid with a semi-transparent blue filter.

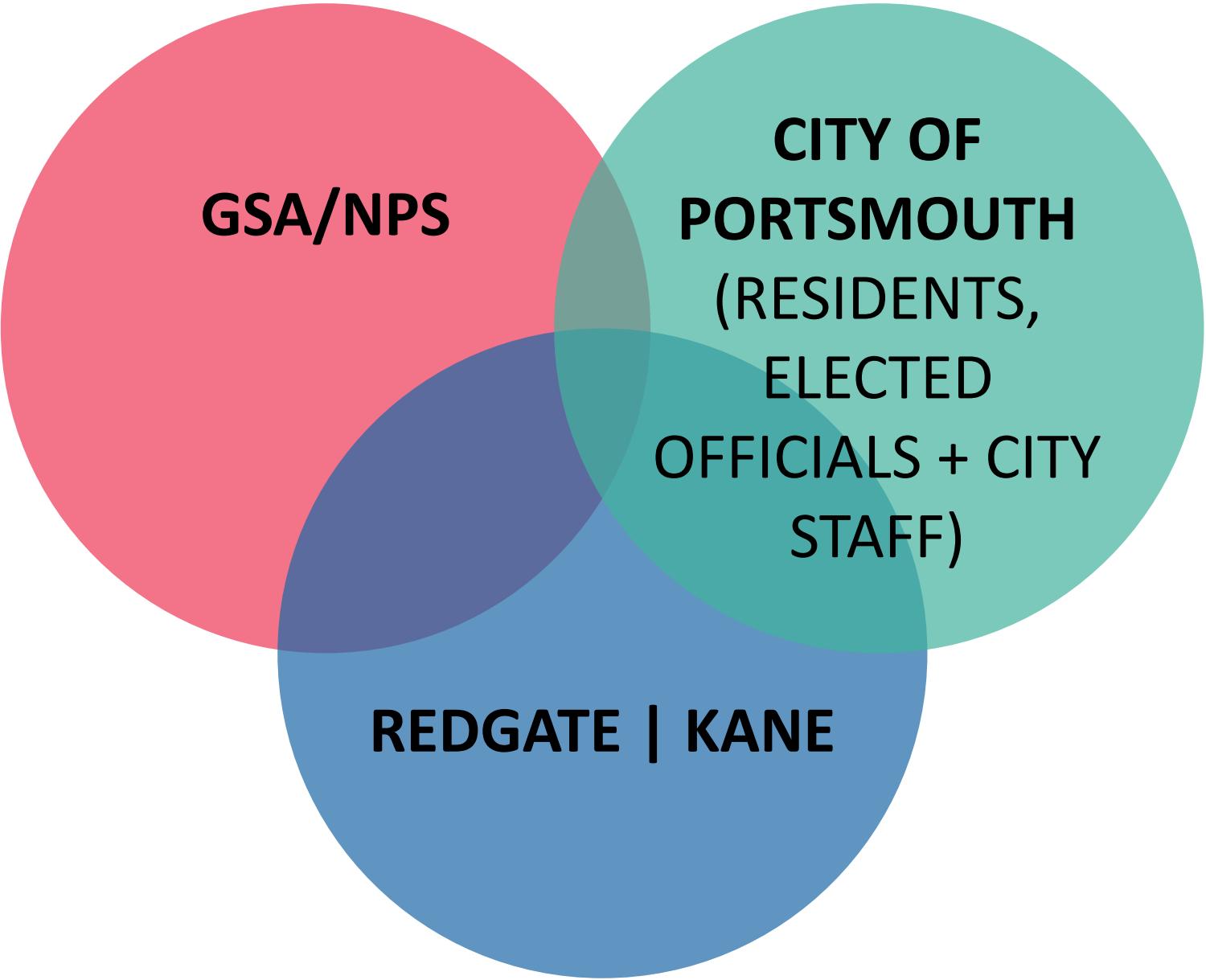
MCINTYRE PROJECT

PORTSMOUTH, NEW HAMPSHIRE

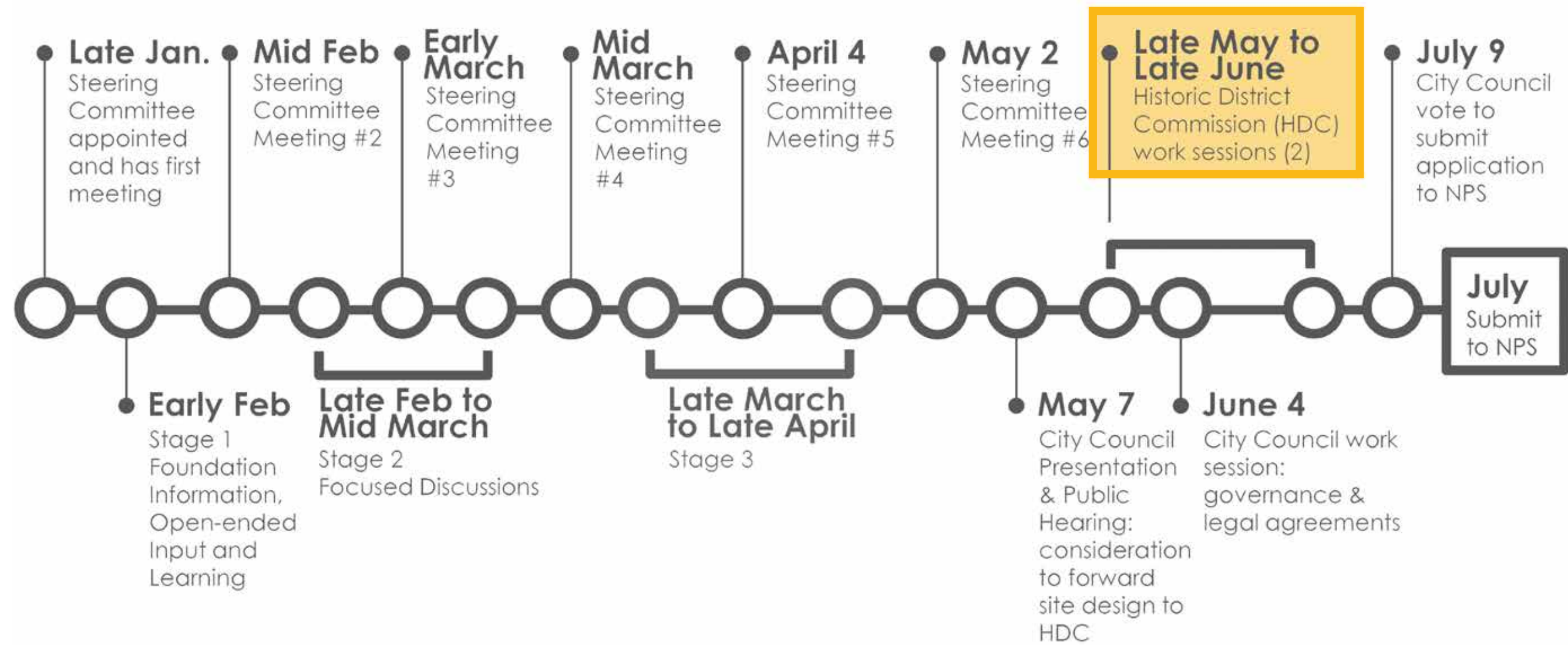
HISTORIC DISTRICT COMMISSION SUBMISSION

MAY 22, 2018

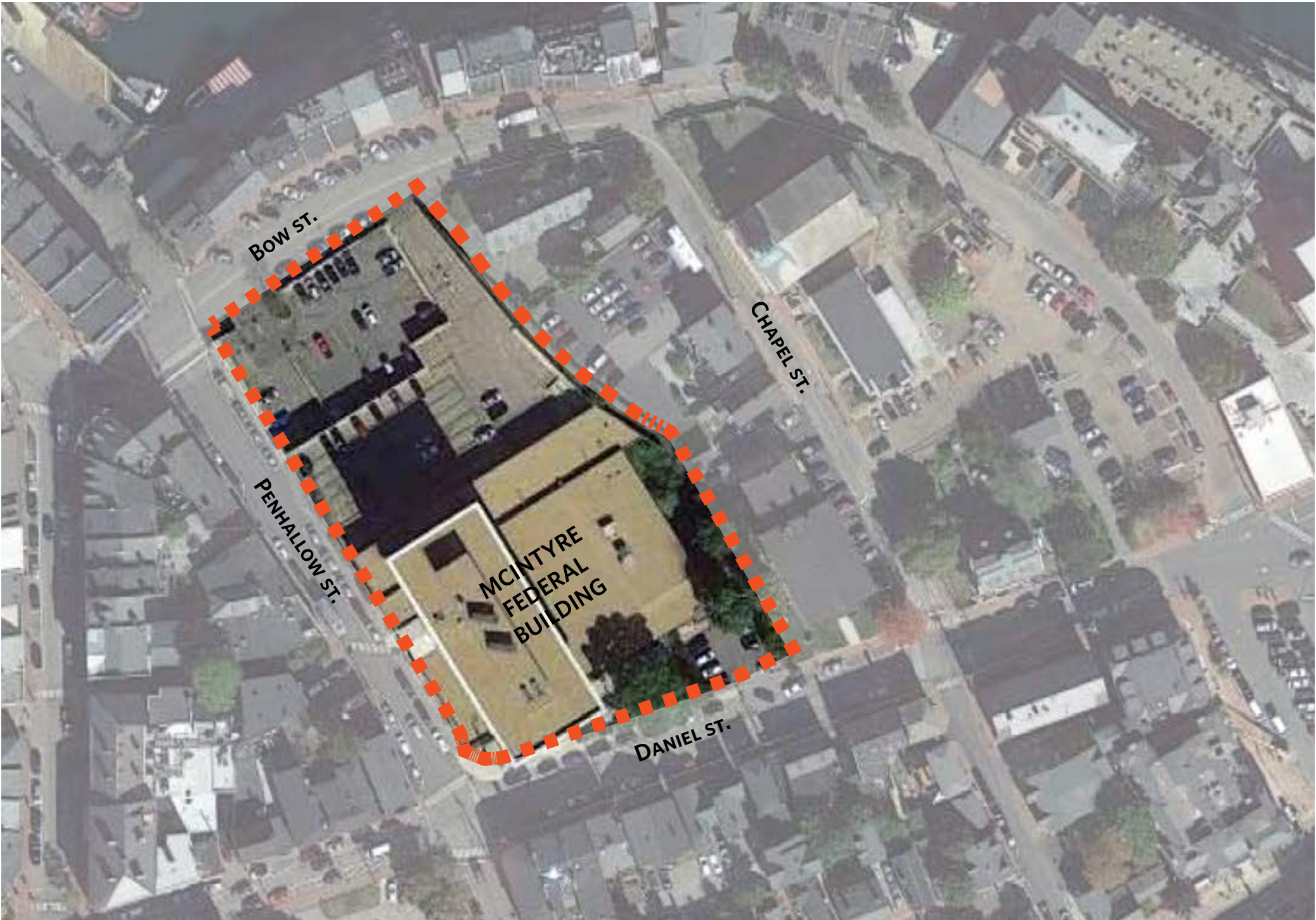
THE PROJECT TEAM



PROCESS



PROJECT SITE



AERIAL MAP



PROPOSED DESIGN



Existing



Proposed*

VIEW OF MCINTYRE FROM DANIEL STREET

* Renderings shown at Stage 3 Meeting #2 - April 24, 2018

PROPOSED DESIGN



Existing



