

238 DEER STREET: MIXED-USE BUILDING

HISTORIC DISTRICT COMMISSION WORK SESSION - JULY 2021, PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

- PROPOSED WORK:
- CONSTRUCT NEW 3 STORY WITH A PENTHOUSE MIXED-USE BUILDIN TO INCLUDE:
 - GROUND FLOOR RETAIL
 - 21 APARTMENTS (400-500 SF EACH) ABOVE RETAIL

SHEET LIST	
Sheet Number	Sheet Name
C	COVER
A1	CONTEXT AND SITE PLAN
A2	OPTION 1
A3	OPTION 2
A4	OPTION 3
A5	OPTION 4
A6	OPTION 5
A7	CONCEPT FLOOR PLANS
A8	BUILDING DATA
A9	INTERIOR CONCEPT / OWNER INSPIRATION
A10	EXISTING PHOTOGRAPHS
A11	CONTEXT PHOTOGRAPHS
A12	CONTEXT PHOTOGRAPHS
A13	FOUNDRY PLACE CONTEXT



238 DEER STREET
PORTSMOUTH, NH 03801

LOCUS MAP



PERSPECTIVE FROM DEER STREET - EXISTING



PERSPECTIVE FROM DEER STREET - PROPOSED

© 2021 McHenry Architecture

DEER STREET MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

COVER

Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

C

07/14/2021
McHA: RD / JJ
NOT TO SCALE



© 2021 McHenry Architecture

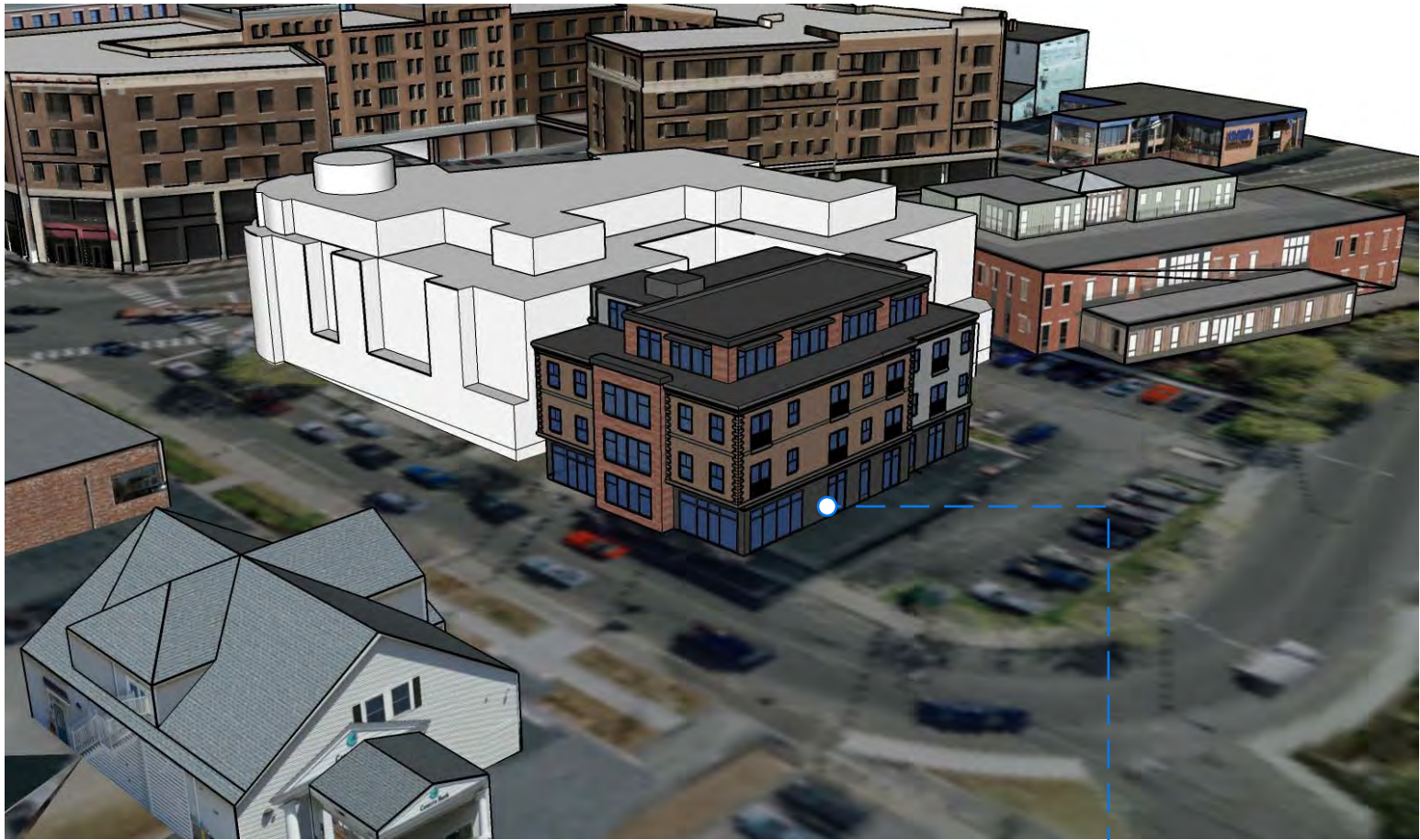
DEER STREET MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

CONTEXT AND SITE PLAN
Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A1

07/14/2021
McHA: RD / JJ
NOT TO SCALE



AERIAL VIEW FROM WEST - OPTION 1



VIEW FROM DEER STREET - OPTION 1

OPTION 1:

- DEER STREET ELEVATION DIVIDED INTO THIRDS, MIDDLE SECTION EXTRUDED IN A DIFFERING MATERIAL THAT MATCHES THE PENTHOUSE
- MIDDLE SECTION IS EXTRUDED ABOVE THE MAIN CORNICE LINE TO GIVE THE IMPRESSION OF SMALLER BUILDINGS TO EITHER SIDE
- STRONG CORNICE LINES THAT CONNECT THE FRONT AND REAR MASS
- FIRST FLOOR TO APPEAR AS ONE WHOLE BASE TO RELATE TO ADJACENT 46-64 MAPLEWOOD BUILDING
- THE PENTHOUSE IS RECESSED BACK FROM THE FACE OF THE BUILDING TO HELP STEP THE BUILDING DOWN FROM THE ADJACENT CORNER BUILDING

