

238 DEER STREET: MIXED-USE BUILDING

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

GENERAL PROJECT DESCRIPTION:

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

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C	COVER
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PERSPECTIVE FROM DEER STREET - EXISTING



238 DEER STREET
PORTSMOUTH, NH 03801

LOCUS MAP



PERSPECTIVE FROM DEER STREET - OPTION 1



PERSPECTIVE FROM DEER STREET - OPTION 2

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DEER STREET MIXED-USE BUILDING

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COVER

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McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

C

08/11/2021
McHA: RD / JJ
NOT TO SCALE



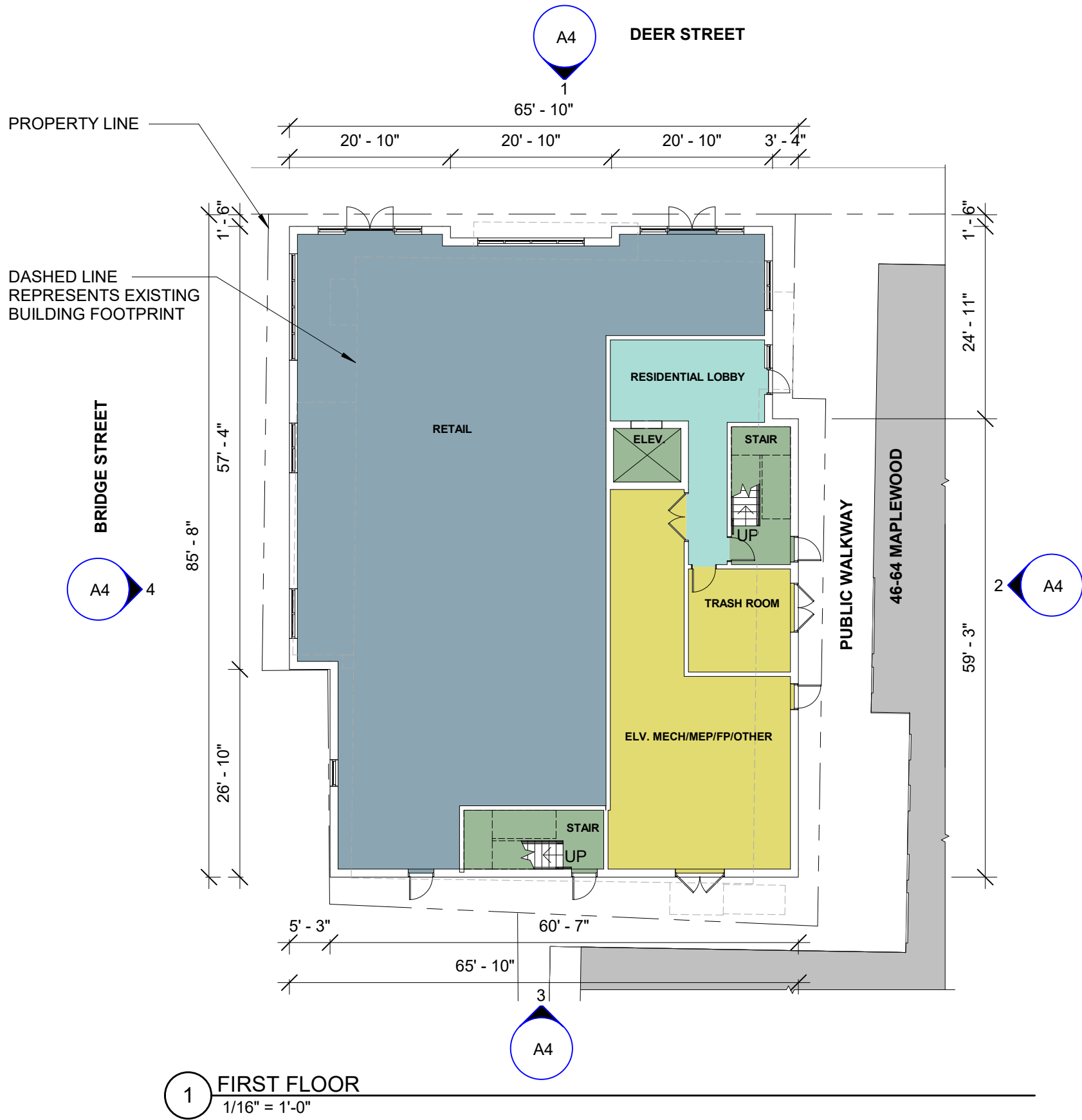
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PORTSMOUTH, NH 03801

CONTEXT AND SITE PLAN
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McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A1