Proposed*

VIEW DOWN PENHALLOW STREET

* Renderings shown at Stage 3 Meeting #2 - April 24, 2018

PROPOSED DESIGN



Existing



Proposed*

VIEW OF MCINTYRE LOADING DOCK

* Renderings shown at Stage 3 Meeting #2 - April 24, 2018

PROPOSED DESIGN



Existing



Proposed *

VIEW OF BOW PLAZA

* Renderings shown at Stage 3 Meeting #2 - April 24, 2018

PROPOSED DESIGN



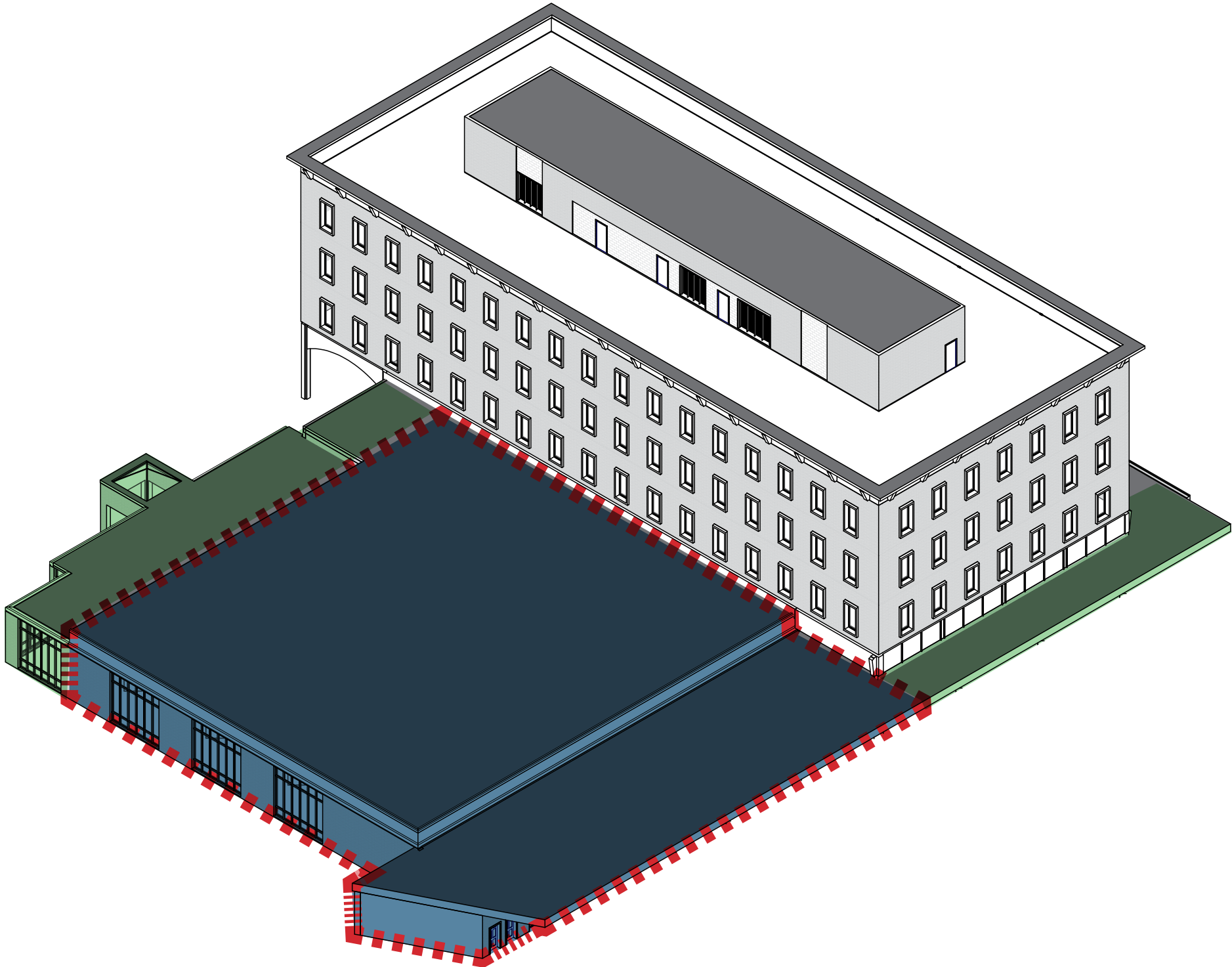
0 25 50

SCALE: 1" = 50'-0"

PROJECT USES

Open Space	41,000 SF	(45% of site)