CONCEPTUAL MATERIALS:



MASONRY BASE SIMILAR TO ADJACENT 46-64 MAPLEWOOD BUILDING

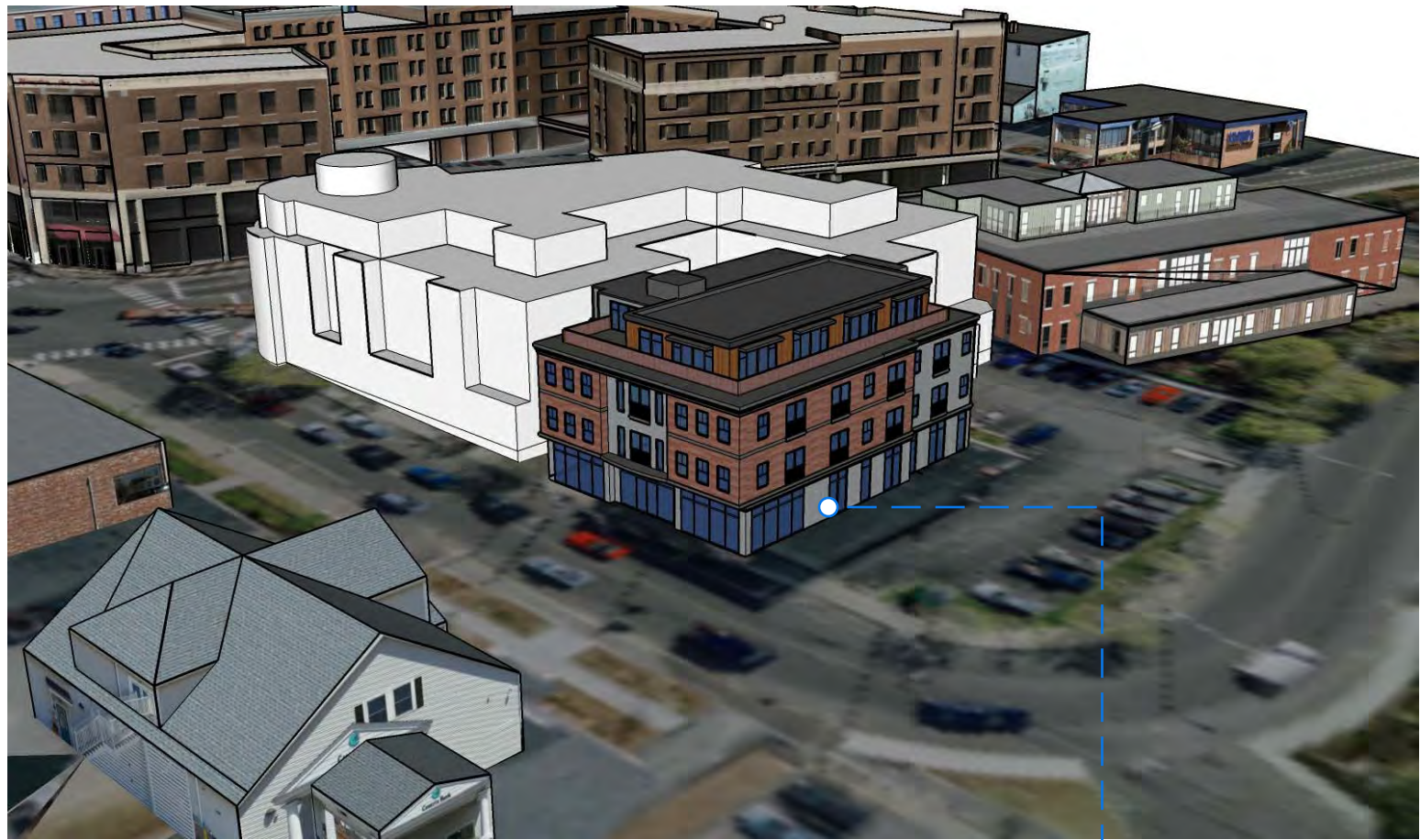


COMPOSITE CLAPBOARDS



TERRA COTTA PANELS

© 2021 McHenry Architecture



AERIAL VIEW FROM WEST - OPTION 2



VIEW FROM DEER STREET - OPTION 2

OPTION 2:

- DEER STREET ELEVATION DIVIDED INTO THIRDS, MIDDLE SECTION PUSHED INTO THE BUILDING TO HIGHLIGHT A CENTRAL ENTRY POINT
- STRONG CORNICE LINES THAT CONNECT THE FRONT AND REAR MASS
- CORNICE LINES CONTINUE ACROSS THE FRONT CONNECTING THE FACADE
- FIRST FLOOR TO APPEAR AS ONE WHOLE BASE TO RELATE TO ADJACENT 46-64 MAPLEWOOD BUILDING
- THE PENTHOUSE IS RECESSED BACK FROM THE FACE OF THE BUILDING TO HELP STEP THE BUILDING DOWN FROM THE ADJACENT CORNER BUILDING
- FULL HEIGHT STOREFRONT SIMILAR TO ADJACENT 46-64 MAPLEWOOD BUILDING

CONCEPTUAL MATERIALS:



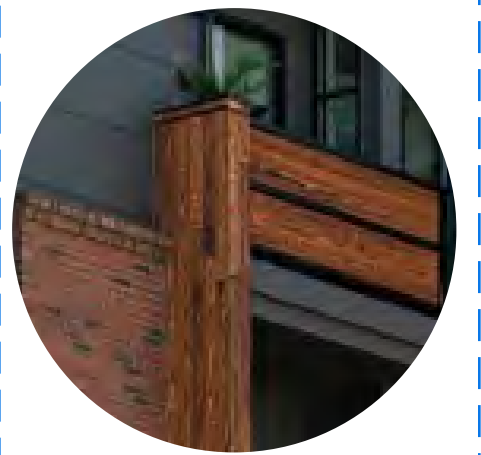
LIGHT GREY
MASONRY



COMPOSITE CLAPBOARDS



TERRA COTTA PANELS



WOOD

© 2021 McHenry Architecture

DEER STREET MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

OPTION 2

Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE

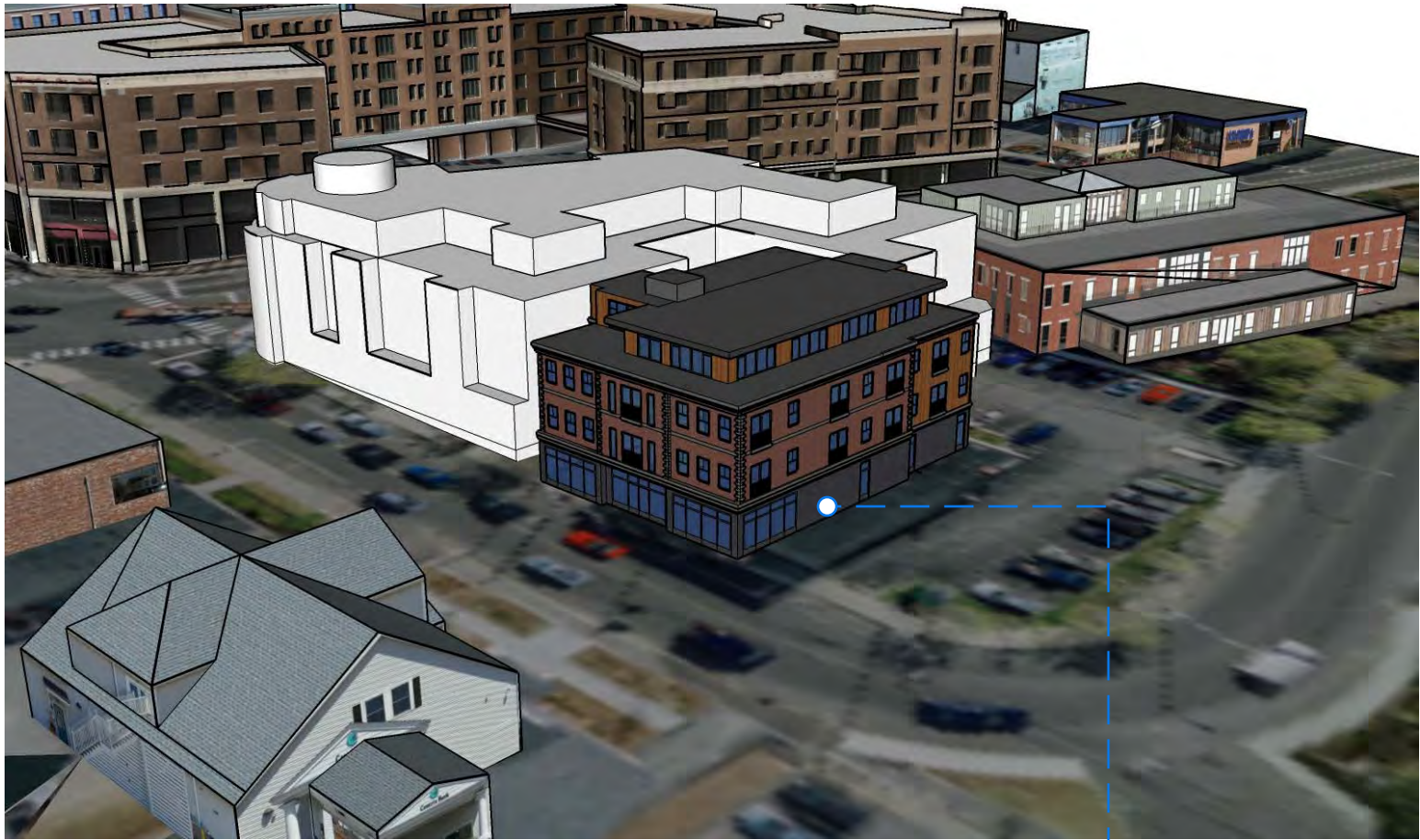
4 Market Street
Portsmouth, New Hampshire

A3

07/14/2021

McHA: RD / JJ

NOT TO SCALE



AERIAL VIEW FROM WEST - OPTION 3



VIEW FROM DEER STREET - OPTION 3

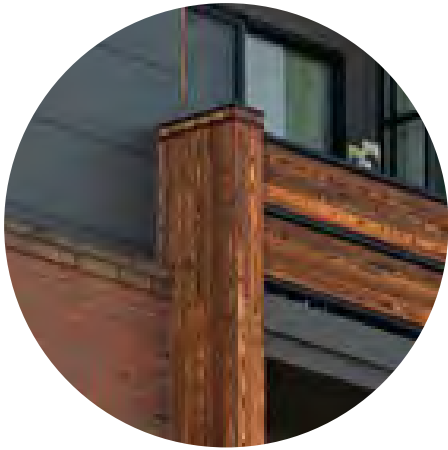
OPTION 3:

- DEER STREET ELEVATION DIVIDED INTO THIRDS, MIDDLE SECTION AT GRADE IS PUSHED INTO THE BUILDING TO HIGHLIGHT A CENTRAL ENTRY POINT
- THE MIDDLE SECTION IS EXTRUDED FROM THE FACE OF THE BUILDING ABOVE THE FIRST FLOOR CORNICE LINE
- STRONG CORNICE LINES THAT CONNECT THE FRONT AND REAR MASS
- FIRST FLOOR TO APPEAR AS ONE WHOLE BASE TO RELATE TO ADJACENT 46-64 MAPLEWOOD BUILDING
- DEEP OVERHANGS AT THE PENTHOUSE TO DIFFERENTIATE THE PENTHOUSE MASS FROM THE BUILDING BELOW
- THE PENTHOUSE IS RECESSED BACK FROM THE FACE OF THE BUILDING TO HELP STEP THE BUILDING DOWN FROM THE ADJACENT CORNER BUILDING

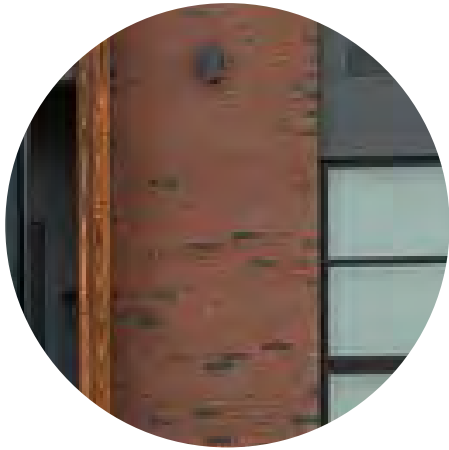
CONCEPTUAL MATERIALS:



MASONRY BASE SIMILAR TO ADJACENT 46-64 MAPLEWOOD BUILDING

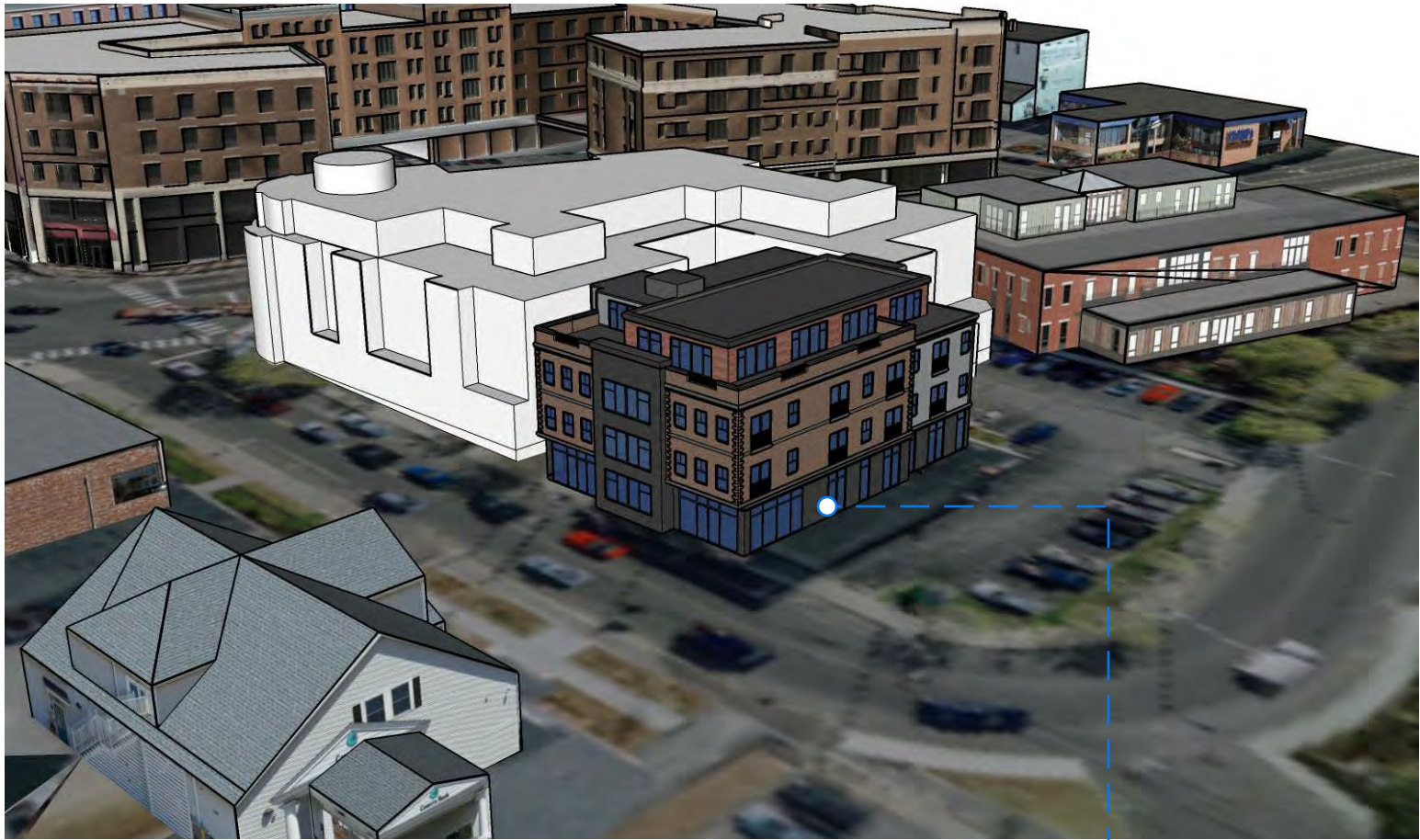


WOOD



BRICK

© 2021 McHenry Architecture



AERIAL VIEW FROM WEST - OPTION 4



VIEW FROM DEER STREET - OPTION 4

OPTION 4:

- DEER STREET ELEVATION DIVIDED INTO THIRDS, MIDDLE SECTION EXT A DIFFERING MATERIAL THAT MATCHES THE PENTHOUSE
- MIDDLE SECTION IS EXTRUDED ABOVE THE MAIN CORNICE LINE TO GIV IMPRESSION OF SMALLER BUILDINGS GIVING IT A MORE HUMAN SCALE
- STRONG CORNICE LINES THAT CONNECT THE FRONT AND REAR MASS
- FIRST FLOOR TO APPEAR AS ONE WHOLE BASE TO RELATE TO ADJACENT 46-64 MAPLEWOOD BUILDING
- PARAPENT EXTENDED UP PAST CORNICE LINE TO PROVIDE A CONTINUAT MASONRY FACADE TO SERVE AS A GUARDRAIL AT THE EDGE OF THE ROOF
- FULL HEIGHT STOREFRONT SIMILAR TO ADJACENT MAPLEWOOD BUILDING

CONCEPTUAL MATERIALS:



MASONRY BASE SIMILAR TO ADJACENT 46-64 MAPLEWOOD BUILDING



COMPOSITE CLAPBOARDS

© 2021 McHenry Architecture



AERIAL VIEW FROM NORTH - OPTION 5A



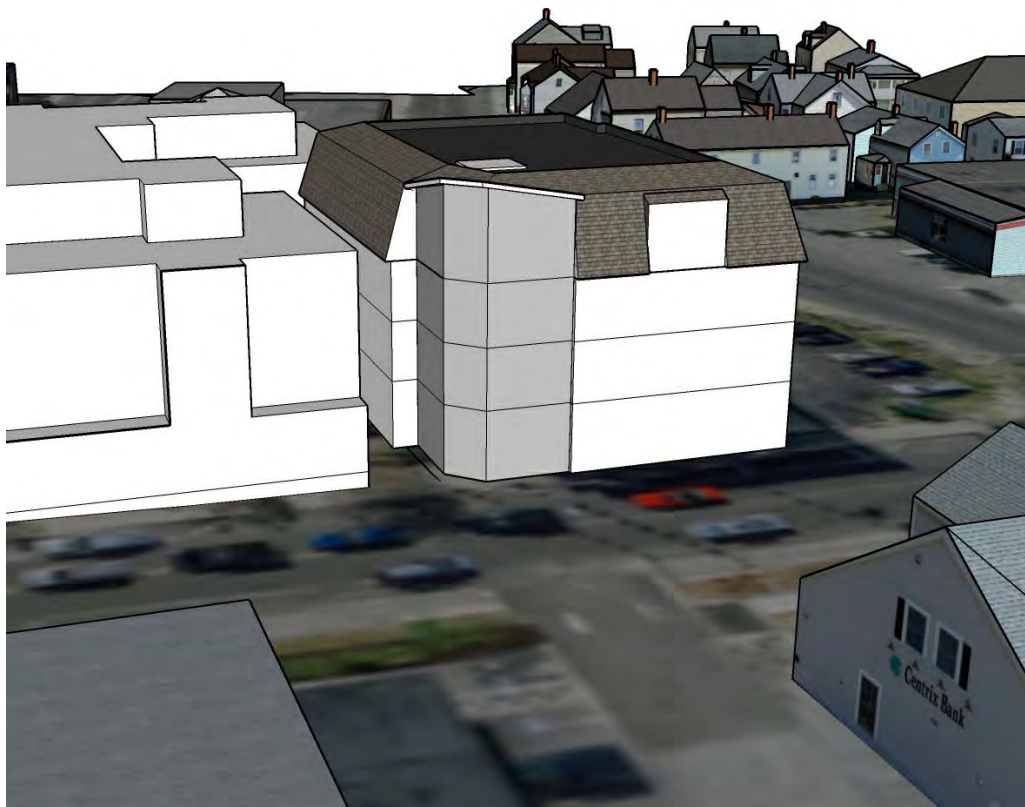
AERIAL VIEW FROM NORTH - OPTION 5B



AERIAL VIEW FROM NORTH - OPTION 5C

OPTION 5:

- 3 STORIES WITH A SLOPED 4TH FLOOR WITH DORMERS
- OPTIONS 5A-5D INTRODUCE A TOWER ELEMENT THAT ACCENTUATES THE CORNER AND ENTRY INTO THE RESIDENTIAL AND RETAIL LOBBY
- HEIGHT WITH THESE SLOPED ROOFS IS ALLOWED BY ZONING



AERIAL VIEW FROM NORTH - OPTION 5D



AERIAL VIEW FROM NORTH - OPTION 5E © 2021 McHenry Architecture

DEER STREET MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

OPTION 5

Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE

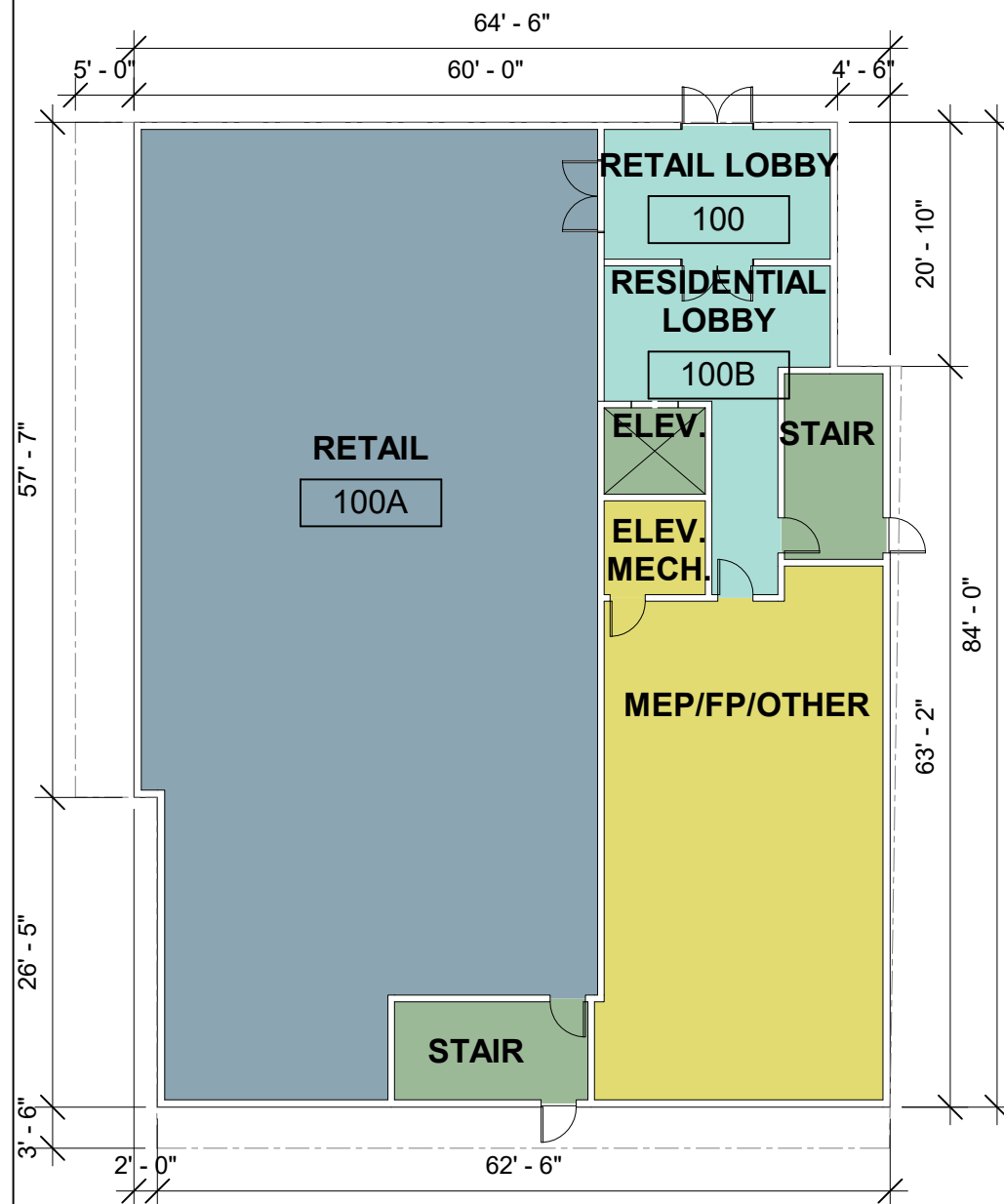
4 Market Street
Portsmouth, New Hampshire