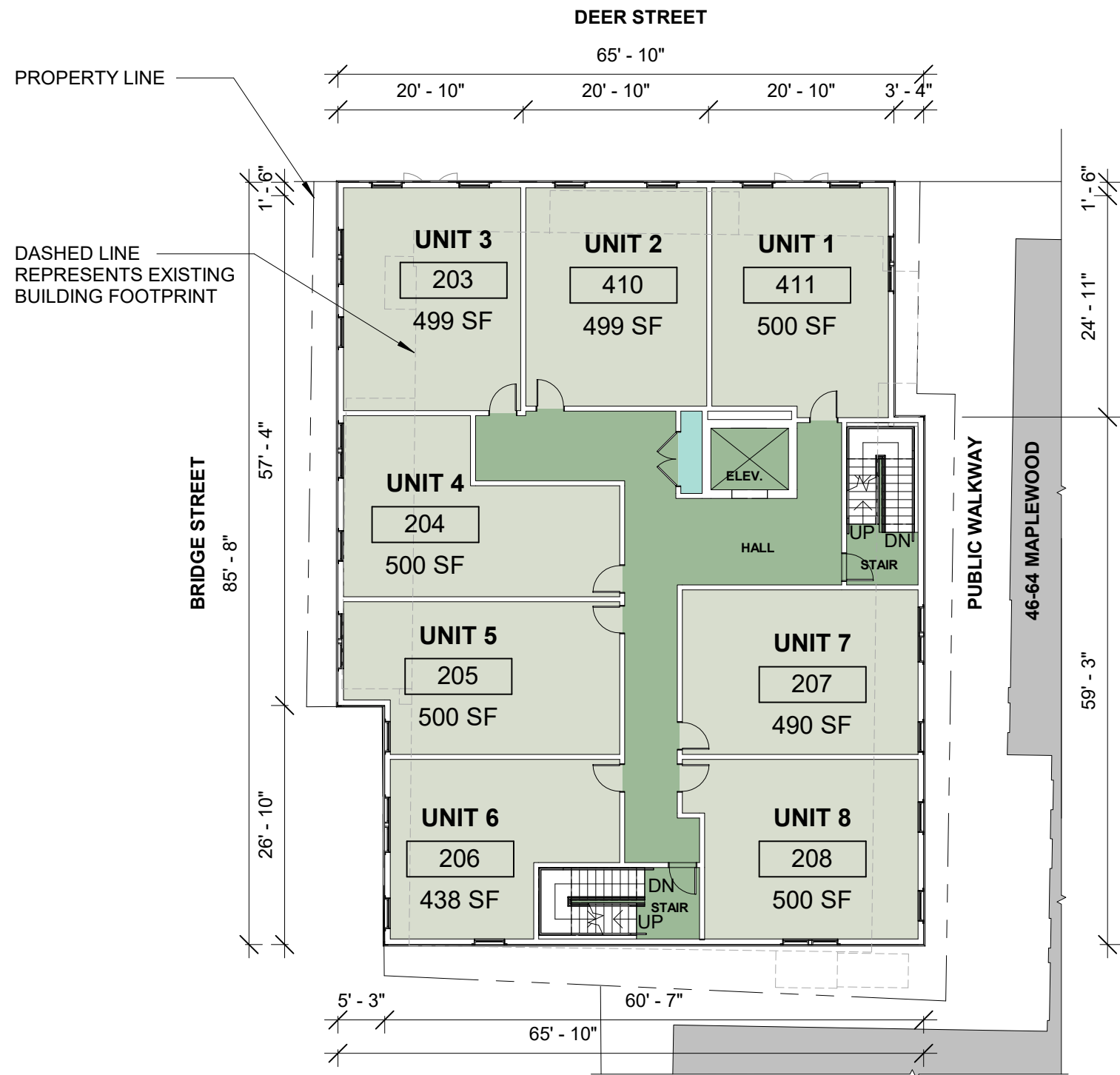
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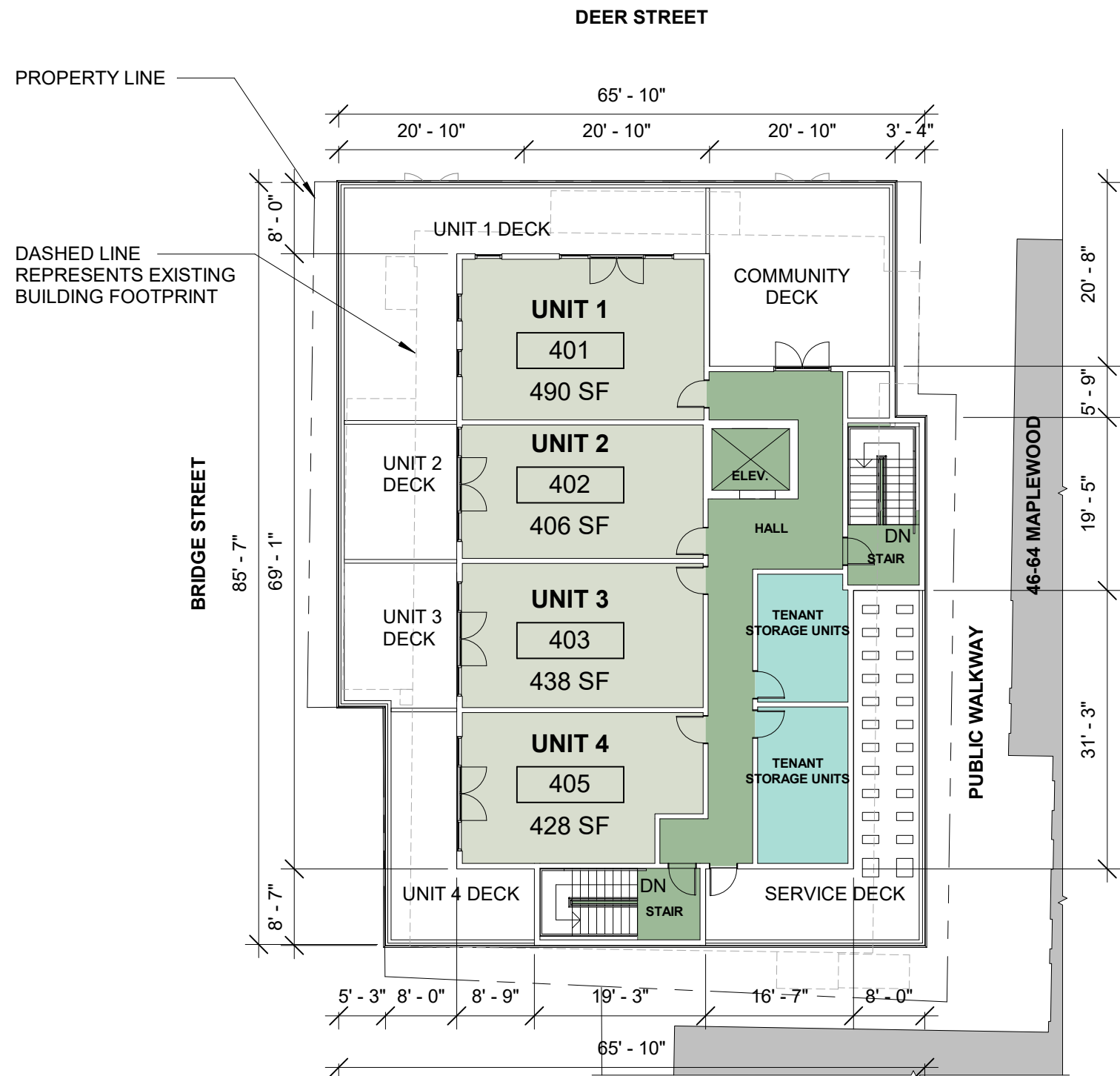
COLOR LEGEND

- CIRCULATION
- COMMON SPACE
- MECH / STORAGE
- MICRO-APARTMENT
- RETAIL

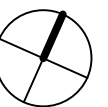
- OPTION 1:
- THE FRONT ENTRY IS RECESSED TO PROVIDE TWO COVERED ENTRIES TO THE RETAIL UNIT
 - SIDE ENTRY FOR THE RESIDENTIAL LOBBY
 - STRONG CORNICE LINES THAT CONNECT THE FRONT AND REAR MASS
 - THE SECOND AND THIRD FLOORS ARE CLAD IN THE SAME MATERISL
 - FIRST FLOOR TO APPEAR AS ONE WHOLE BASE TO RELATE TO ADJACENT 46-64 MAPLEWOOD BUILDING
 - DEEP OVERHANGS AT THE PENTHOUSE TO DIFFERENTIATE THE PENTHOUSE MASS FROM THE BUILDING BELOW CLAD WITH A METAL TERRA COTTA FINISHED PANEL
 - THE PENTHOUSE IS RECESSED BACK FROM THE FACE OF THE BUILDING TO HELP STEP THE BUILDING DOWN FROM THE ADJACENT CORNER BUILDING
 - PARAPENT EXTENDED UP PAST CORNICE LINE TO PROVIDE A CONTINUATION OF CLAPBOARD/CHANNEL FACADE TO SERVE AS A GUARDRAIL AT THE EDGE OF THE ROOF