Built Floor Area	50,500 SF	(55% of site)
Total Site Area	91,500 SF	
Office	43,000 SF	
Commercial/Office	45,500 SF	
Residential	85,000 SF	(88 Units)
Total Built Area	173,500 SF	
Parking Provided	109 Garage Spaces (1.2/unit)	

HISTORIC MONUMENT PROGRAM / NPS

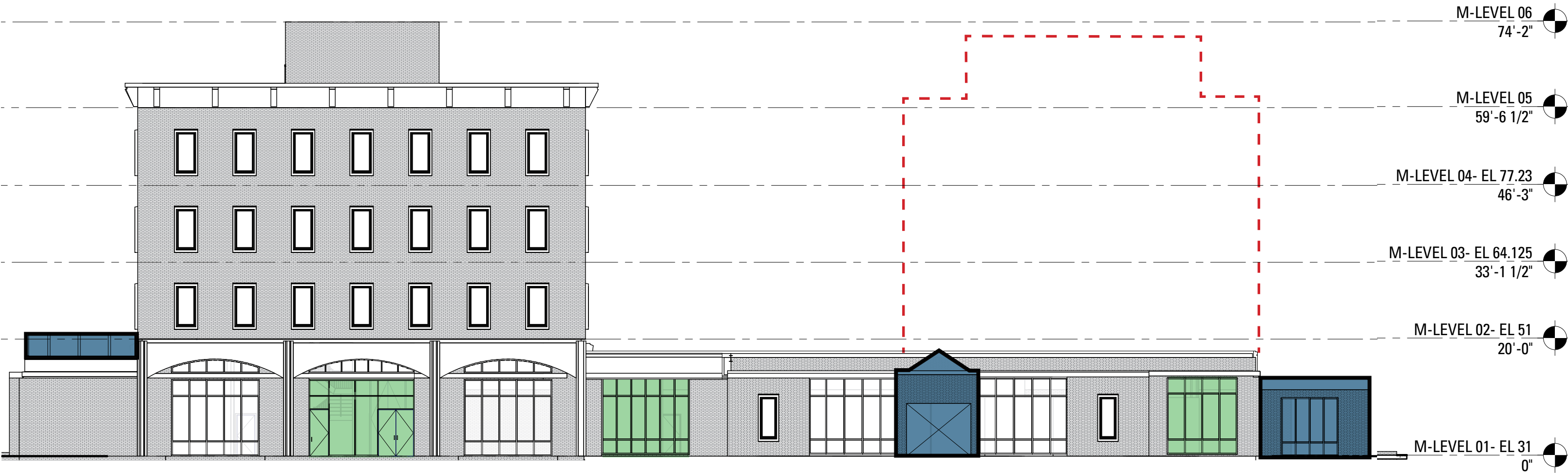


DEMOLITION

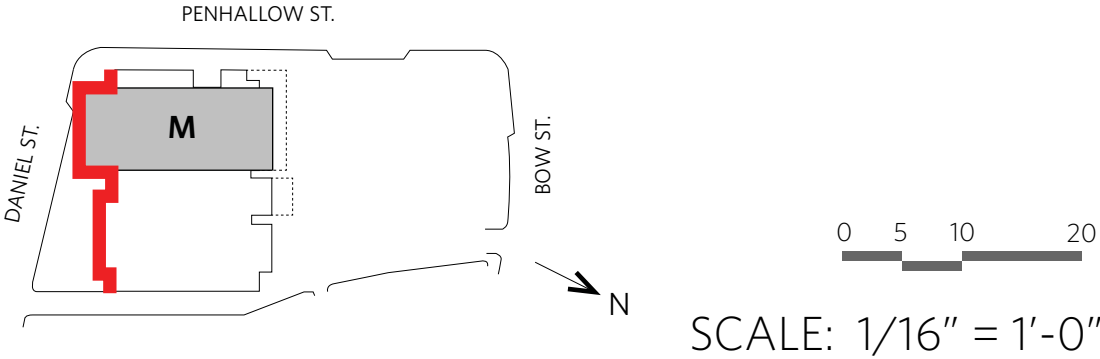


MINIMAL ALTERATIONS

HISTORIC MONUMENT PROGRAM / NPS



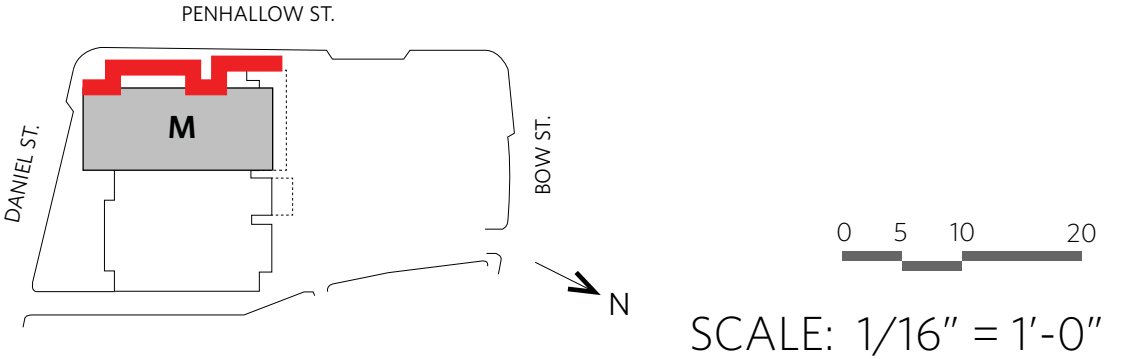
- DEMOLITION
- MINIMAL ALTERATIONS
- PROPOSED ADDITION