A6

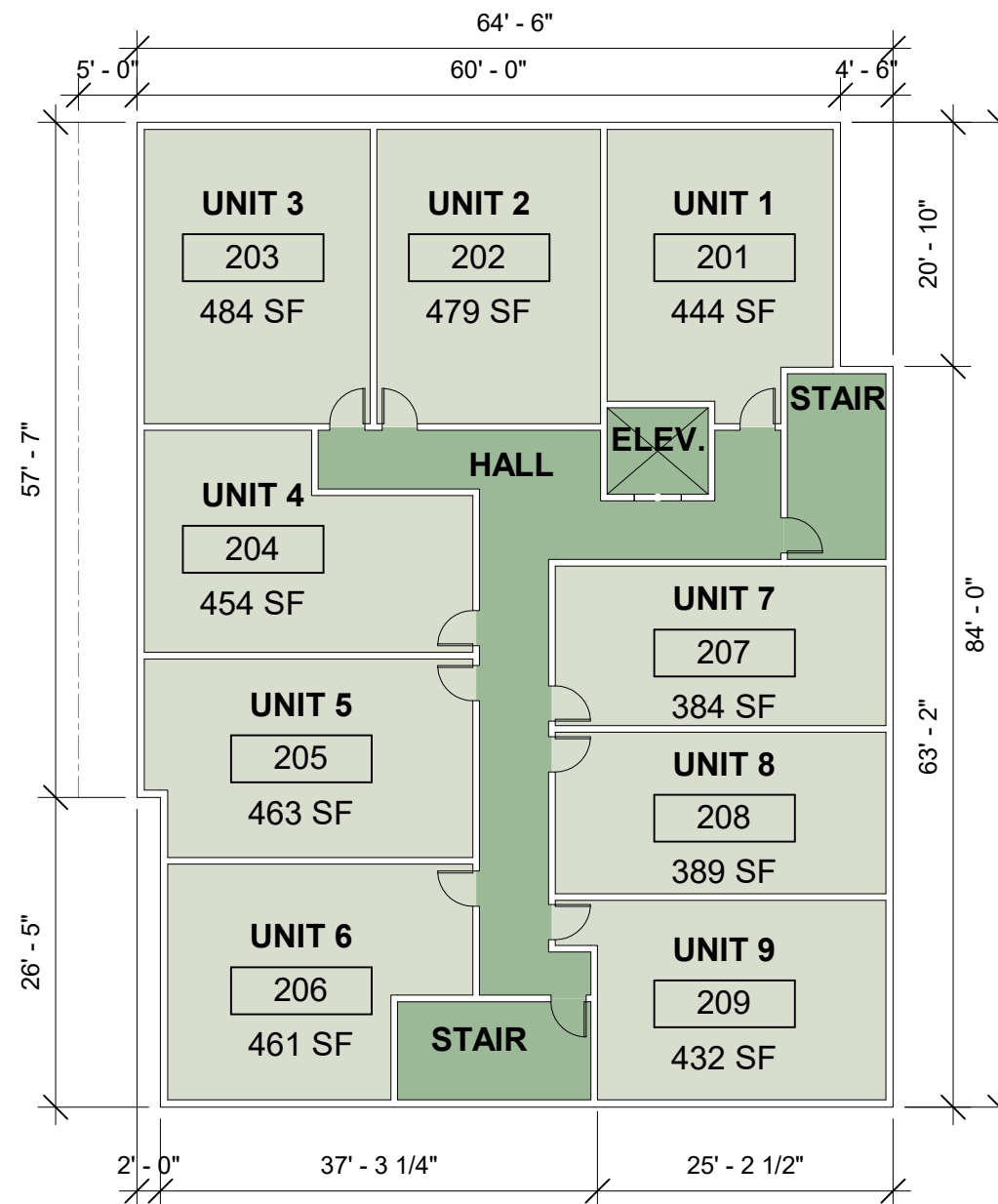
07/14/2021

McHA: RD / JJ

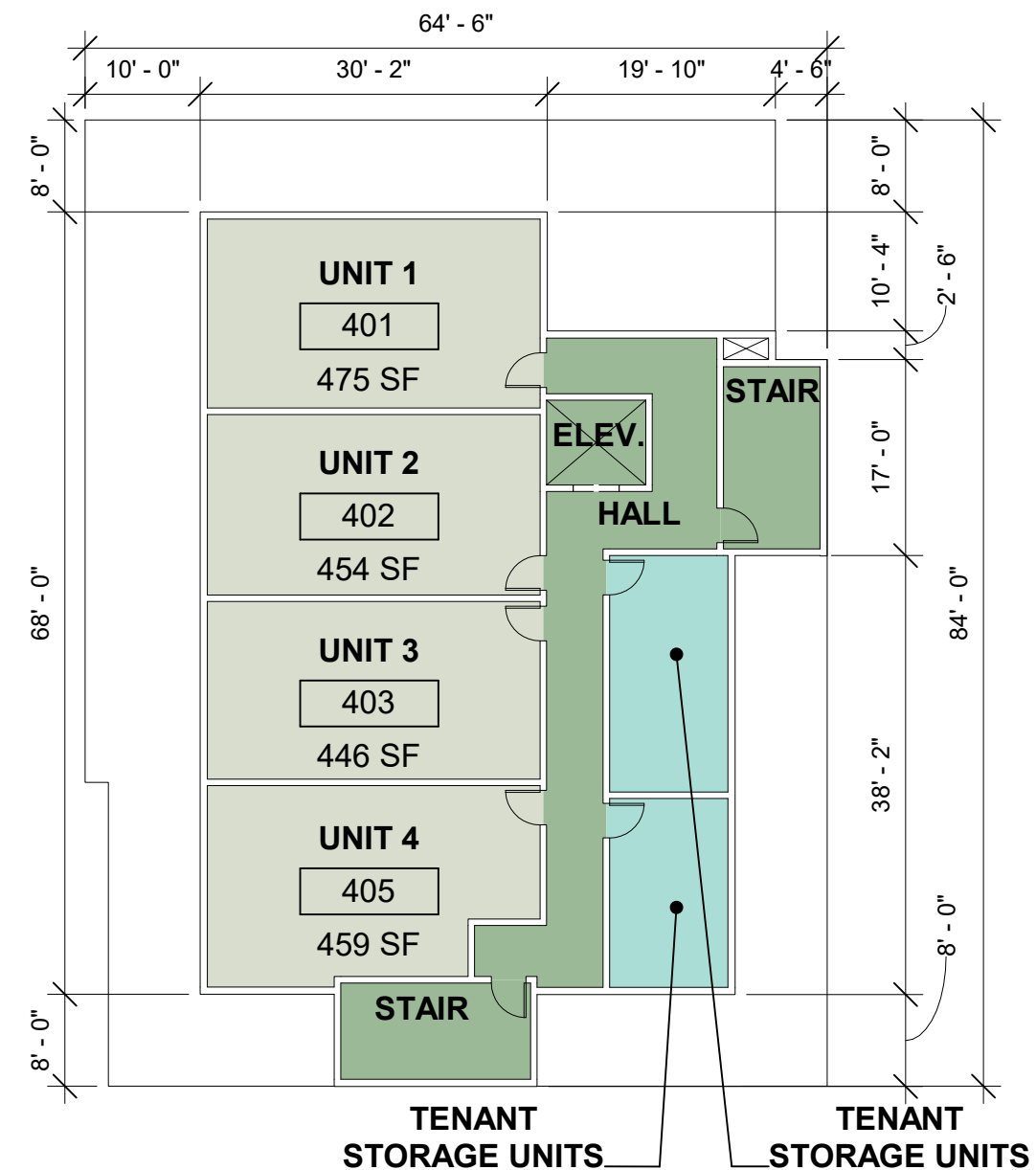
NOT TO SCALE



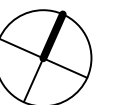
1 FIRST FLOOR
1/16" = 1'-0"



2 SECOND AND THIRD FLOOR
1/16" = 1'-0"



3 FOURTH FLOOR
1/16" = 1'-0"