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



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



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FLOOR PLANS - OPTION 1

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



1 NORTH ELEVATION (DEER STREET)
1/16" = 1'-0"

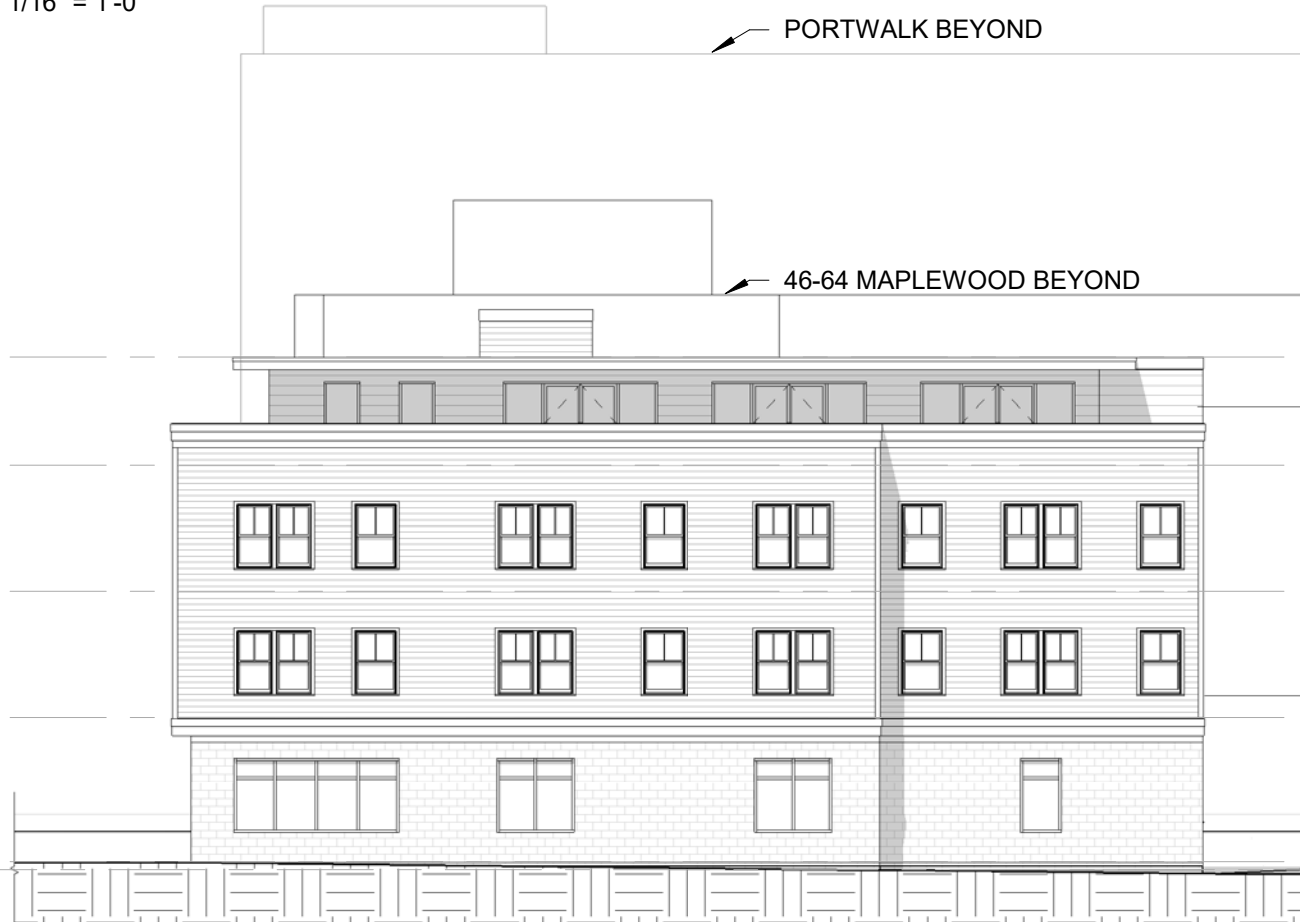


2 EAST ELEVATION (PUBLIC WALKWAY)
1/16" = 1'-0"

TO. ROOF 42' - 0"
FOURTH FLOOR 33' - 0"
THIRD FLOOR 22' - 6"
SECOND FLOOR 12' - 0"
FIRST FLOOR 0' - 0"
AVG. GRADE -0' - 8"



3 SOUTH ELEVATION (REAR)
1/16" = 1'-0"



4 WEST ELEVATION (BRIDGE STREET)
1/16" = 1'-0"

TO. ROOF 42' - 0"
FOURTH FLOOR 33' - 0"
THIRD FLOOR 22' - 6"
SECOND FLOOR 12' - 0"
FIRST FLOOR 0' - 0"
AVG. GRADE -0' - 8"

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ELEVATIONS - OPTION 1

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AS INDICATED

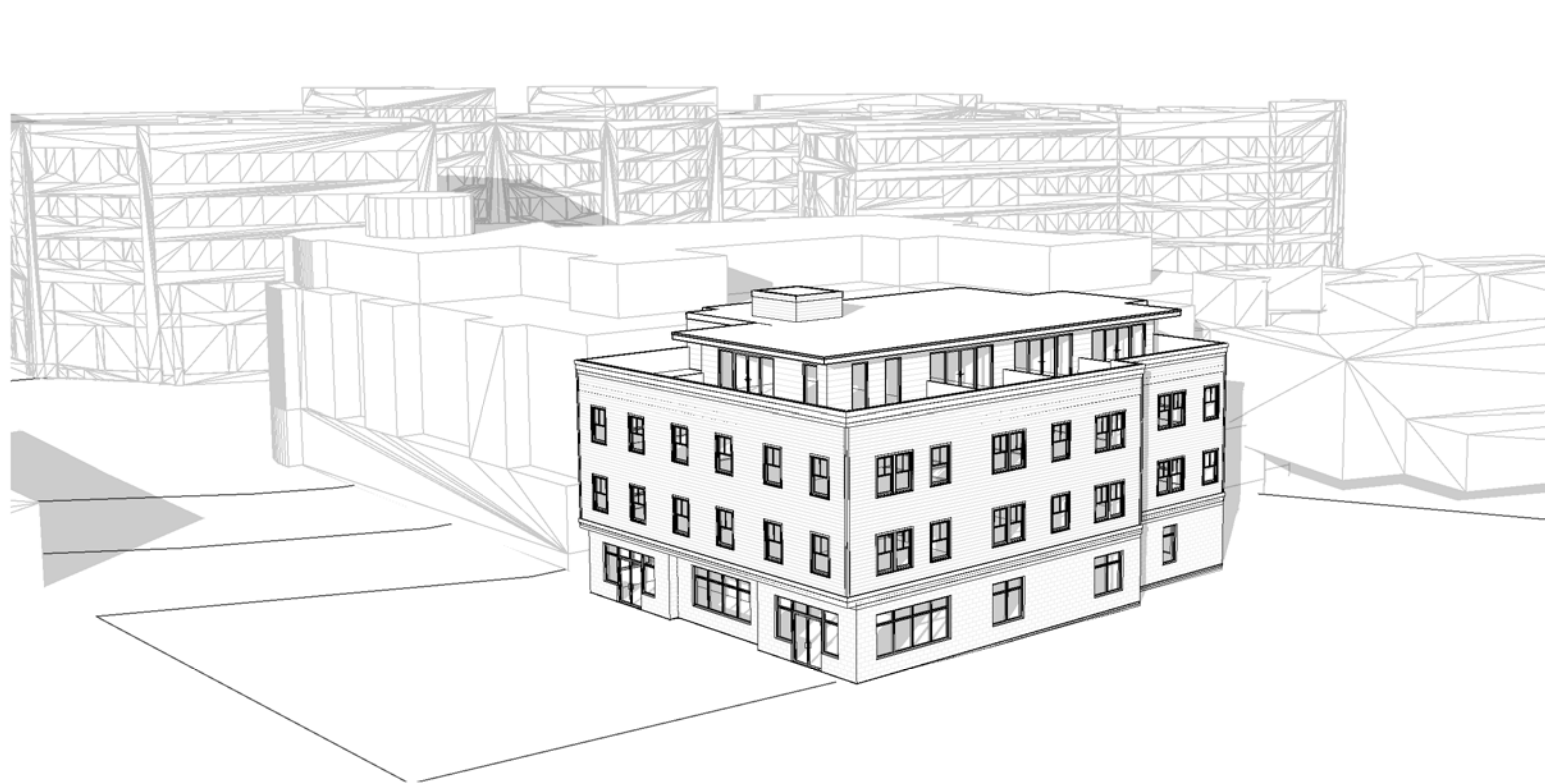
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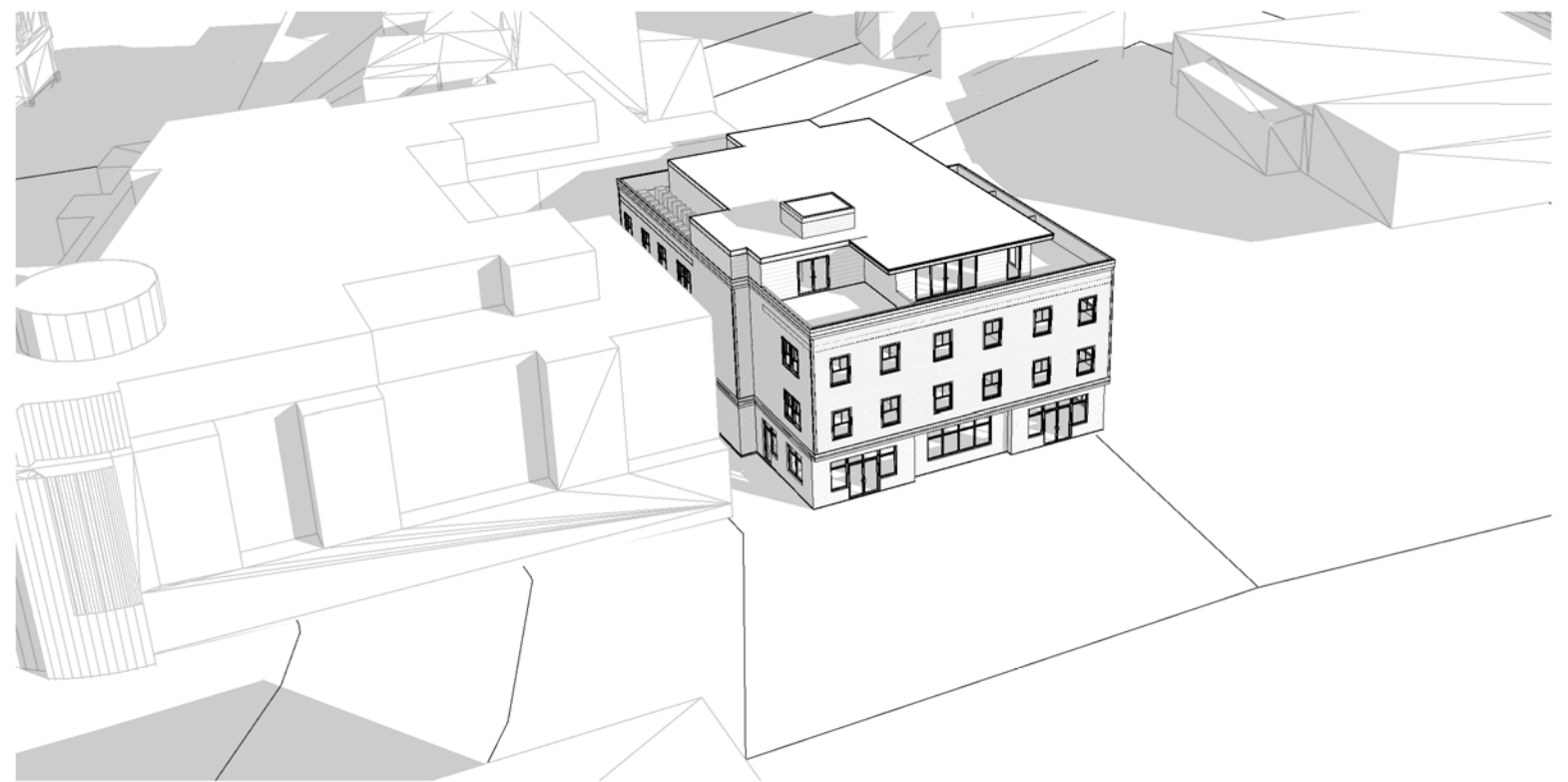
PERSPECTIVE FROM WEST (FROM DEER STREET)



