

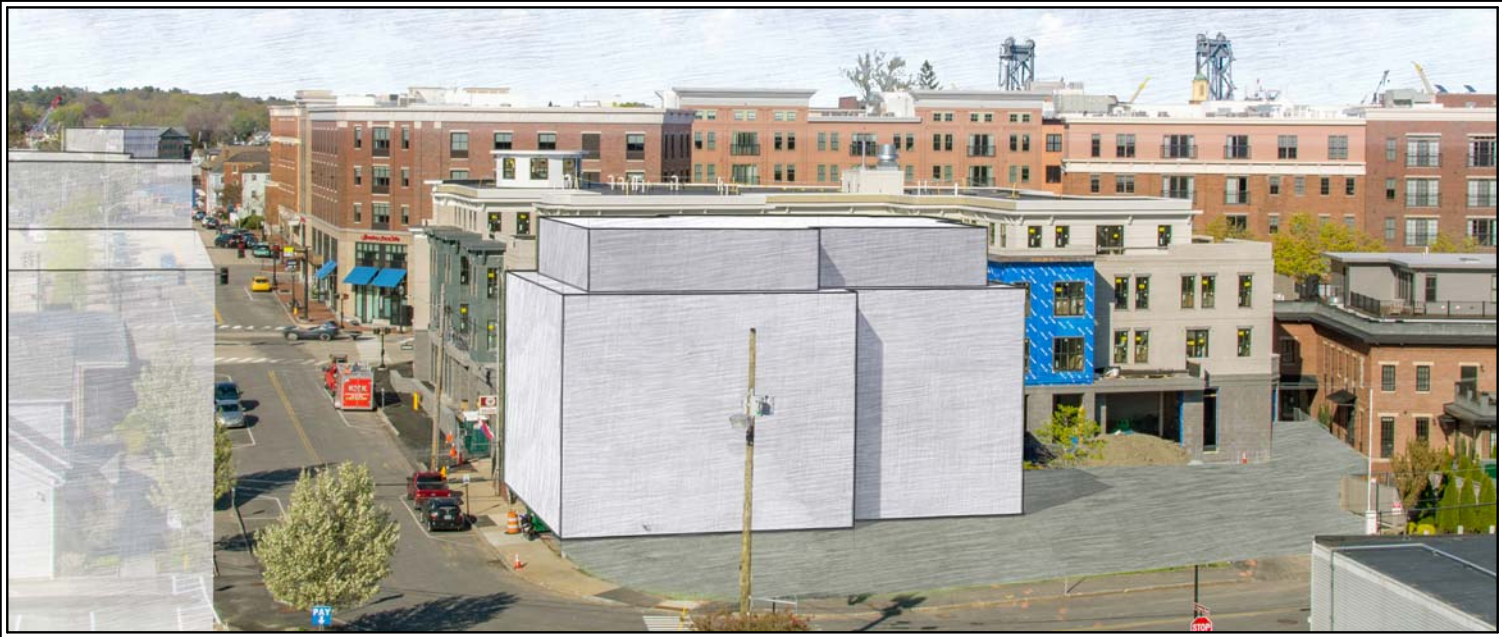
238 DEER STREET: MIXED-USE BUILDING

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

GENERAL PROJECT DESCRIPTION:

- PROPOSED WORK:
- REMOVAL OF EXISTING BUILDING DOWN TO GRADE (SUBGRADE FOUNDATION WALLS AND BASEMENT SLAB TO REMAIN).
 - CONSTRUCT NEW 3-4 STORY MIXED-USE BUILDING WITH GROUND FLOOR RETAIL AND UPPER FLOORS WITH (7) APARTMENTS ON EACH FLOOR BETWEEN 400-500 SF EACH.

SHEET LIST	
Sheet Number	Sheet Name
C	COVER
A1	CONTEXT AND SITE PLAN
A2	EXISTING PHOTOGRAPHS
A3	CONTEXT PHOTOGRAPHS
A4	CONTEXT PHOTOGRAPHS
A5	FOUNDRY PLACE CONTEXT
A6	CONCEPT FLOOR PLANS
A7	INTERIOR CONCEPT / OWNER INSPIRATION
A8	PROPOSED MASSING - A
A9	PROPOSED MASSING - B
A10	PROPOSED MASSING - C
A11	PROPOSED MASSING - D
A12	MASSING IN CONTEXT



MASSING IN CONTEXT - PERSPECTIVE FROM FOUNDRY GARAGE



238 DEER STREET
PORTSMOUTH, NH 03801



LOCUS MAP

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DEER STREET MIXED-USE BUILDING

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COVER

Historic District Commission Work Session, June 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

