

Request for a Work Session

Historic District Commission



PNF Trust of 2013
 Owner: Peter N Floros Trustee Applicant: Same
(If different)
 Address: 282 Middle Street Address: _____
(Street) (Street)
Portsmouth NH 03801 _____
(City, State, Zip) (City, State, Zip)
 Phone: (603) 436-2508 Phone: _____
 Signature: [Signature] Signature: _____

LOCATION OF STRUCTURE

Address: 266/270/278 State Street
 Map: 107 Lot: 78/79/80 Zoning District: CD4
 Brief Description of Work: Restoration of fire damaged 4 story brick structure at 278 State Street and construction of a new addition on the two vacant lots. The project is to include commercial use and storefronts at the street level and multi-family residential on up to 4 stories and "short stories" above the street level.
 Name of Presenter for HDC Work Session: Michael Keane, Michael J. Keane Architects PLLC

	Meeting (01)	Meeting (02)	Meeting (03)	Meeting (04)	Meeting (05)
Date	2-6-19				
Fee Paid	200-				
Payment Type	CK # 6305				

Revised: 11 Apr 17

mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

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APPROVALS

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PROJECT
PROPOSED
RESTORATION AND EXPANSION OF
266, 270 AND 278 STATE STREET
PORTSMOUTH, NH

FOR:
PNF TRUST OF 2013
282 MIDDLE STREET
PORTSMOUTH, NH 03801

TITLE
STATE STREET ELEVATION

DRAWING NO.

A-1

DO NOT SCALE PRINTS



state street elevation



CONCEPT
Friday, January 18, 2019



pleasant street elevation



CONCEPT
Friday, January 18, 2019

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PROJECT
PROPOSED
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PORTSMOUTH, NH

FOR:
PNF TRUST OF 2013
282 MIDDLE STREET
PORTSMOUTH NH 03801

TITLE
CONCEPT PLEASANT STREET ELEVATION

DATE:
DRAWING NO.

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A-2

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PROPOSED
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266, 270 AND 278 STATE STREET
PORTSMOUTH, NH

FOR:
PNF TRUST OF 2013
282 MIDDLE STREET
PORTSMOUTH, NH 03801

TITLE
CONCEPT SECTION

DESIGNED BY:

CHECKED BY:

DATE:

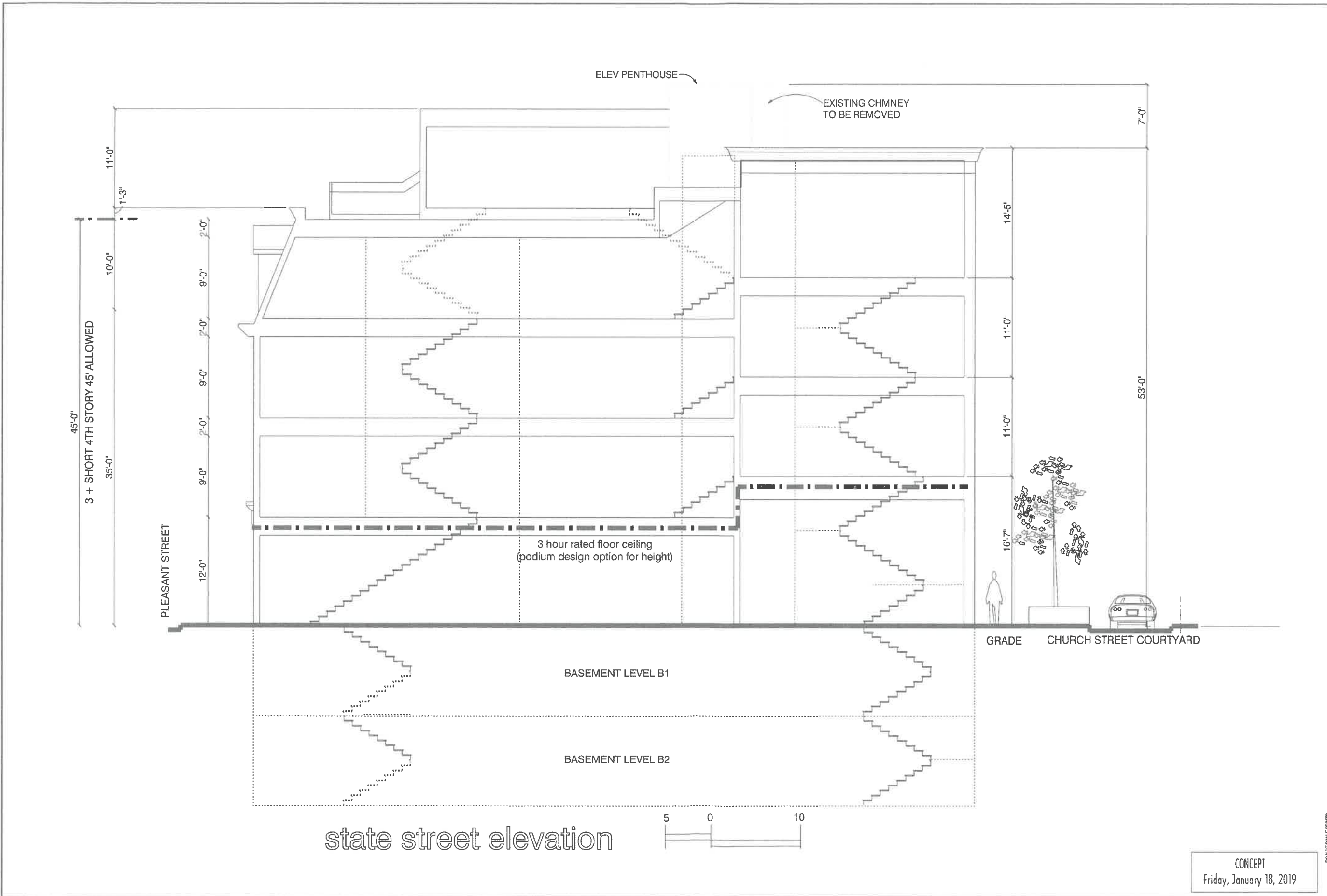
SCALE: AS NOTED

DRAWING NO.

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A-8

CONCEPT
Friday, January 18, 2019



ELEV PENTHOUSE

EXISTING CHIMNEY
TO BE REMOVED

3 hour rated floor ceiling
(podium design option for height)

BASEMENT LEVEL B1

BASEMENT LEVEL B2

PLEASANT STREET

GRADE CHURCH STREET COURTYARD

45'-0"
3 + SHORT 4TH STORY 45' ALLOWED
35'-0"

11'-0"

1'-3"

10'-0"

2'-0"

9'-0"

2'-0"

9'-0"

2'-0"

9'-0"

12'-0"

14'-5"

11'-0"

11'-0"

16'-7"

7'-0"

53'-0"

RECEIVED
 JAN 23 2019
 By _____

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 RESTORATION AND EXPANSION OF
 266, 270 AND 278 STATE STREET
 PORTSMOUTH, NH