PERSPECTIVE FROM SOUTH (FROM BRIDGE STREET)



AERIAL FROM WEST



AERIAL FROM EAST

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PERSPECTIVES - OPTION 1

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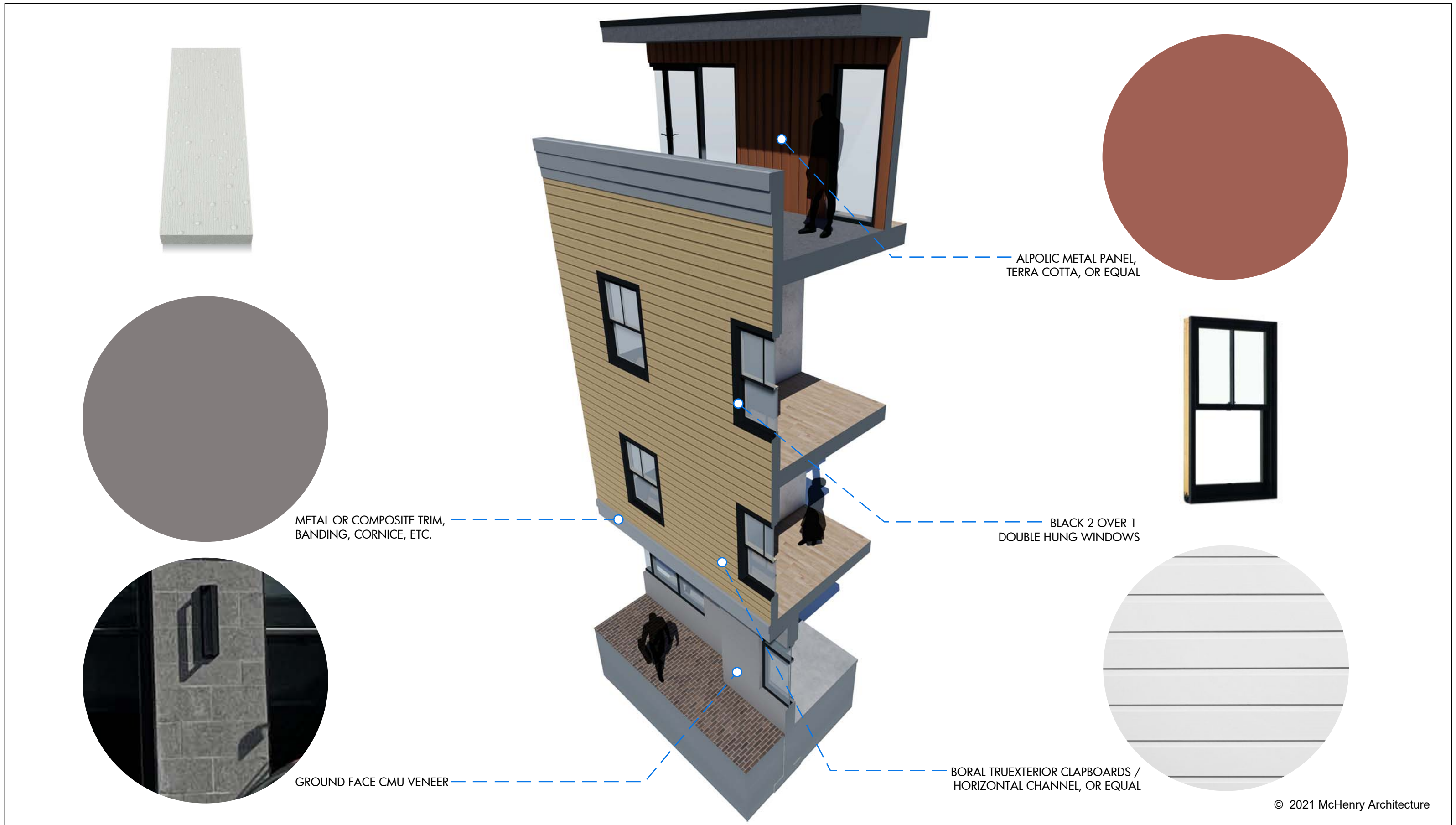
A5