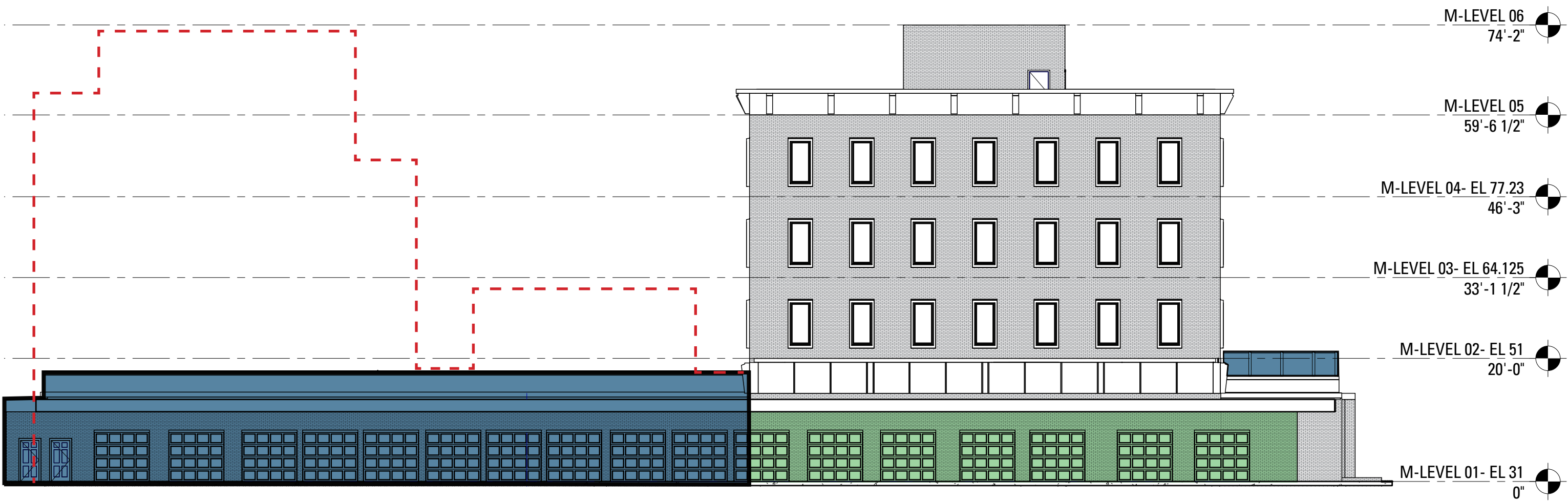
HISTORIC MONUMENT PROGRAM / NPS



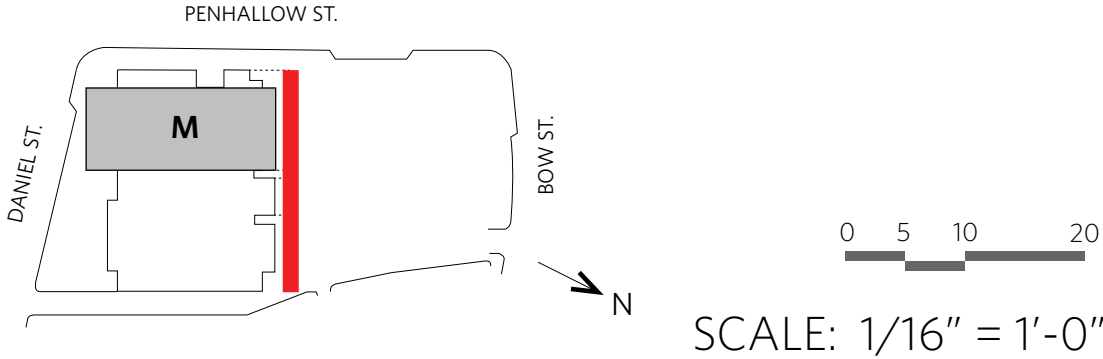
- DEMOLITION
- MINIMAL ALTERATIONS
- PROPOSED ADDITION



HISTORIC MONUMENT PROGRAM / NPS



- DEMOLITION
- MINIMAL ALTERATIONS
- PROPOSED ADDITION



SURROUNDING NEIGHBORHOOD CONTEXT



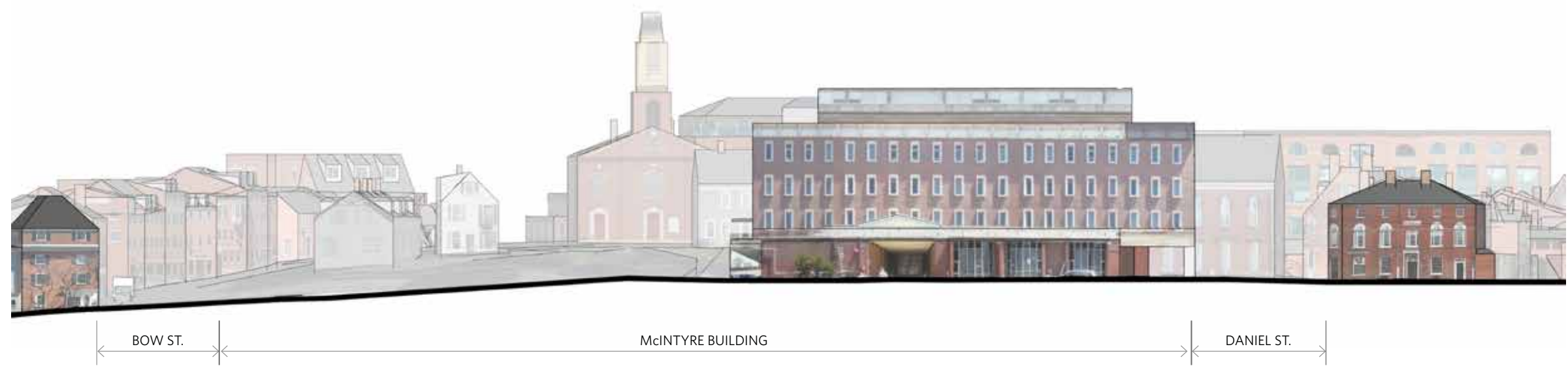
EXISTING DANIEL STREET ELEVATION (NORTH SIDE)



EXISTING DANIEL STREET ELEVATION (SOUTH SIDE)

SCALE: 1" = 50'-0"

