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July 18, 2024

VIA VIEWPOINT and HAND DELIVERY

Reagan Ruedig, Chair Historic District Commission 1 Junkins Avenue Portsmouth, NH 03801

Re: 266, 270, 278 State Street & 84 Pleasant Street

Tax Map 107, Lots 77 – 80

REQUEST FOR WORK SESSION

Dear Ms. Ruedig:

This office represents PNF Realty Trust of 2013, the owner of the above-referenced property. I enclose a conceptual design proposal for the redevelopment of the property with all new construction. Please accept this correspondence as our request for a work session pursuant to Section 10.635.20 of the zoning ordinance to review and discuss this proposal with the Commission at its August 7, 2024 meeting. To the extent it is applicable, we hereby request a waiver from the requirements of Section 10.634.23.

Thank you for your attention and we look forward to working with the Commission on this project.

Sincerely,

Christopher P. Mulligan

Christopher P. Mulligan

CPM/ Encls.

cc: Peter Floros (w/ encls.)

Michael Keane (w/ encls.)









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

Accept only original stamp and signature copies may contain unauthorized modifications

PROJE

RESTORATION AND EXPANSION OF 266, 270 278 STATE STREET AND 84 PLEASANT ST, PORTSMOUTH NH

PNF TRUST OF 2013 282 MIDDLE STREET PORTSMOUTH, NH 03801

TITLE

Renderings 1
CONCEPT
NEW FACSIMILE OF EXISTING BUILDING
MATCH APPROX FLOOR LINES OF
EXISTING TIMES BUILDING

DRAWN BY:

CHECKED BY:

DATE: 7/12/202

SCALE: AS NOTED

DRAWING NO.

_



STATE STREET ELEVATION
SCALE: 1/8" = 1'-0"



CHURCH STREET ELEVATION SCALE: 1/8" = 1'-0"



PLEASANT STREET ELEVATION SCALE: 1/8" = 1'-0"

DRAWING NO.

Michael J. Keane Architects, PLLC

ARCHITECTURE PLANNING DESIGN

101 Kent Place Newmarket, NH 03857

603-292-1400 mjkarchitects.com

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RESTORATION AND EXPANSION OF 266, 270 278 STATE STREET AND 84 PLEASANT ST, PORTSMOUTH NH

PNF TRUST OF 2013 282 MIDDLE STREET PORTSMOUTH, NH 03801

TITLE

RENDERED ELEVATIONS NEW FACSIMILE OF EXISTING BUILDING MATCH APPROX FLOOR LINES OF EXISTING TIMES BUILDING

DRAWN BY: CHECKED BY: DATE: 7/12/2024 SCALE: AS NOTED

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