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NOT TO SCALE

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MATERIAL STUDY - OPTION 1

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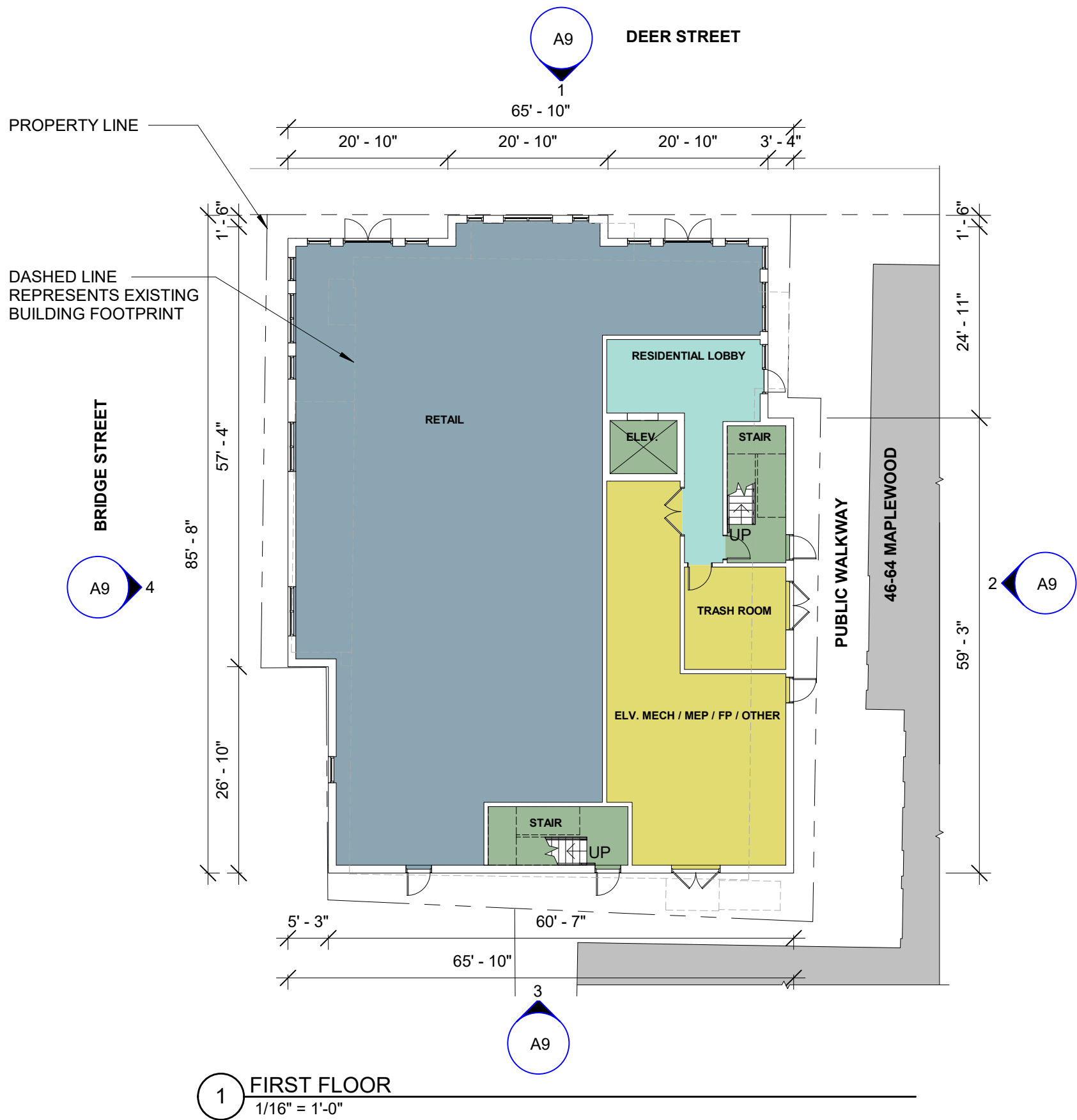
4 Market Street
Portsmouth, New Hampshire

A6

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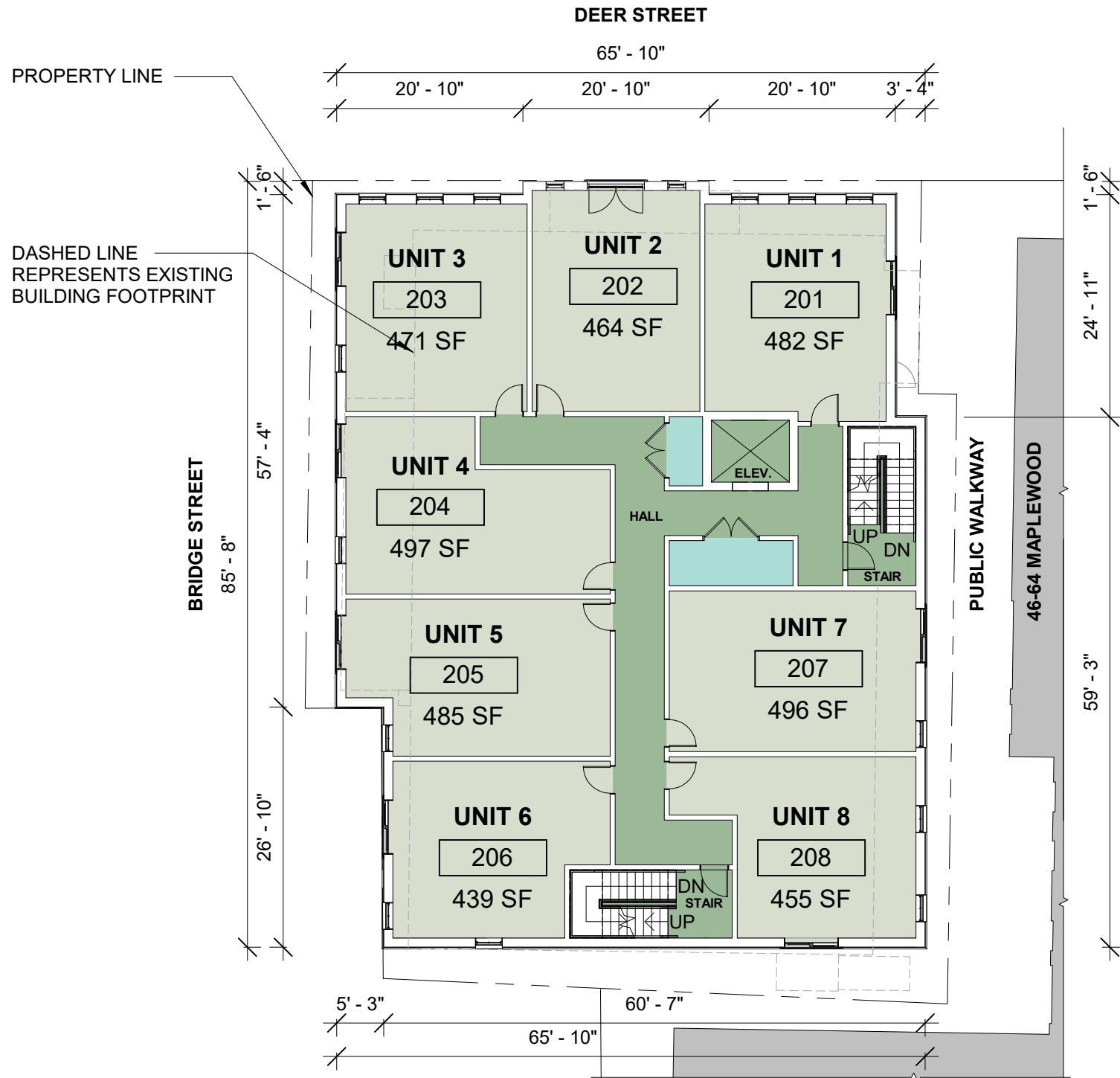
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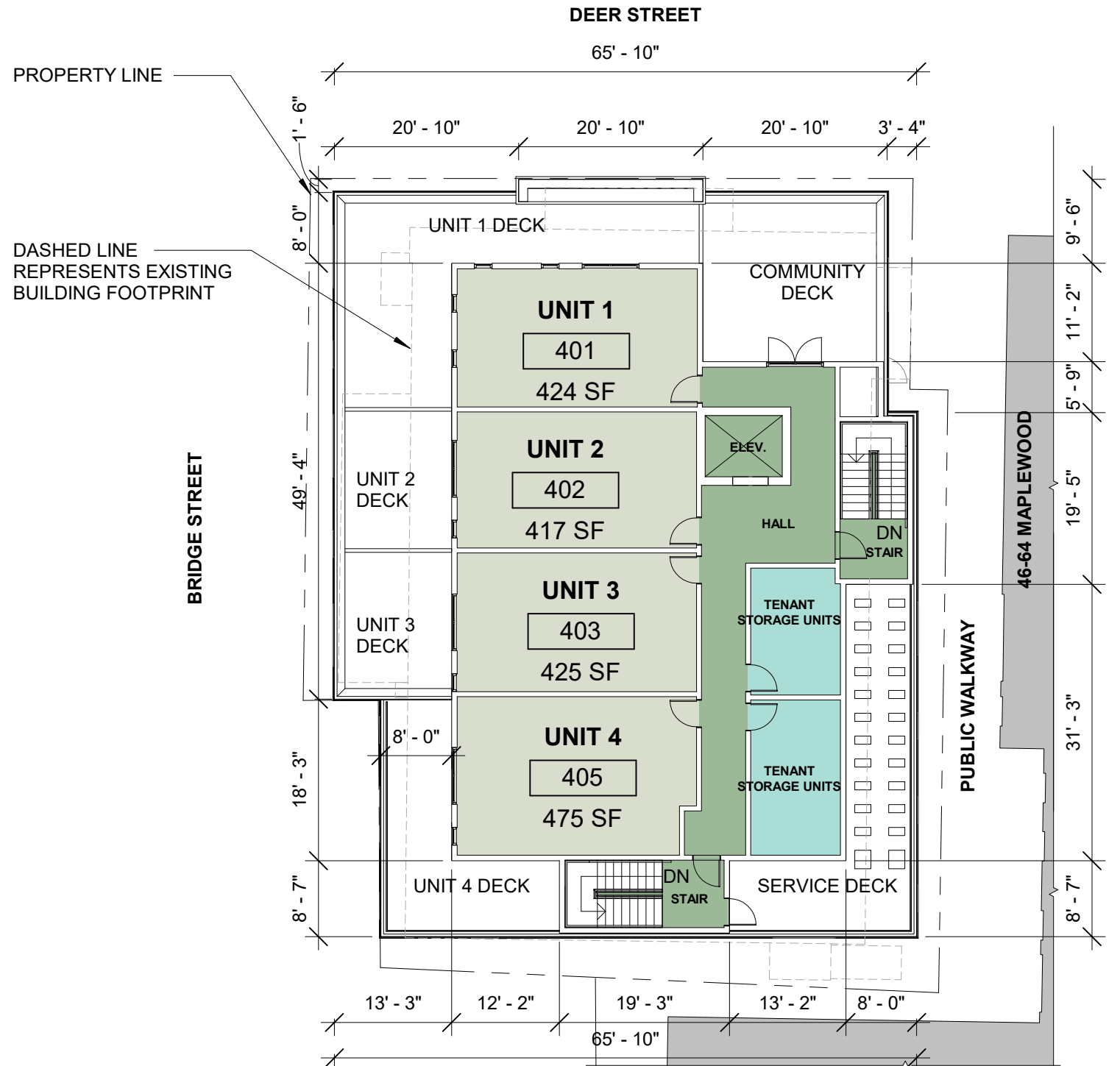
COLOR LEGEND