C

06/02/2021
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NOT TO SCALE

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CONTEXT AND SITE PLAN
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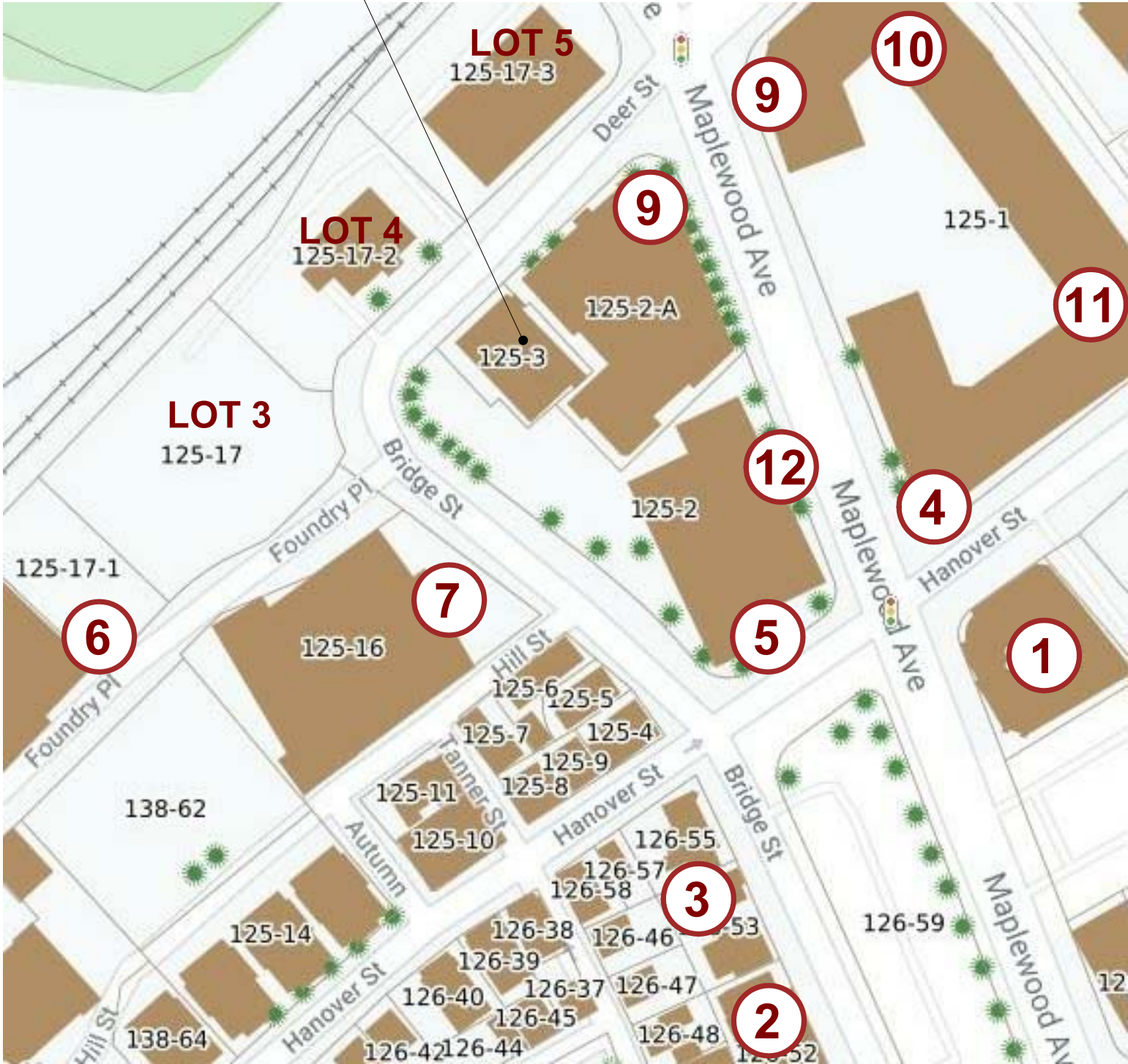


EXISTING PICTURE FROM DEER STREET AND MAPLEWOOD AVE INTERSECTION



EXISTING PICTURE FROM FOUNDRY GARAGE ROOF

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CONTEXT PHOTO KEY MAP

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EXISTING PHOTOGRAPHS
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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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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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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