SURROUNDING NEIGHBORHOOD CONTEXT



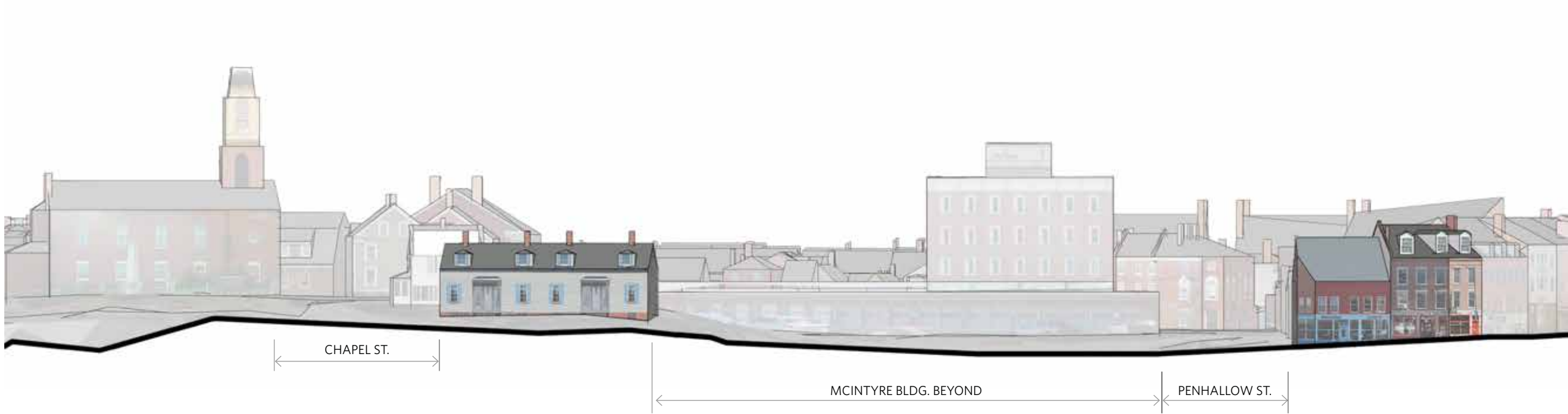
EXISTING PENHALLOW STREET ELEVATION (EAST SIDE)



EXISTING PENHALLOW STREET ELEVATION (WEST SIDE)

0 25 50
SCALE: 1" = 50'-0"

SURROUNDING NEIGHBORHOOD CONTEXT



EXISTING BOW STREET ELEVATION (SOUTH SIDE)



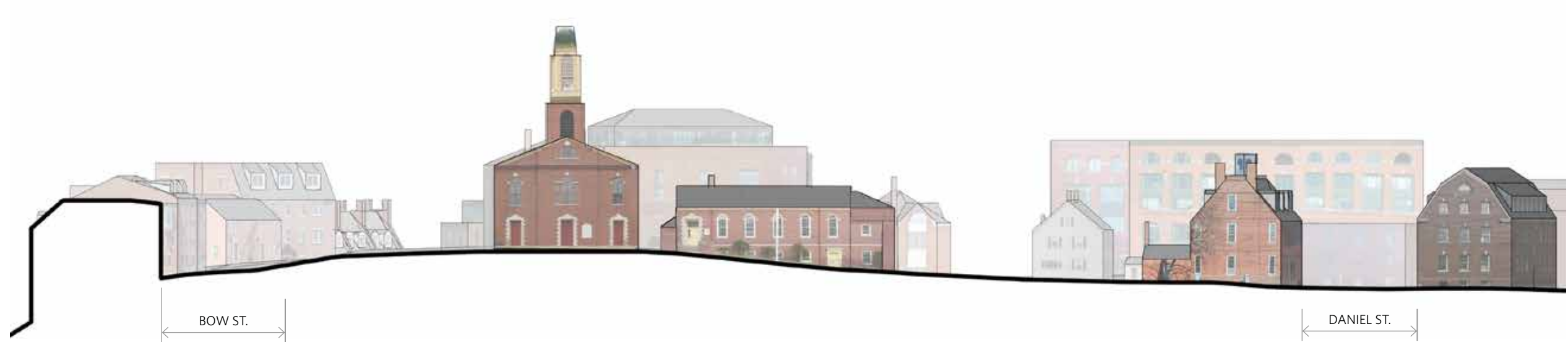
EXISTING BOW STREET ELEVATION (NORTH SIDE)

0 25 50
SCALE: 1" = 50'-0"

SURROUNDING NEIGHBORHOOD CONTEXT



EXISTING CHAPEL STREET ELEVATION (WEST SIDE)



EXISTING CHAPEL STREET ELEVATION (EAST SIDE)

0 25 50

SCALE: 1" = 50'-0"