- CIRCULATION
- COMMON SPACE
- MECH / STORAGE
- MICRO-APARTMENT
- RETAIL

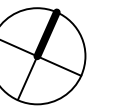
- OPTION 2:
- DEER STREET ELEVATION DIVIDED INTO THIRDS, MIDDLE SECTION EXTRUDED WITH THE SAME BASE MATERIAL
 - THE FRONT ENTRY IS RECESSED TO PROVIDE TWO COVERED ENTRIES TO THE RETAIL UNIT
 - MIDDLE SECTION IS EXTRUDED ABOVE THE MAIN CORNICE LINE TO GIVE THE IMPRESSION OF SMALLER BUILDINGS GIVING IT 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 CONTINUATION OF MASONRY FACADE TO SERVE AS A GUARDRAIL AT THE EDGE OF THE ROOF
 - THE PENTHOUSE IS RECESSED BACK FROM THE FACE OF THE BUILDING TO HELP STEP THE BUILDING DOWN FROM THE ADJACENT CORNER BUILDING



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



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



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1 NORTH ELEVATION (DEER STREET)
1/16" = 1'-0"

2 EAST ELEVATION (PUBLIC WALKWAY)
1/16" = 1'-0"



3 SOUTH ELEVATION (REAR)
1/16" = 1'-0"



4 WEST ELEVATION (BRIDGE STREET)
1/16" = 1'-0"

TO. ROOF 42' - 0"
FOURTH FLOOR 33' - 0"
THIRD FLOOR 22' - 6"
SECOND FLOOR 12' - 0"
FIRST FLOOR 0' - 0"
AVG. GRADE -0' - 8"

TO. ROOF 42' - 0"
FOURTH FLOOR 33' - 0"
THIRD FLOOR 22' - 6"
SECOND FLOOR 12' - 0"
FIRST FLOOR 0' - 0"
AVG. GRADE -0' - 8"

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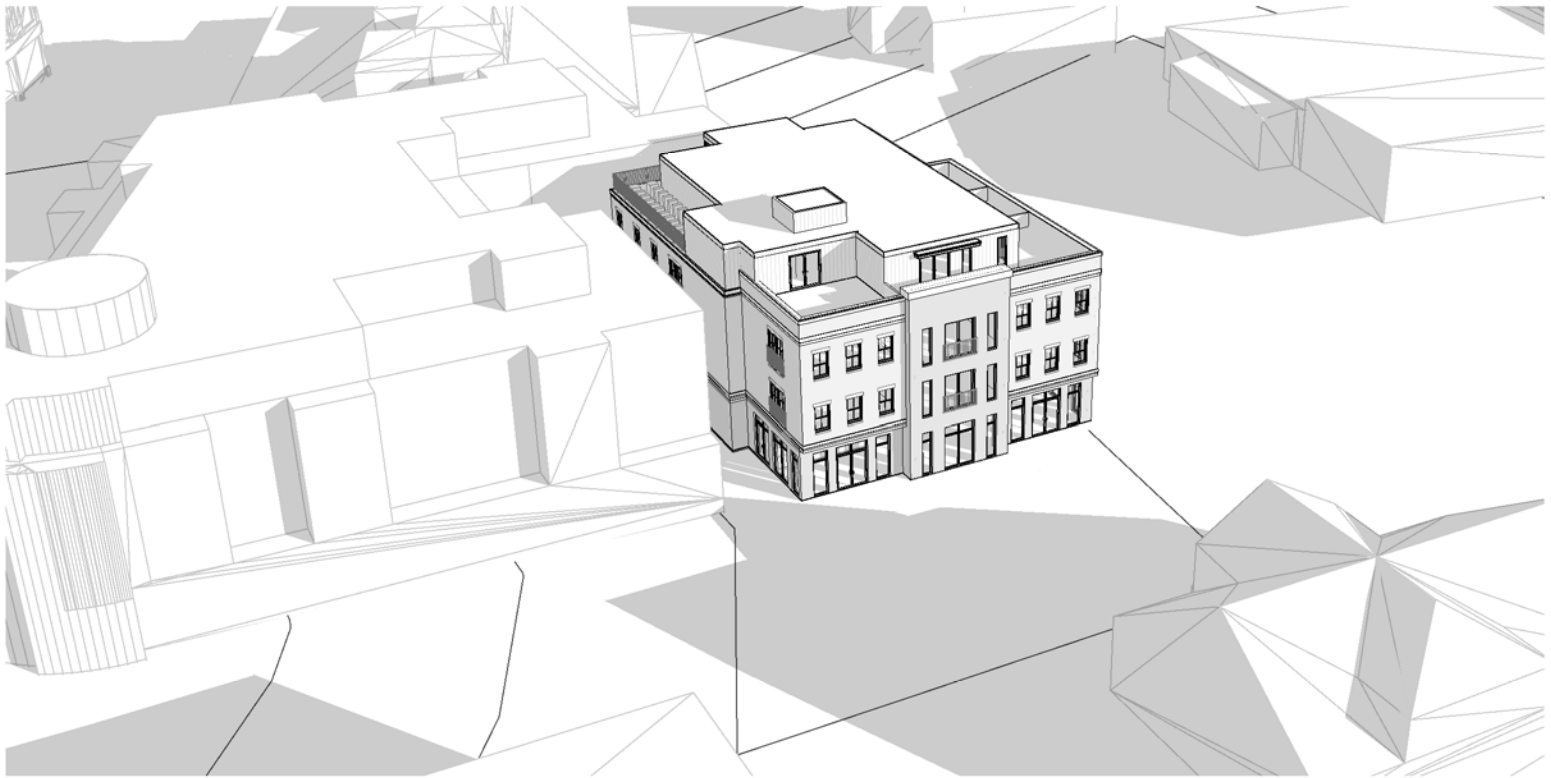
PERSPECTIVE FROM WEST (FROM DEER STREET)