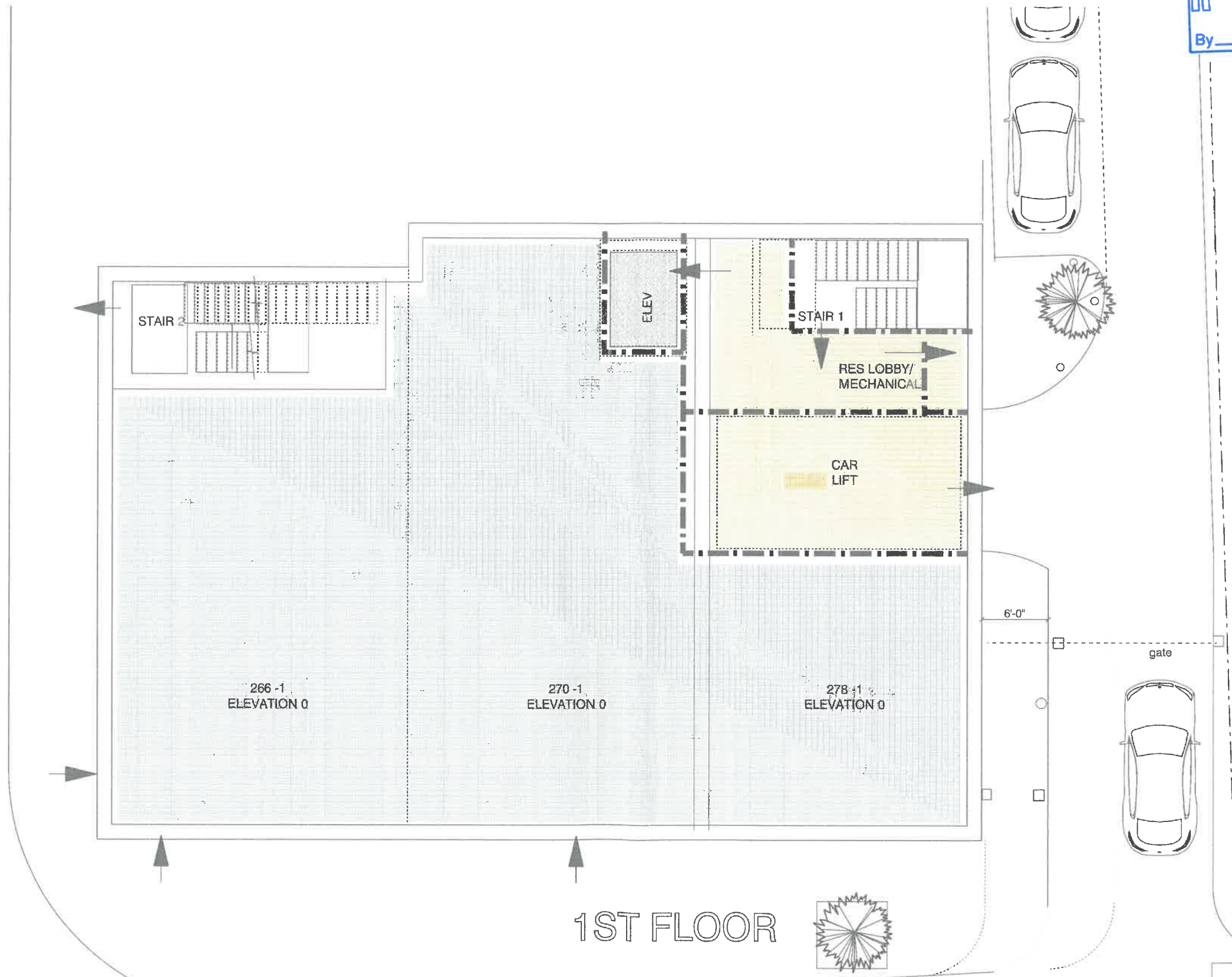
FOR:
 PNF TRUST OF 2013
 282 MIDDLE STREET
 PORTSMOUTH NH 03801

TITLE
 CONCEPT FIRST FLOOR PLAN

CHECKED BY:
 DATE:
 SCALE: AS SHOWN
 DRAWING NO.

DO NOT SCALE PRINTS

A-3



1ST FLOOR

CONCEPT
 Wednesday, January 23, 2019

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Michael J. Keane
Architects, PLLC

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101 Kent Place
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03857

603-292-1400
mjkarchitects.com

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TITLE
CONCEPT SECOND FLOOR

CHECKED BY:

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A-4



2ND FLOOR

CONCEPT
Wednesday, January 23, 2019

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Architects, PLLC

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PROJECT
PROPOSED
RESTORATION AND EXPANSION OF
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PORTSMOUTH, NH