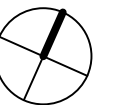
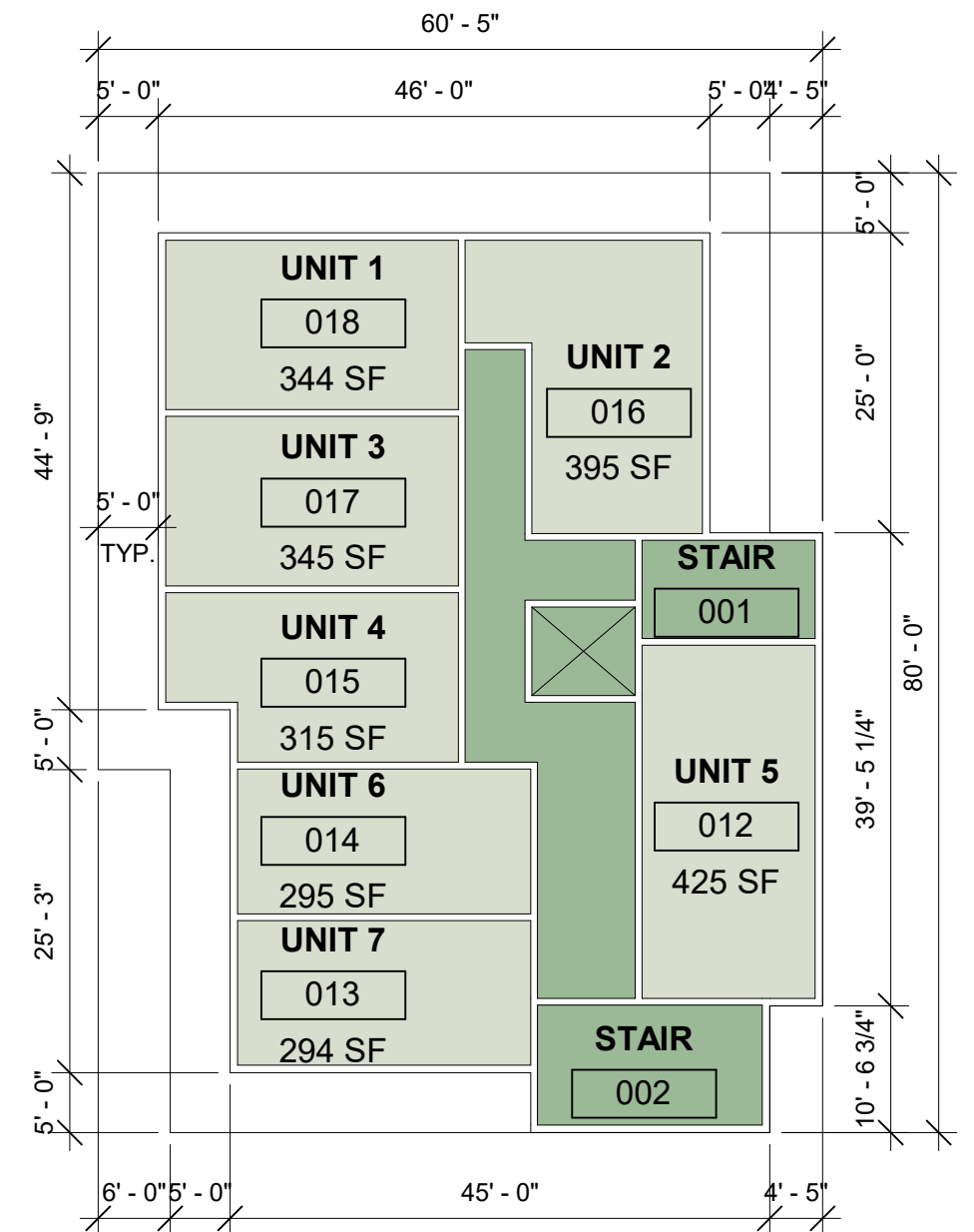
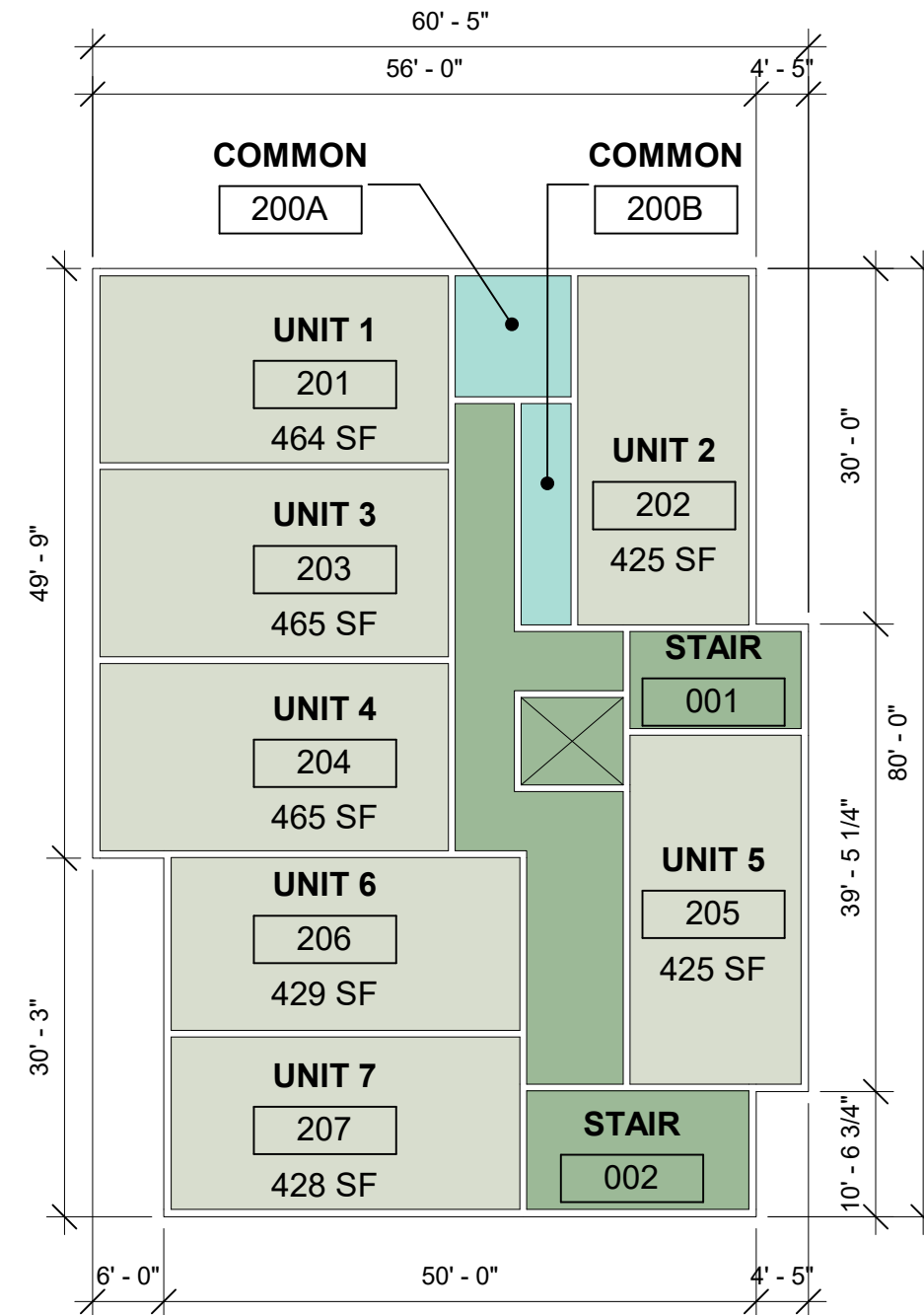
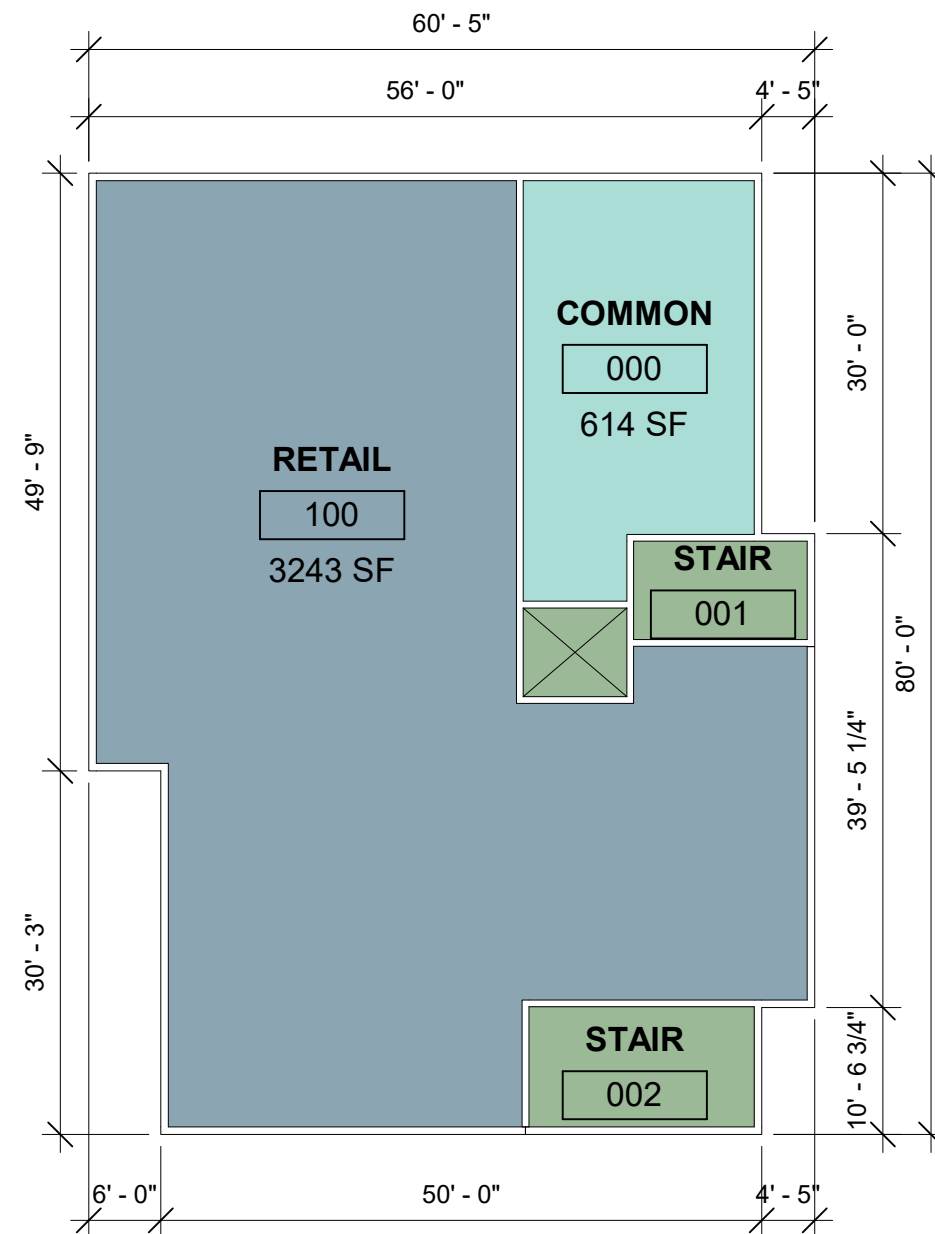
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FOUNDRY PLACE CONTEXT
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IKEA EFFICIENCY UNIT FLOOR PLAN - 400SF