PERSPECTIVE FROM SOUTH (FROM BRIDGE STREET)



AERIAL FROM WEST



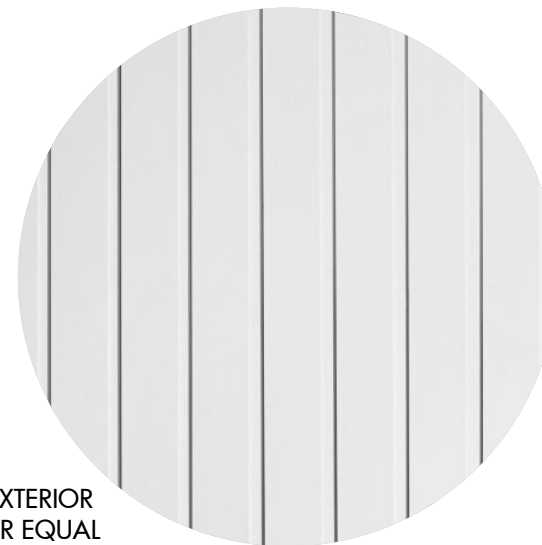
AERIAL FROM EAST

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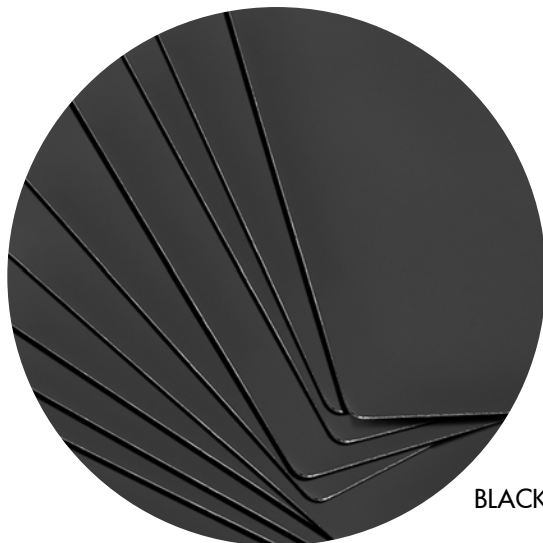
<p>DEER STREET MIXED-USE BUILDING</p> <p>238 DEER STREET PORTSMOUTH, NH 03801</p>	<p>PERSPECTIVES - OPTION 2</p> <p>Historic District Commission Work Session, August 2021</p>	<p>McHENRY ARCHITECTURE</p> <p>4 Market Street Portsmouth, New Hampshire</p>	<p>A10</p>	<p>08/11/2021</p> <p>McHA: RD / JJ</p> <p>NOT TO SCALE</p>
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STONE CORNICE & BANDING