SURROUNDING NEIGHBORHOOD CONTEXT



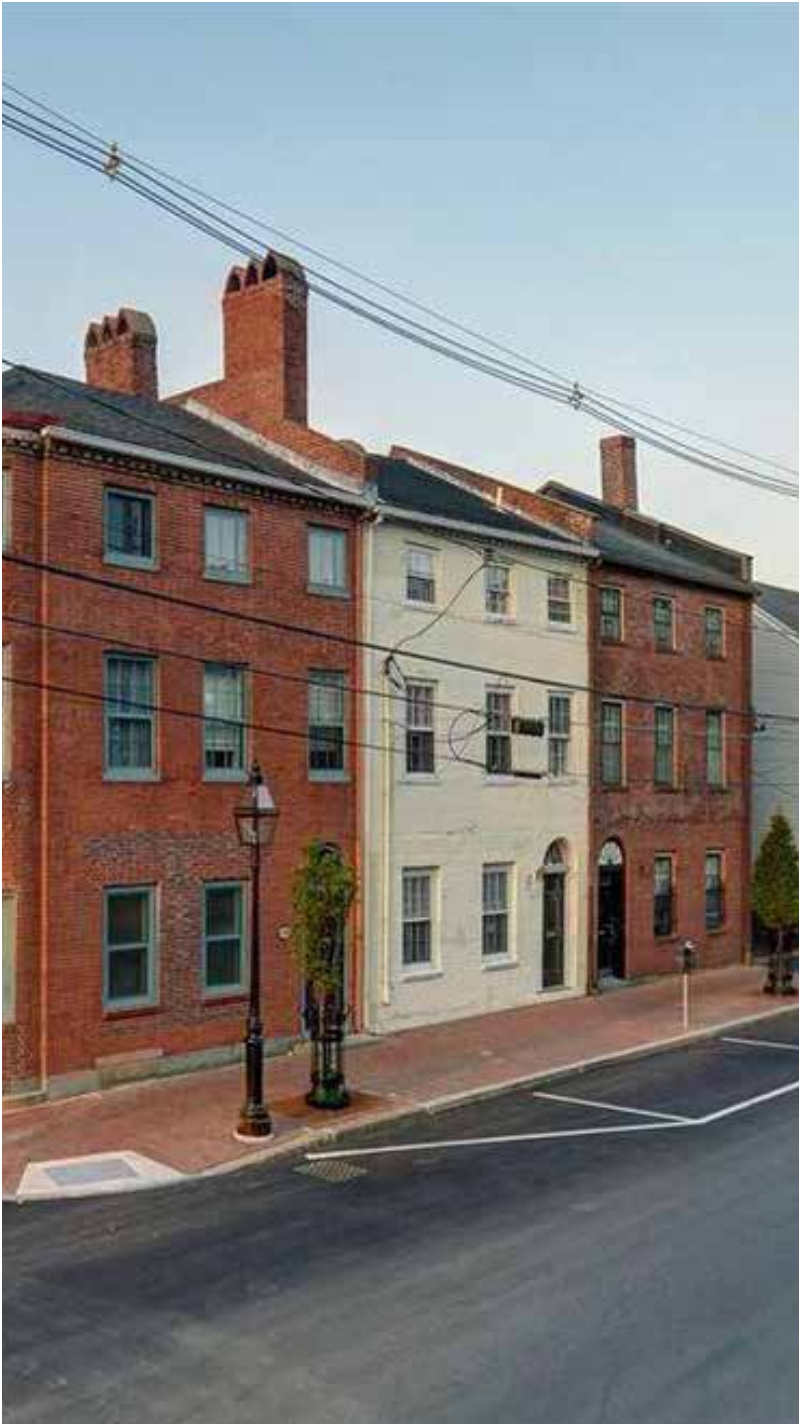
CERES ST
6 STORY



BOW ST
4 1/2 STORY



MARKET ST
3 1/2 STORY



DANIEL ST
3 STORY

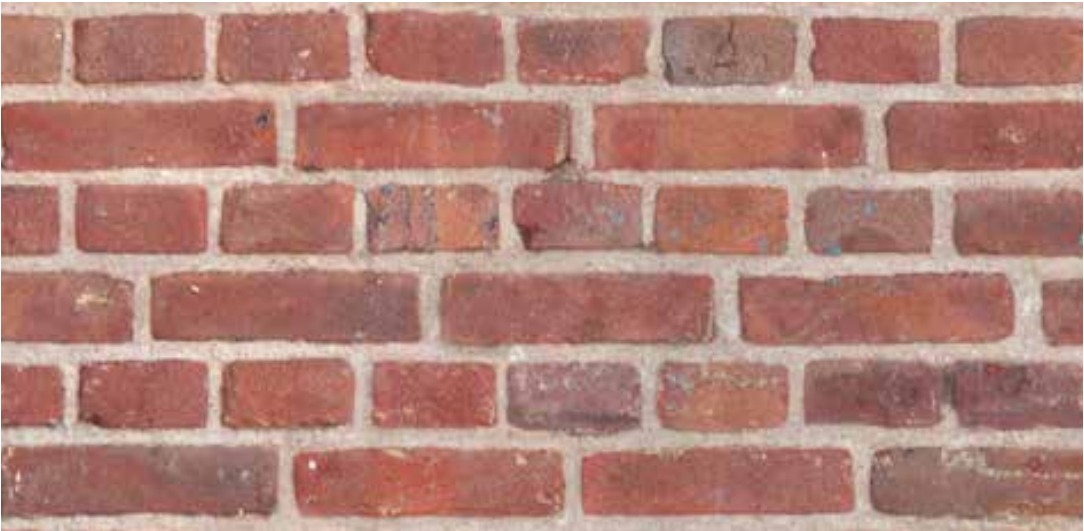
MATERIAL PALETTE



METAL PANEL
AND/OR FIBER CEMENT



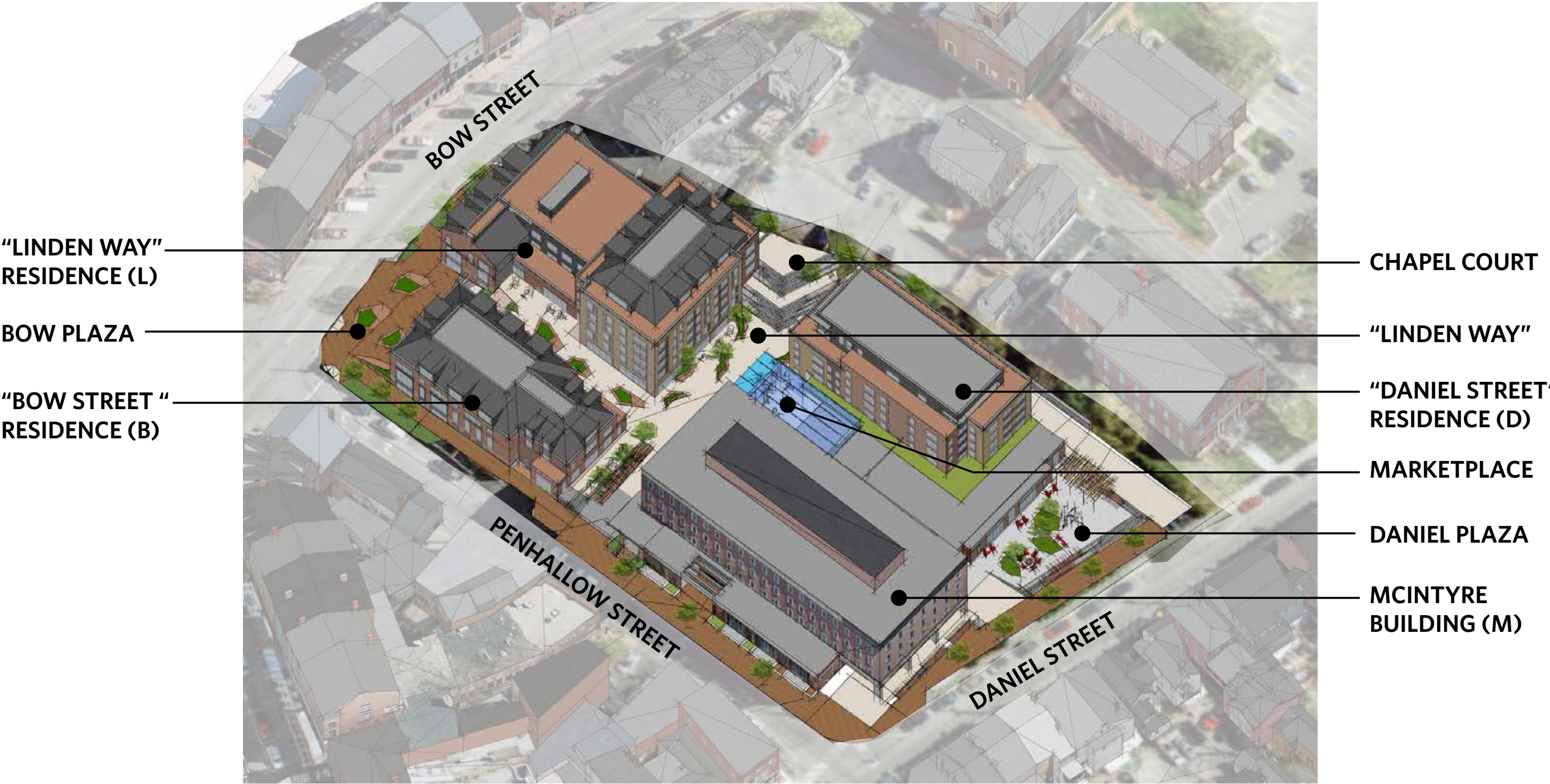
PRECAST MASONRY



BRICK MASONRY



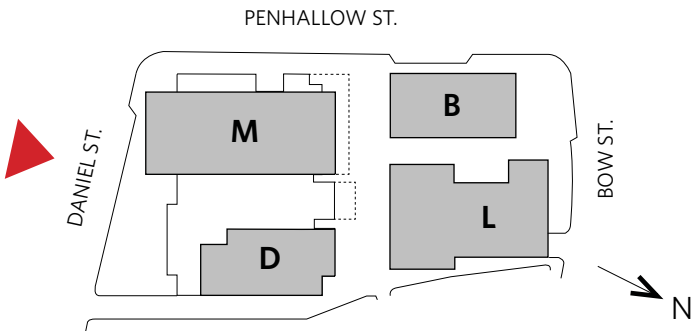
PROPOSED DESIGN



PROPOSED DESIGN



DANIEL STREET ELEVATION

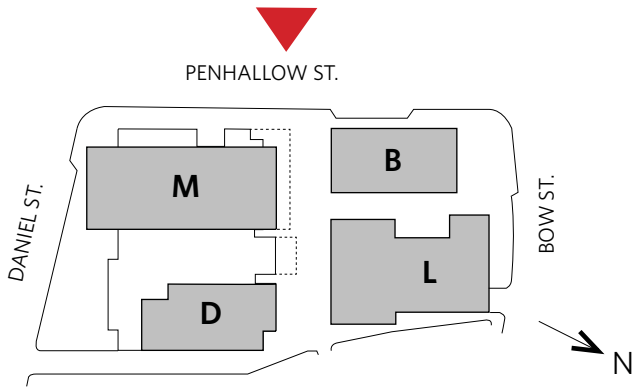


0 25 50
SCALE: 1" = 50'-0"