IKEA BROOKLYN EFFICIENCY UNIT



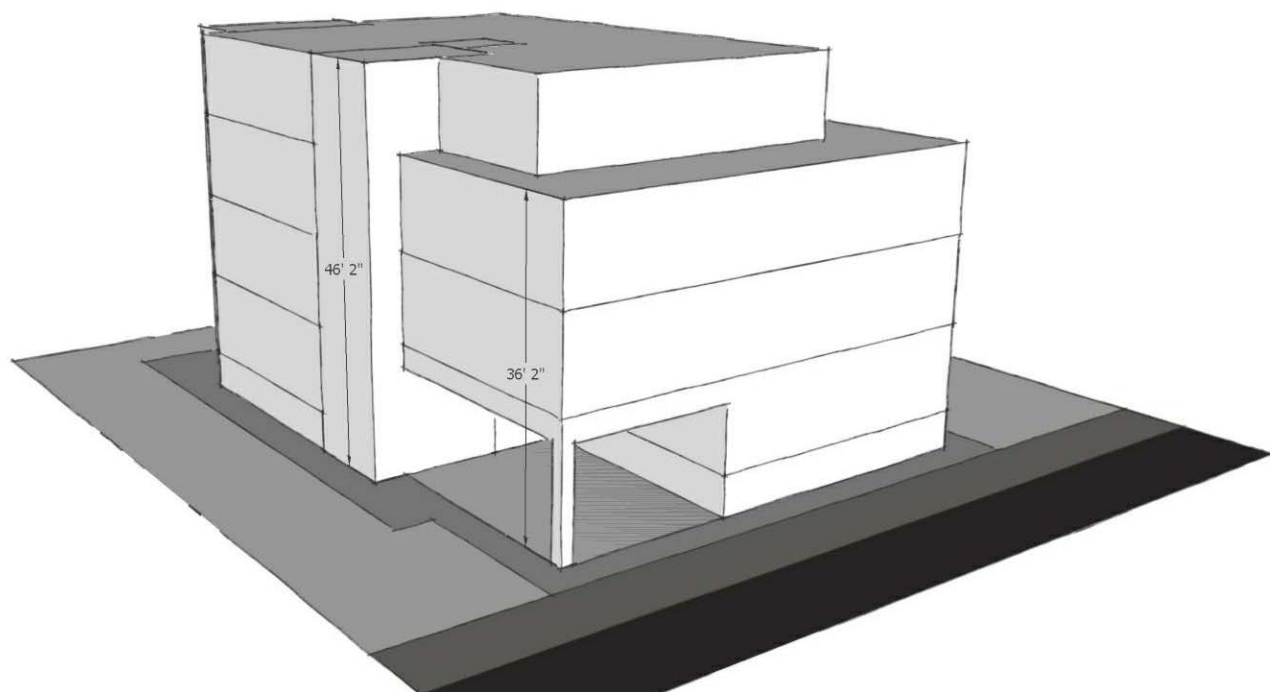
IKEA BROOKLYN EFFICIENCY UNIT

**OWNER CONCEPT
PRECEDENT:
IKEA EFFICIENCY
UNIT**

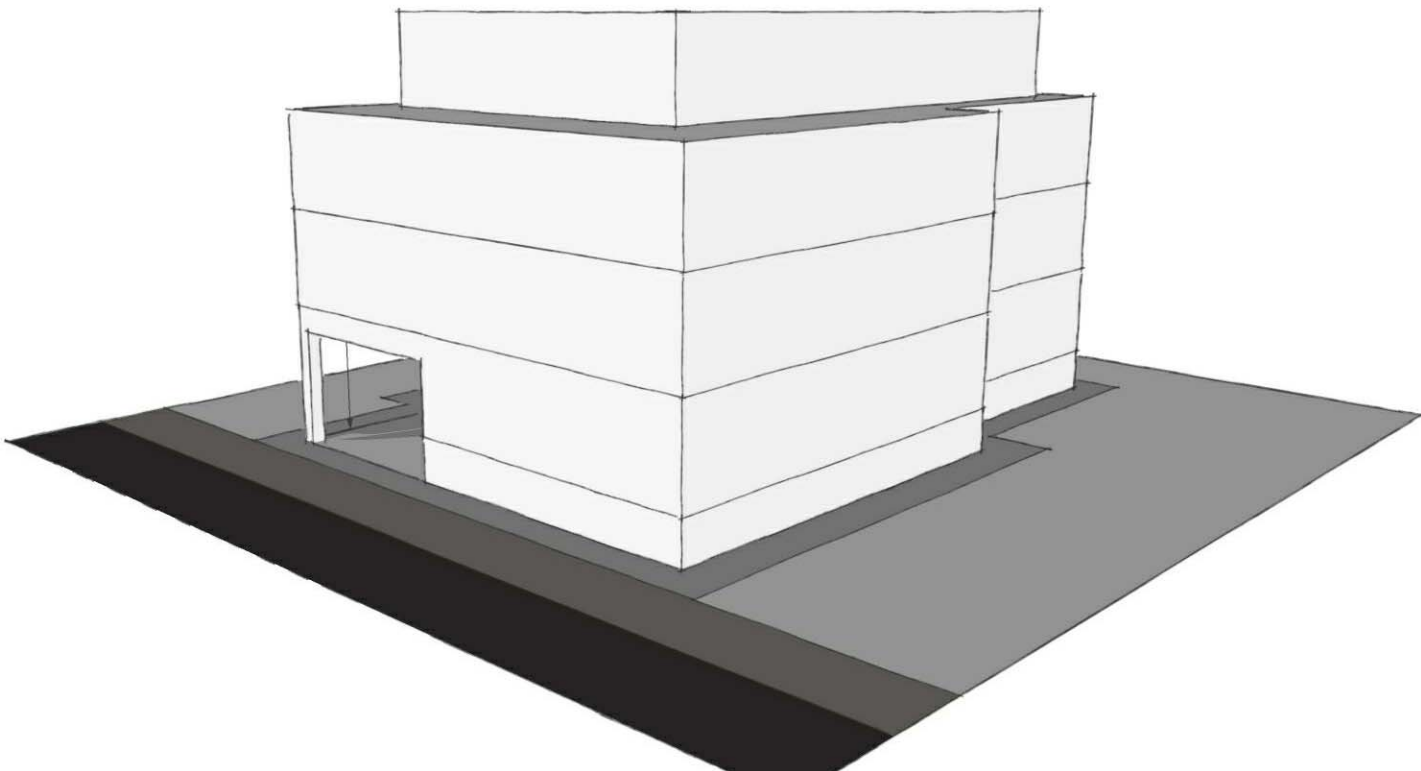


IKEA BROOKLYN EFFICIENCY UNIT

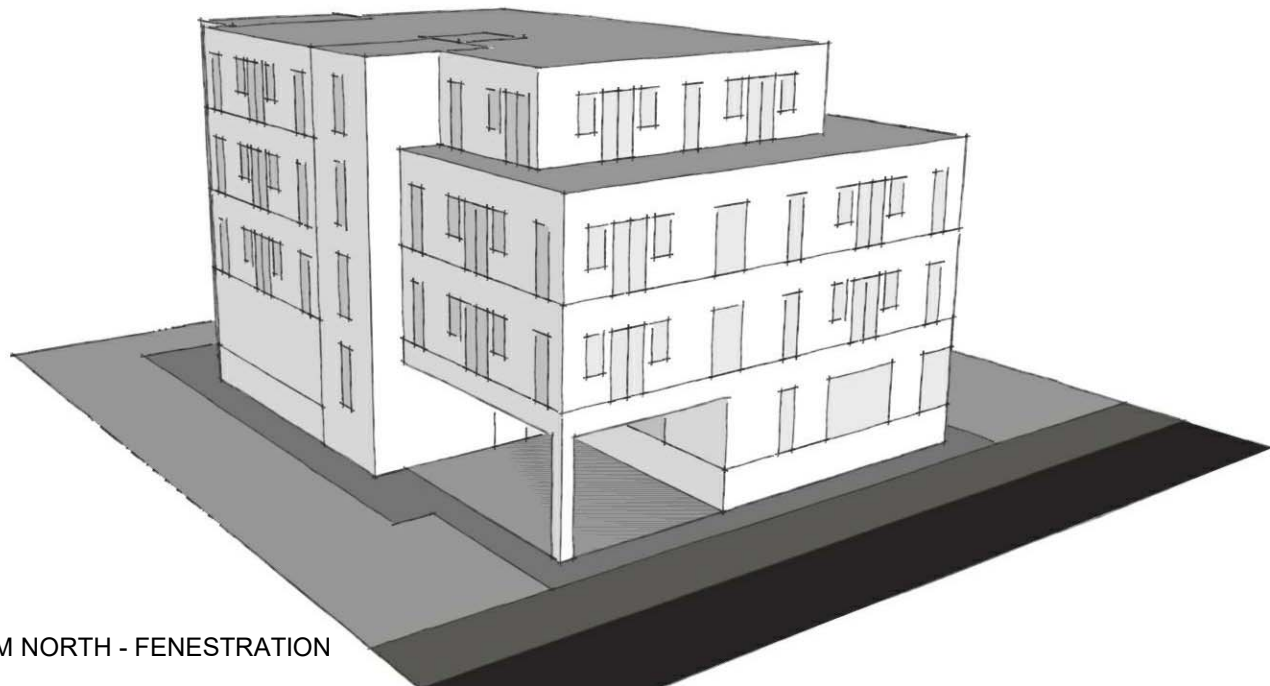