BORAL TRUEX EXTERIOR VERTICAL CHANNEL OR EQUAL



BLACK METAL



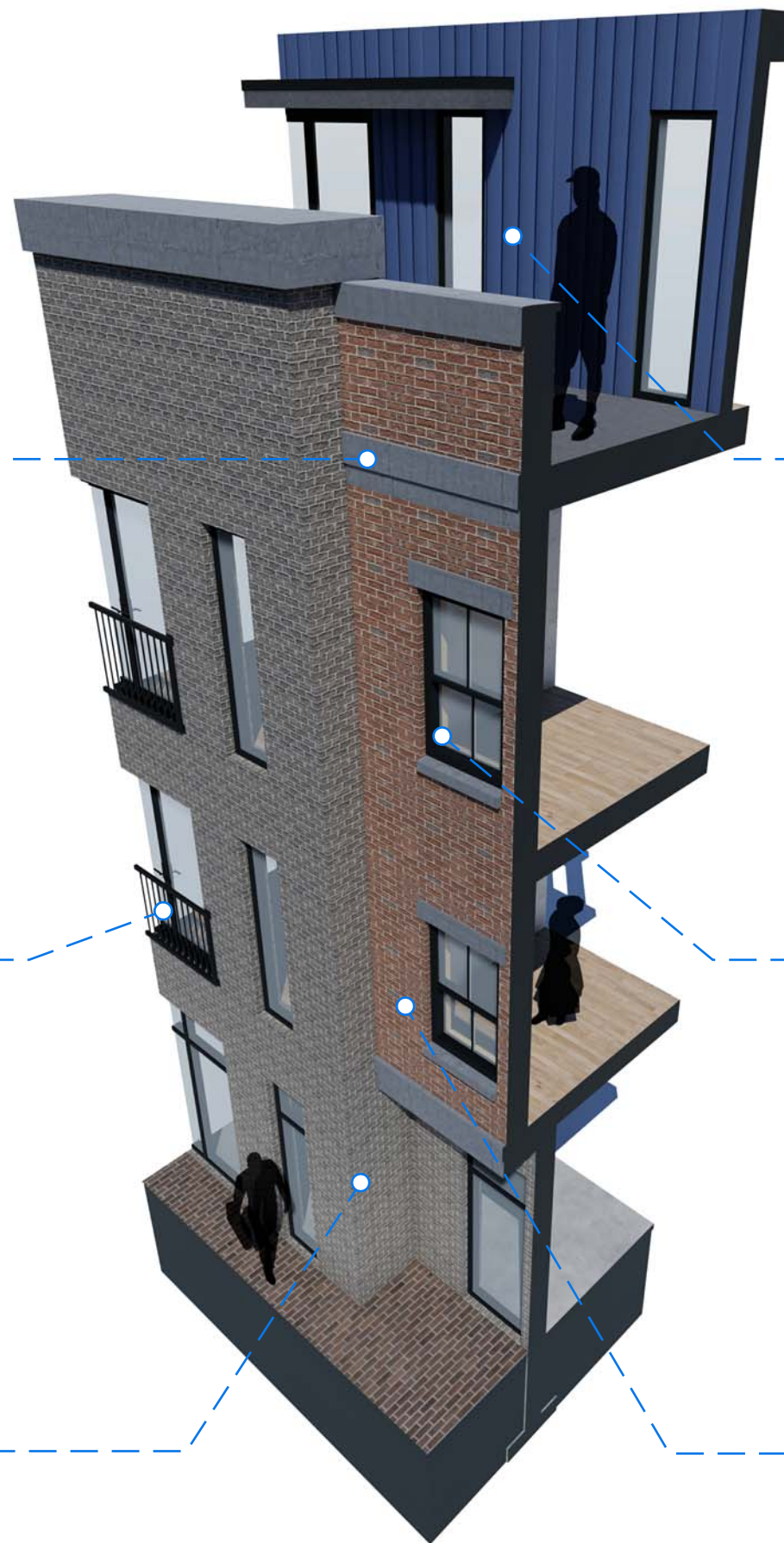
BLACK 2 OVER 2 DOUBLE HUNG WINDOWS



"CHESAPEAKE" BRICK OR EQUAL



"PORTSMOUTH" BRICK OR EQUAL



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MATERIAL STUDY - OPTION 2

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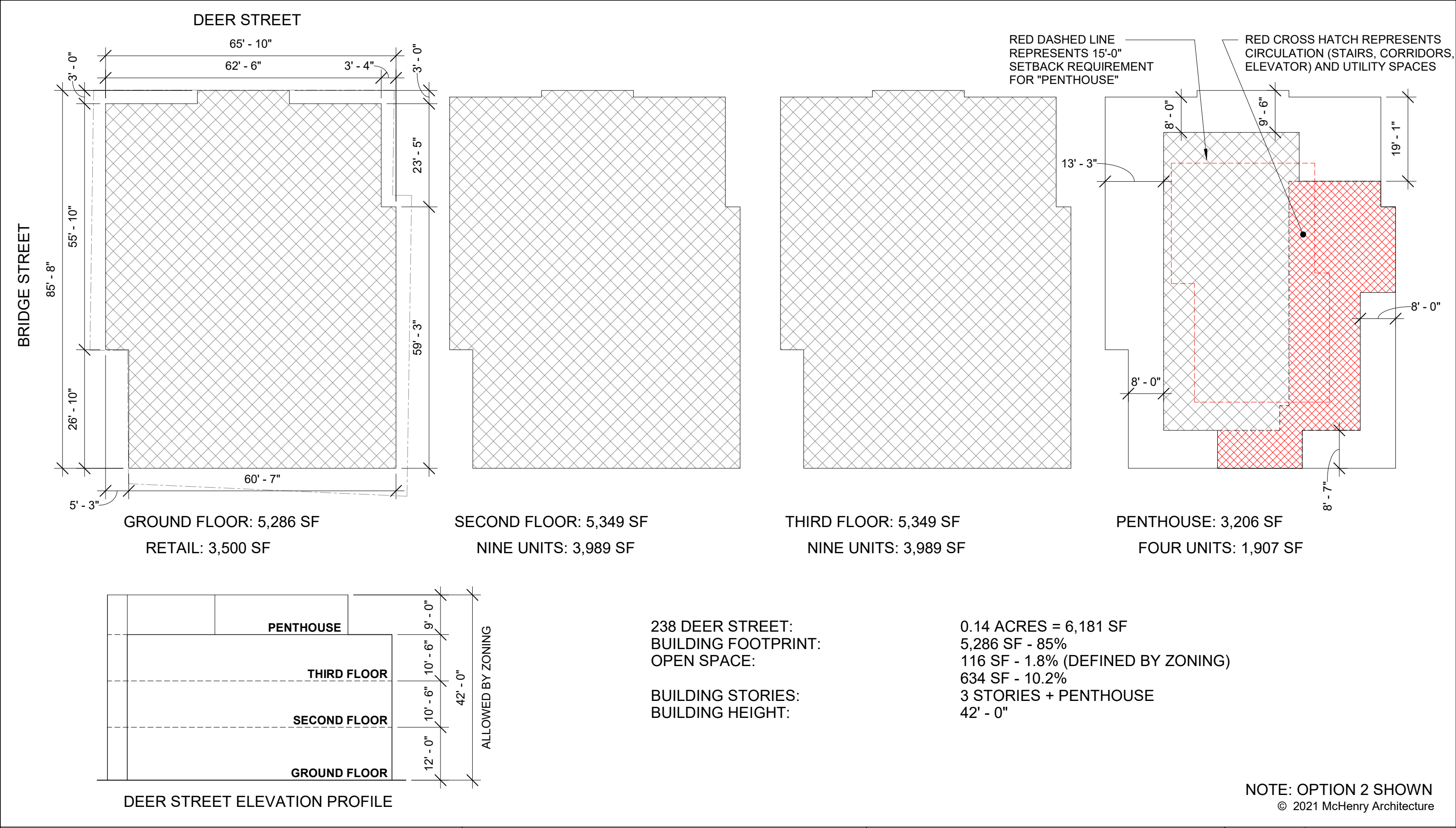
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NOT TO SCALE



DEER STREET MIXED-USE BUILDING 238 DEER STREET PORTSMOUTH, NH 03801	BUILDING DATA Historic District Commission Work Session, August 2021	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A12	08/11/2021
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IKEA EFFICIENCY UNIT FLOOR PLAN - 400SF



IKEA BROOKLYN EFFICIENCY UNIT



IKEA BROOKLYN EFFICIENCY UNIT

**OWNER CONCEPT
PRECEDENT:
IKEA EFFICIENCY
UNIT**



IKEA BROOKLYN EFFICIENCY UNIT

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**INTERIOR CONCEPT /
OWNER INSPIRATION**

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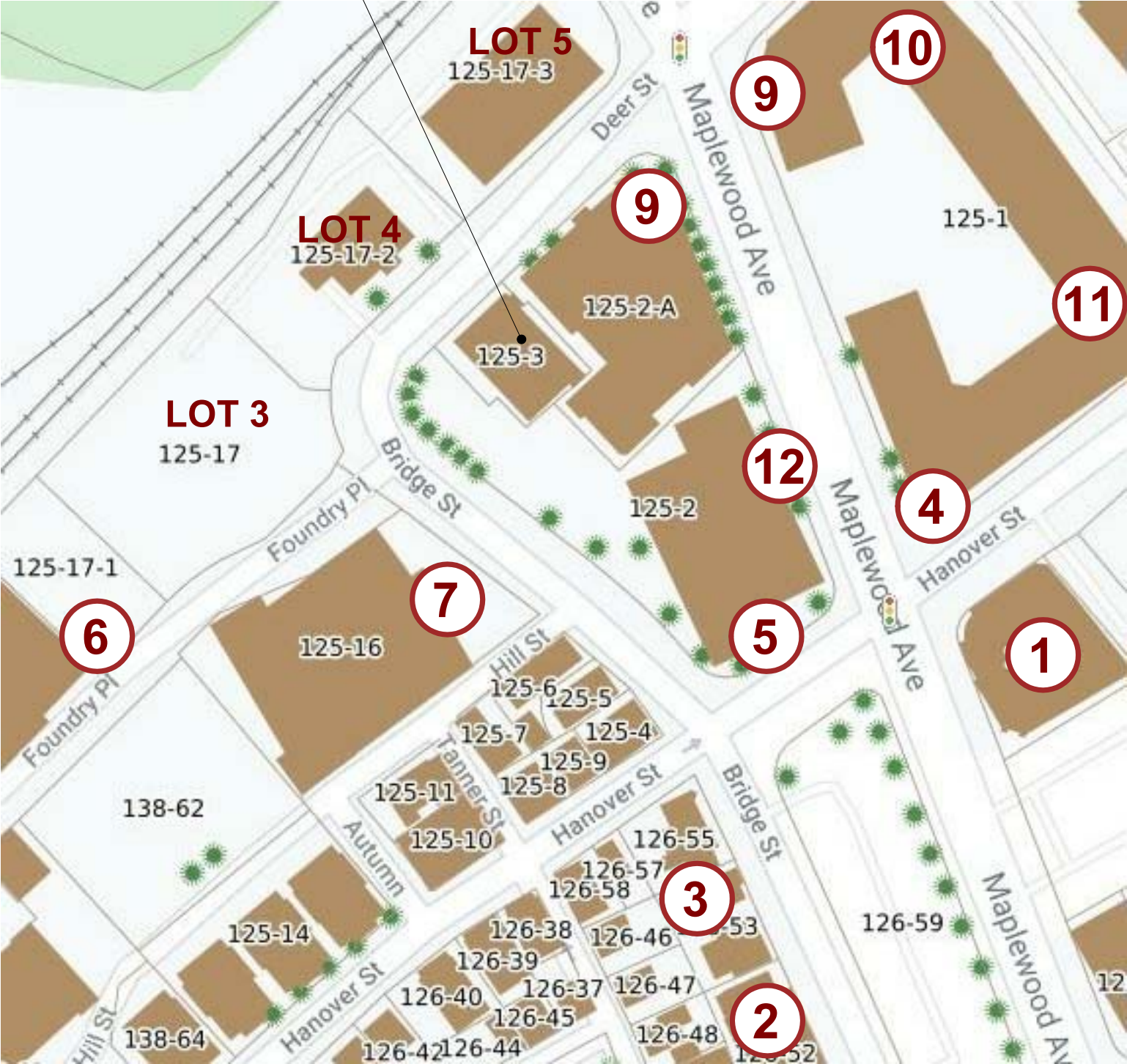


EXISTING PICTURE FROM DEER STREET AND MAPLEWOOD AVE INTERSECTION



EXISTING PICTURE FROM FOUNDRY GARAGE ROOF

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CONTEXT PHOTO KEY MAP

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EXISTING PHOTOGRAPHS
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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

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CONTEXT PHOTOGRAPHS
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McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

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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

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CONTEXT PHOTOGRAPHS
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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

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FOUNDRY PLACE CONTEXT
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NOT TO SCALE