© 2021 McHenry Architecture

DEER STREET MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

CONCEPT FLOOR PLANS

Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE

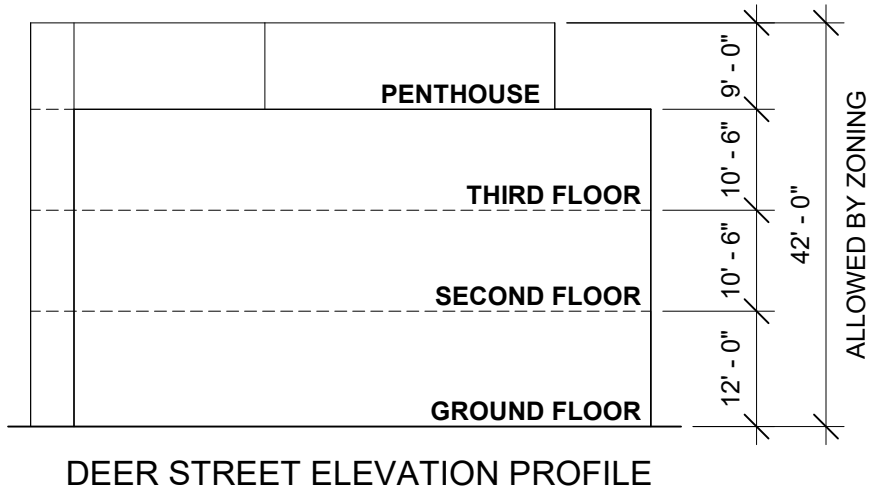
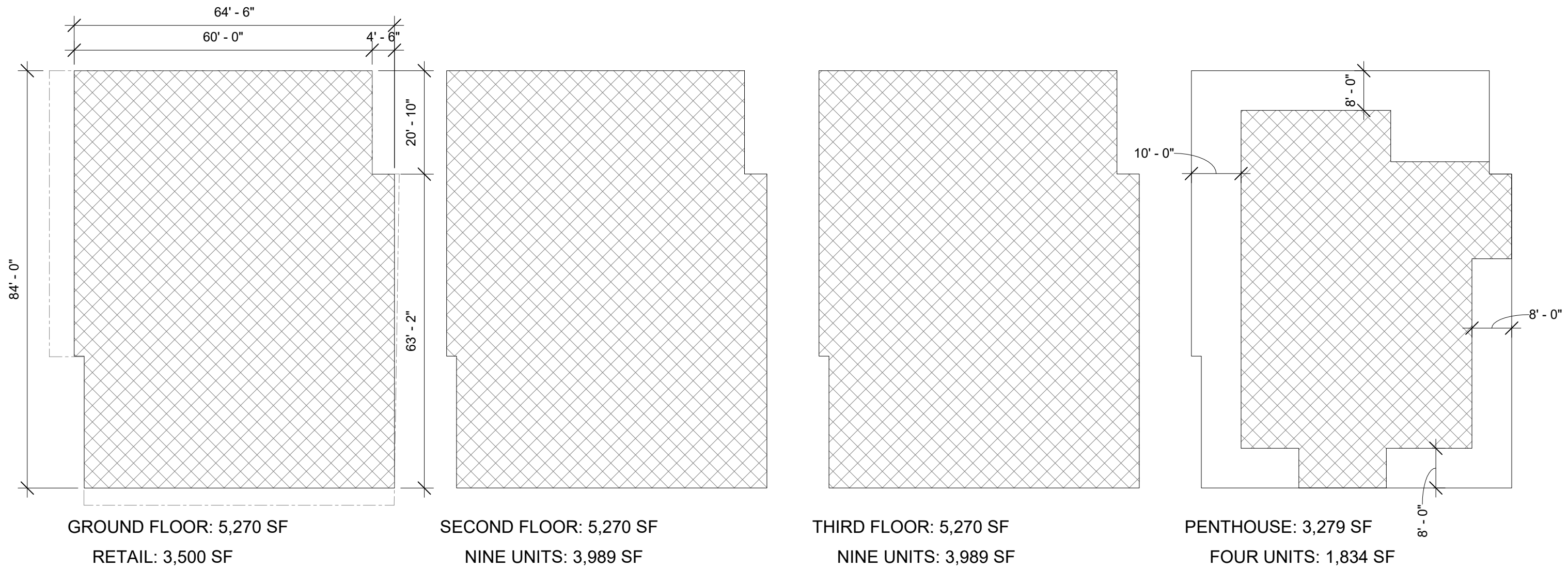
4 Market Street
Portsmouth, New Hampshire