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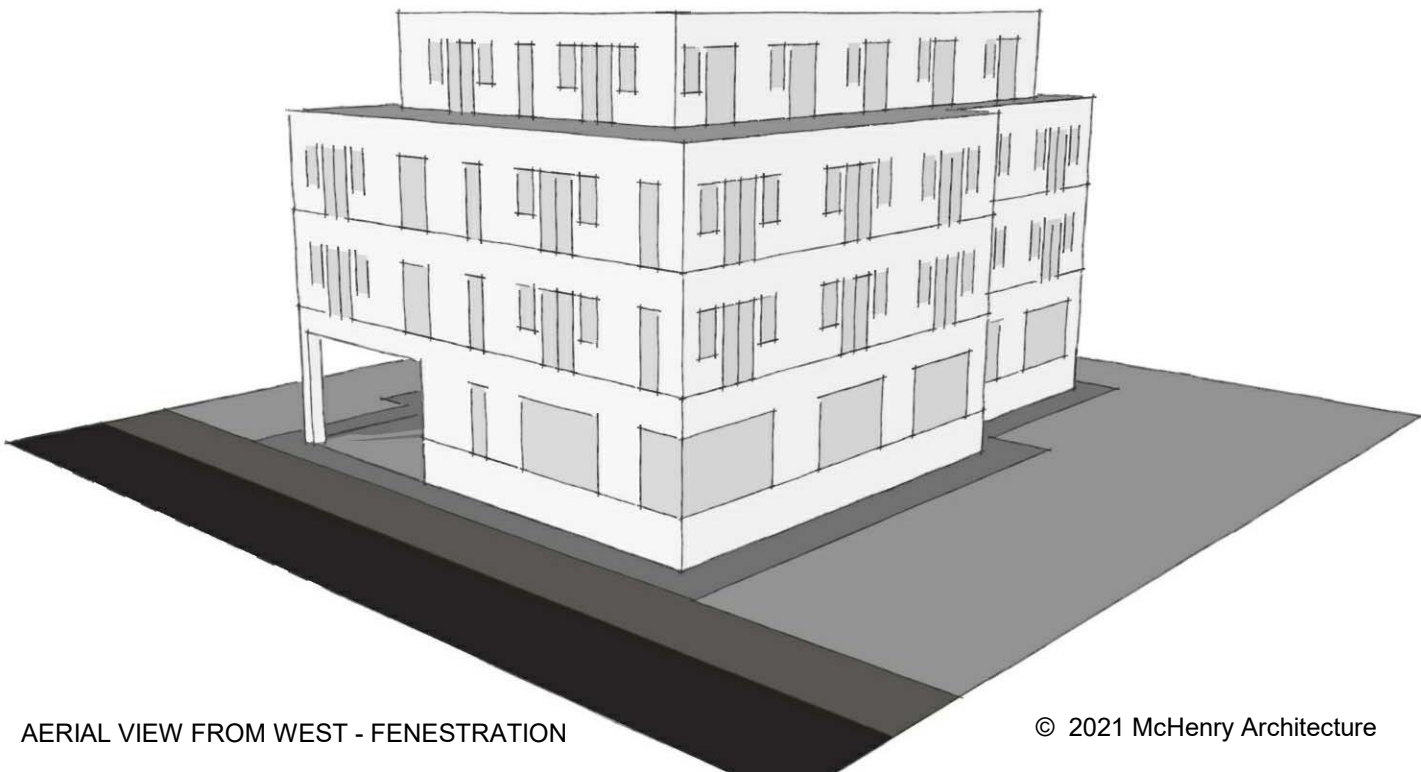
AERIAL VIEW FROM NORTH