PROPOSED DESIGN



PENHALLOW STREET ELEVATION

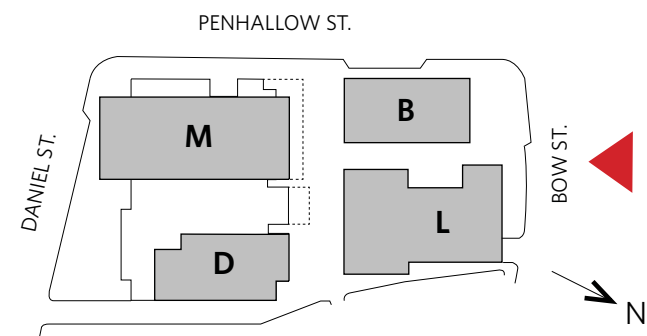


0 25 50
SCALE: 1" = 50'-0"

PROPOSED DESIGN



BOW STREET ELEVATION

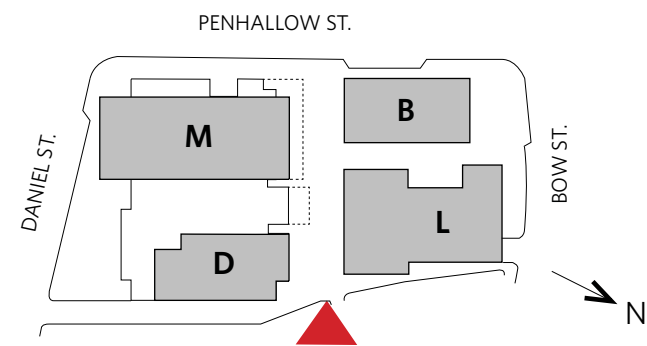


0 25 50
SCALE: 1" = 50'-0"

PROPOSED DESIGN



CHAPEL STREET ELEVATION



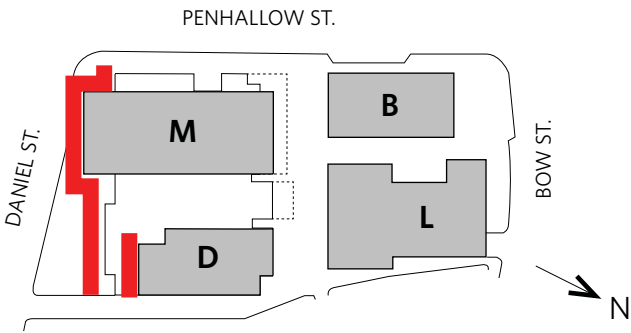
0 25 50

SCALE: 1" = 50'-0"