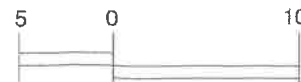
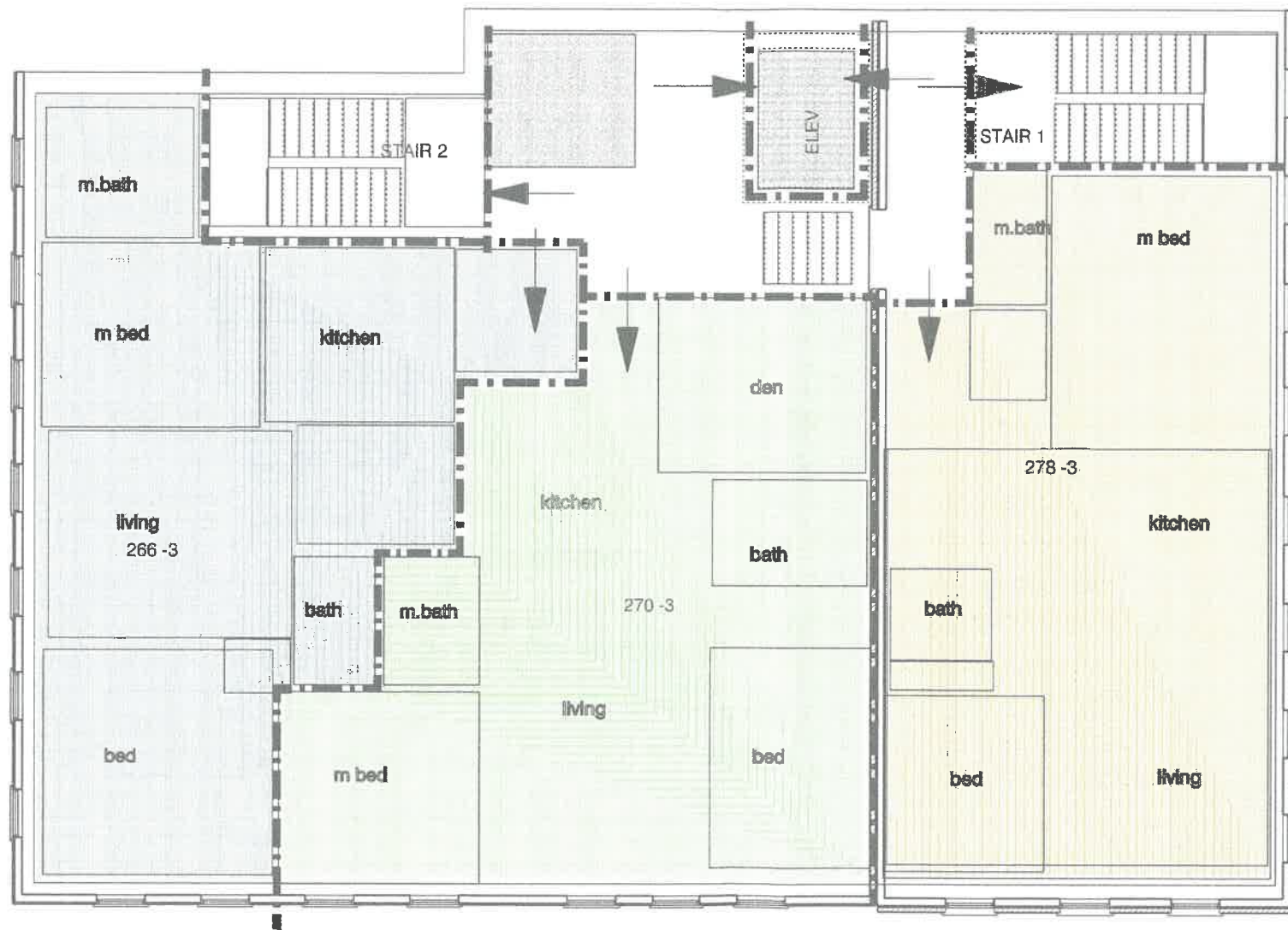
FOR:
PNF TRUST OF 2013
282 MIDDLE STREET
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TITLE
CONCEPT THIRD FLOOR PLAN

DRAWN BY:
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REVISION: AS NOTED
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A-5



3RD FLOOR

CONCEPT
Wednesday, January 23, 2019

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FOR:
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282 MIDDLE STREET
PORTSMOUTH NH 03801

TITLE
CONCEPT FOURTH FLOOR

DRAWN BY:
CHECKED BY:
DATE:
SCALE: 1/8"=1'-0"
DRAWING NO.

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A-6



4TH FLOOR

CONCEPT
Wednesday, January 23, 2019



5TH FLOOR

CONCEPT
Wednesday, January 23, 2019

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603-292-1400
mjkarchitects.com

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PORTSMOUTH, NH

FOR:
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282 MIDDLE STREET
PORTSMOUTH NH 03801

TITLE
CONCEPT FIFTH FLOOR PLAN

DESIGNED BY
ARCHITECTED BY
DATE
SCALE: AS NOTED
DRAWING NO.

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A-7

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Michael J. Keane
Architects, PLLC

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PORTSMOUTH NH 03801

TITLE
COLOR EXTERIOR CONCEPTS

DATE: AS NOTED

DRAWING NO.
A-9



STATE STREET CONCEPT ELEVATION



PLEASANT STREET CONCEPT ELEVATION

CONCEPT
Wednesday, January 23, 2019

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