A7

07/14/2021

McHA: RD / JJ

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



238 DEER STREET:
BUILDING FOOTPRINT:
OPEN SPACE:
BUILDING STORIES:
BUILDING HEIGHT:

0.14 ACRES = 6,181 SF
5,270 SF - 85%
287 SF - 4.6%
3 STORIES + PENTHOUSE
42' - 0"

© 2021 McHenry Architecture

DEER STREET MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

BUILDING DATA

Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE

4 Market Street

Portsmouth, New Hampshire

A8

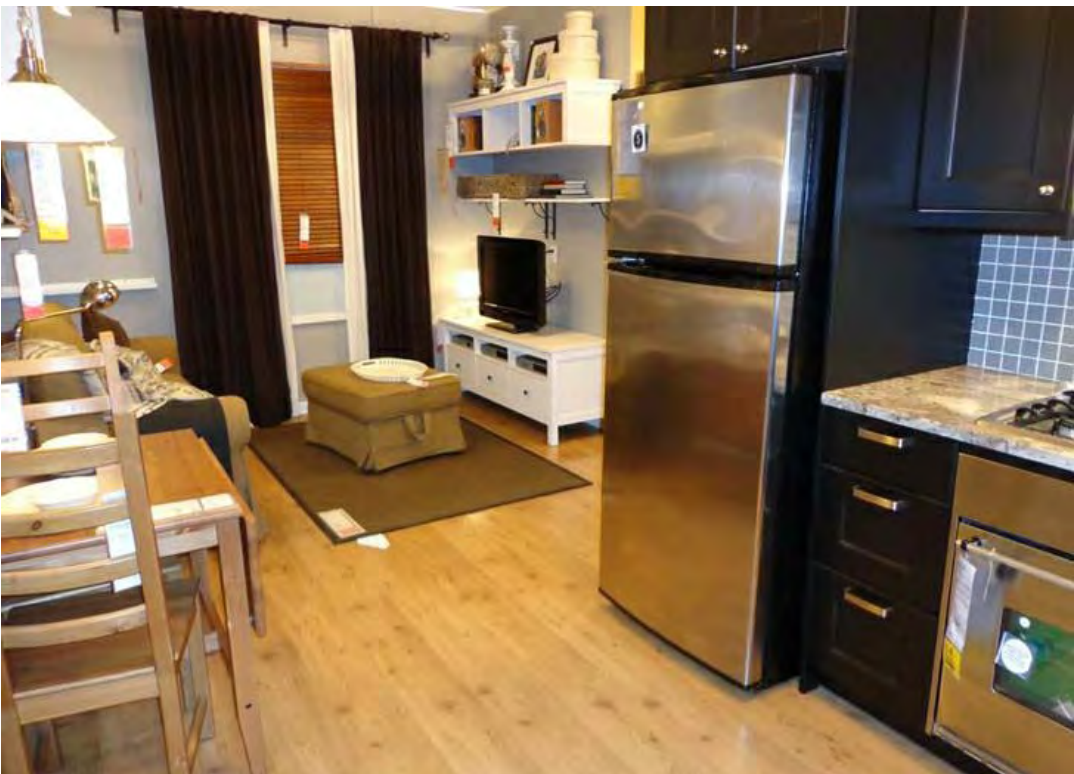
07/14/2021

McHA: RD / JJ

NOT TO SCALE



IKEA EFFICIENCY UNIT FLOOR PLAN - 400SF



IKEA BROOKLYN EFFICIENCY UNIT



IKEA BROOKLYN EFFICIENCY UNIT

**OWNER CONCEPT
PRECEDENT:
IKEA EFFICIENCY
UNIT**



IKEA BROOKLYN EFFICIENCY UNIT

© 2021 McHenry Architecture

DEER STREET MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

**INTERIOR CONCEPT /
OWNER INSPIRATION**

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A9

07/14/2021
McHA: RD / JJ
NOT TO SCALE



EXISTING PICTURE FROM DEER STREET AND MAPLEWOOD AVE INTERSECTION



EXISTING PICTURE FROM FOUNDRY GARAGE ROOF

238 DEET STREET
PORTSMOUTH, NH 03801



CONTEXT PHOTO KEY MAP

© 2021 McHenry Architecture

DEER STREET MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

EXISTING PHOTOGRAPHS
Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A10

07/14/2021
McHA: RD / JJ
NOT TO SCALE



1: 25 MAPLEWOOD AVE



2: 40 BRIDGE STREET



1: BRIDGE STREET



4: 195 HANOVER ST - PORTWALK



5: 30 MAPLEWOOD AVE



6: 100 FOUNDRY PLACE

© 2021 McHenry Architecture

DEER STREET MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

CONTEXT PHOTOGRAPHS
Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

07/14/2021
McHA: RD / JJ
A11
NOT TO SCALE



7: 126 BRIDGE STREET



8: 46 MAPLEWOOD AVE



9: 195 HANOVER ST - PORTWALK



10: 195 HANOVER ST - PORTWALK



11: 195 HANOVER ST - PORTWALK



12: 30 MAPLEWOOD AVE

© 2021 McHenry Architecture

DEER STREET MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

CONTEXT PHOTOGRAPHS
Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A12

07/14/2021
McHA: RD / JJ
NOT TO SCALE



LOT 3: APPROVED FOUNDRY PLACE



LOT 4: APPROVED FOUNDRY PLACE



LOT 5: APPROVED FOUNDRY PLACE



LOT 3: 165 DEER STREET



LOT 4: 163 DEER STREET



LOT 5: 161 DEER STREET

© 2021 McHenry Architecture

DEER STREET MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

FOUNDRY PLACE CONTEXT
Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A13
07/14/2021
McHA: RD / JJ
NOT TO SCALE