PROPOSED DESIGN



DANIEL STREET ELEVATION



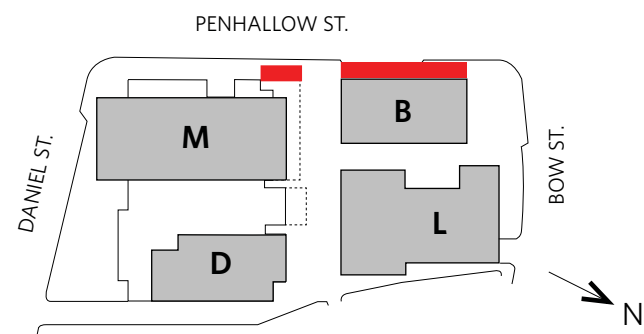
0 5 10 20

SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



PENHALLOW STREET ELEVATION



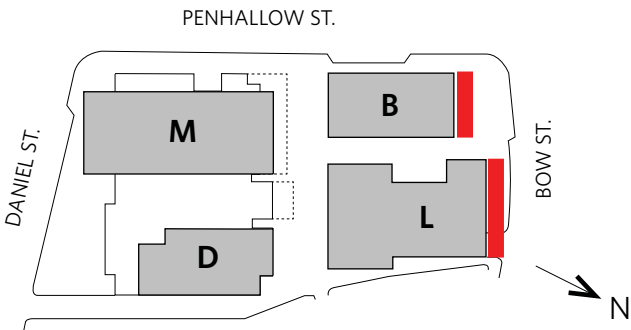
0 5 10 20

SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



BOW STREET ELEVATION



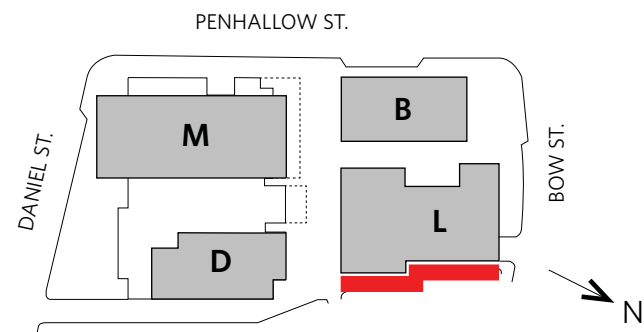
0 5 10 20

SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



“LINDEN WAY” RESIDENCE - NORTH ELEVATION

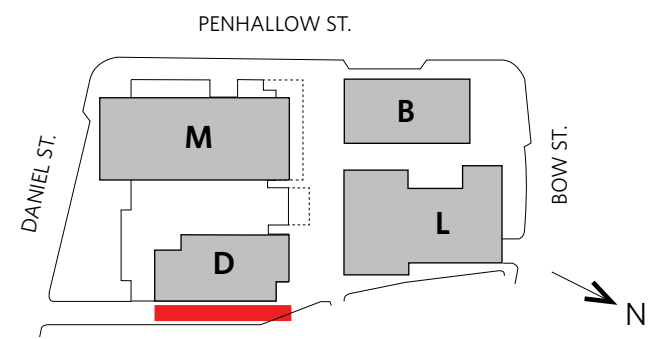


SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



"DANIEL STREET" RESIDENCE - NORTH ELEVATION

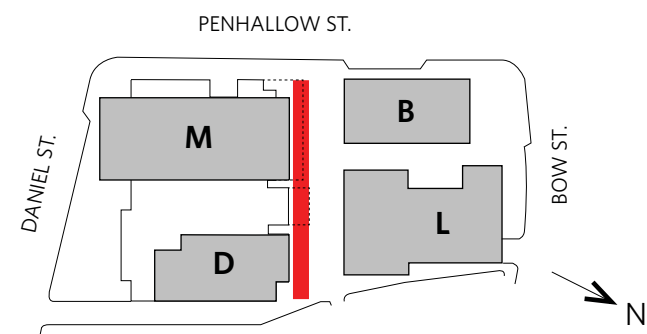


0 5 10 20
SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



"LINDEN Way" - NORTH ELEVATION



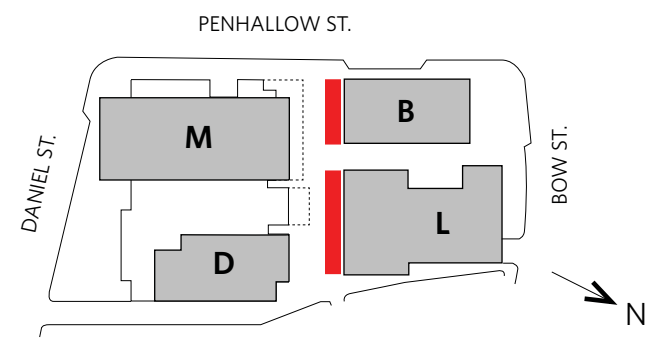
0 5 10 20

SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



“LINDEN WAY” SOUTH ELEVATION

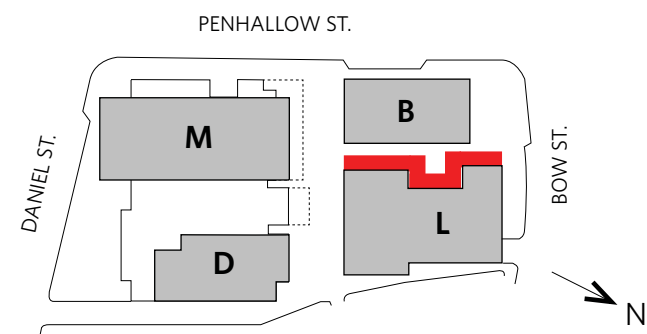


0 5 10 20
SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



“LINDEN WAY” WEST ELEVATION

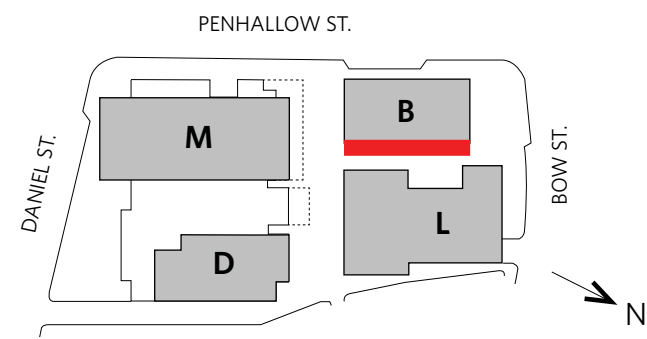


0 5 10 20
SCALE: 1/16" = 1'-0"

PROPOSED DESIGN

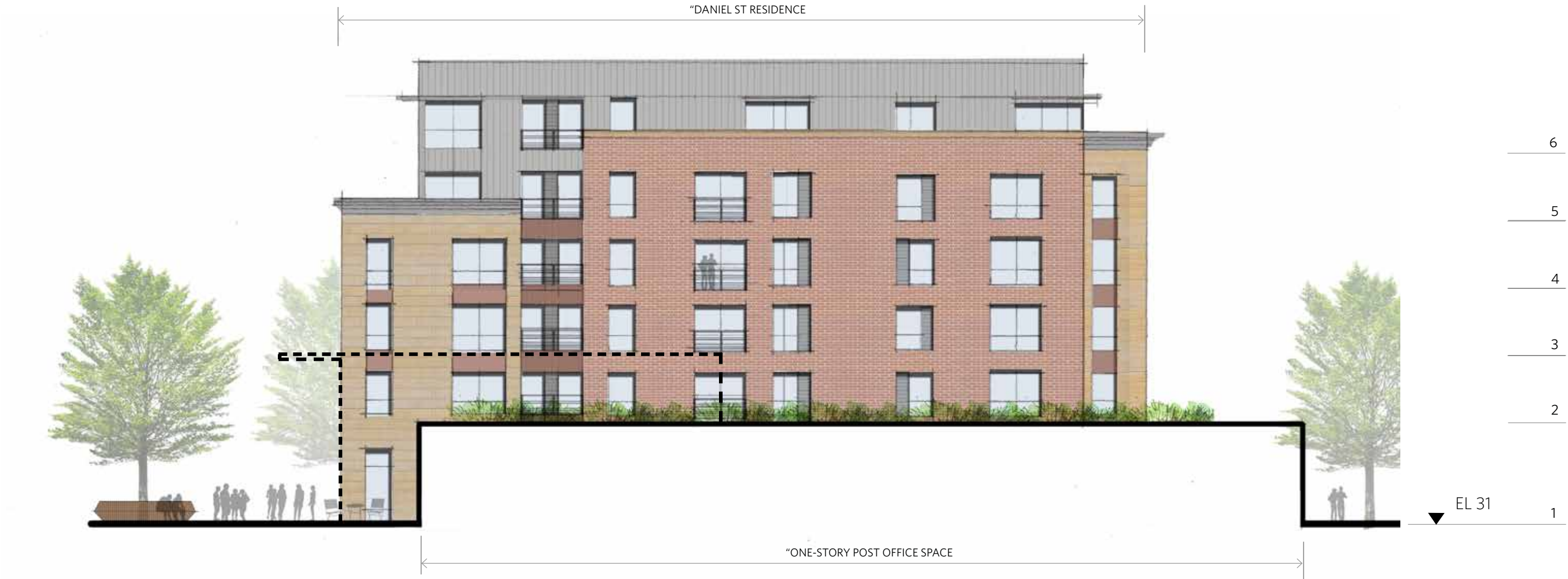


"Bow Street" Residence - East Elevation

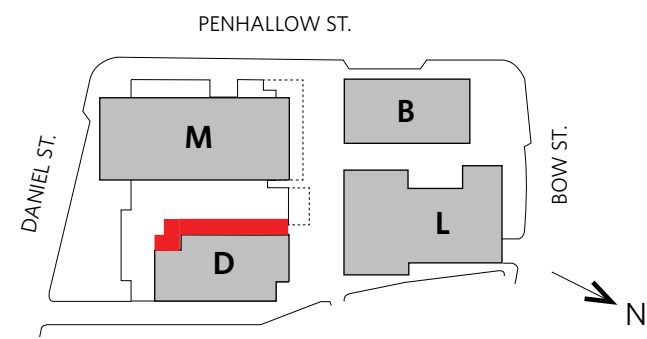


SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



"DANIEL STREET RESIDENCE - SOUTH ELEVATION ABOVE MCINTYRE

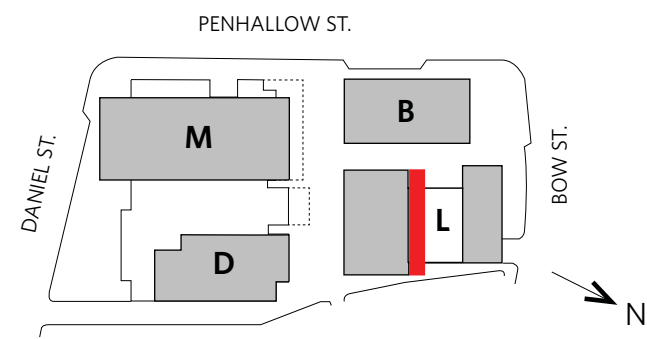


0 5 10 20
SCALE: 1/16" = 1'-0"

PROPOSED DESIGN



“LINDEN WAY” RESIDENCE - NORTH ELEVATION (INTERIOR)



SCALE: 1/16" = 1'-0"