AERIAL VIEW FROM WEST



AERIAL VIEW FROM NORTH - FENESTRATION



AERIAL VIEW FROM WEST - FENESTRATION

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PROPOSED MASSING - A

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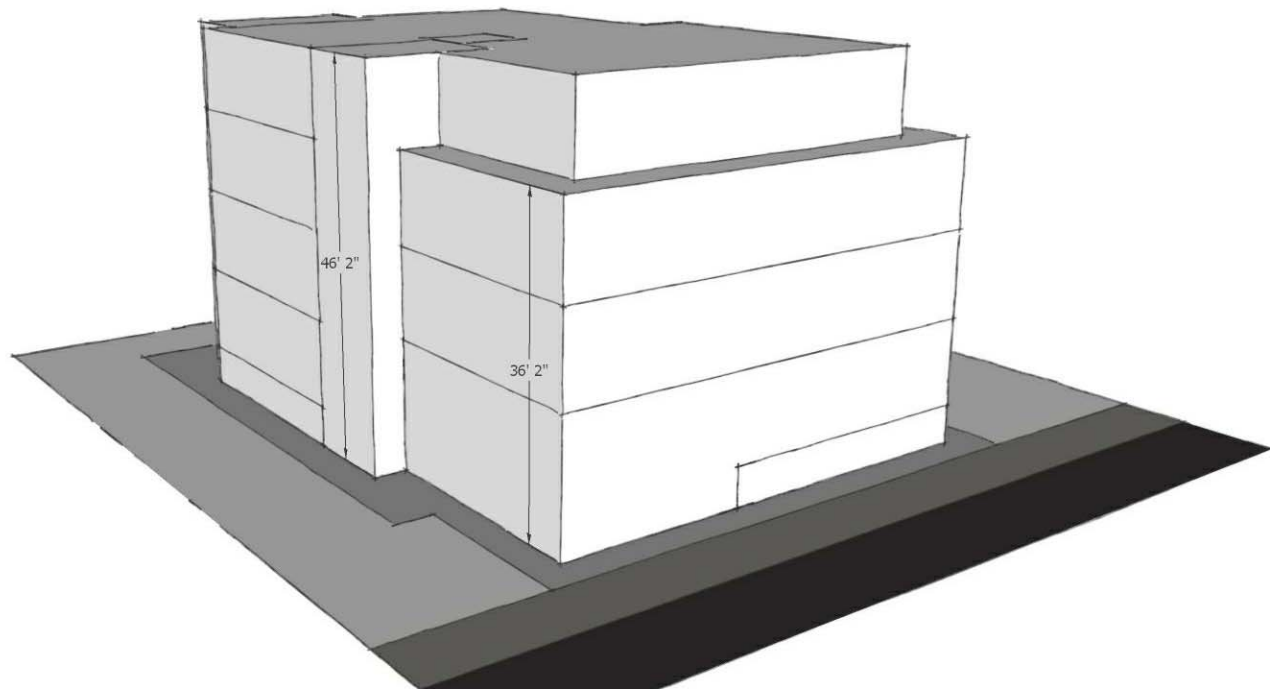
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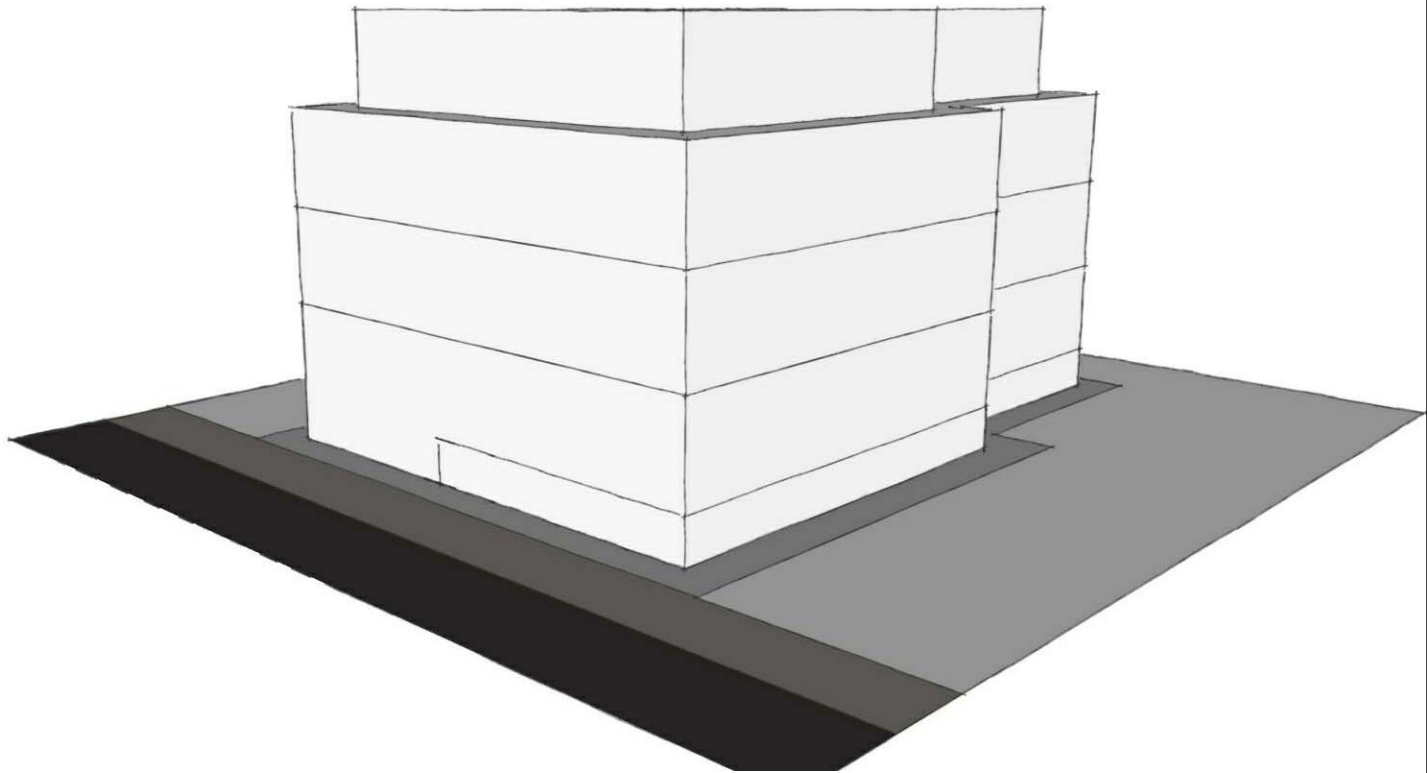
McHA: RD / JJ

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P



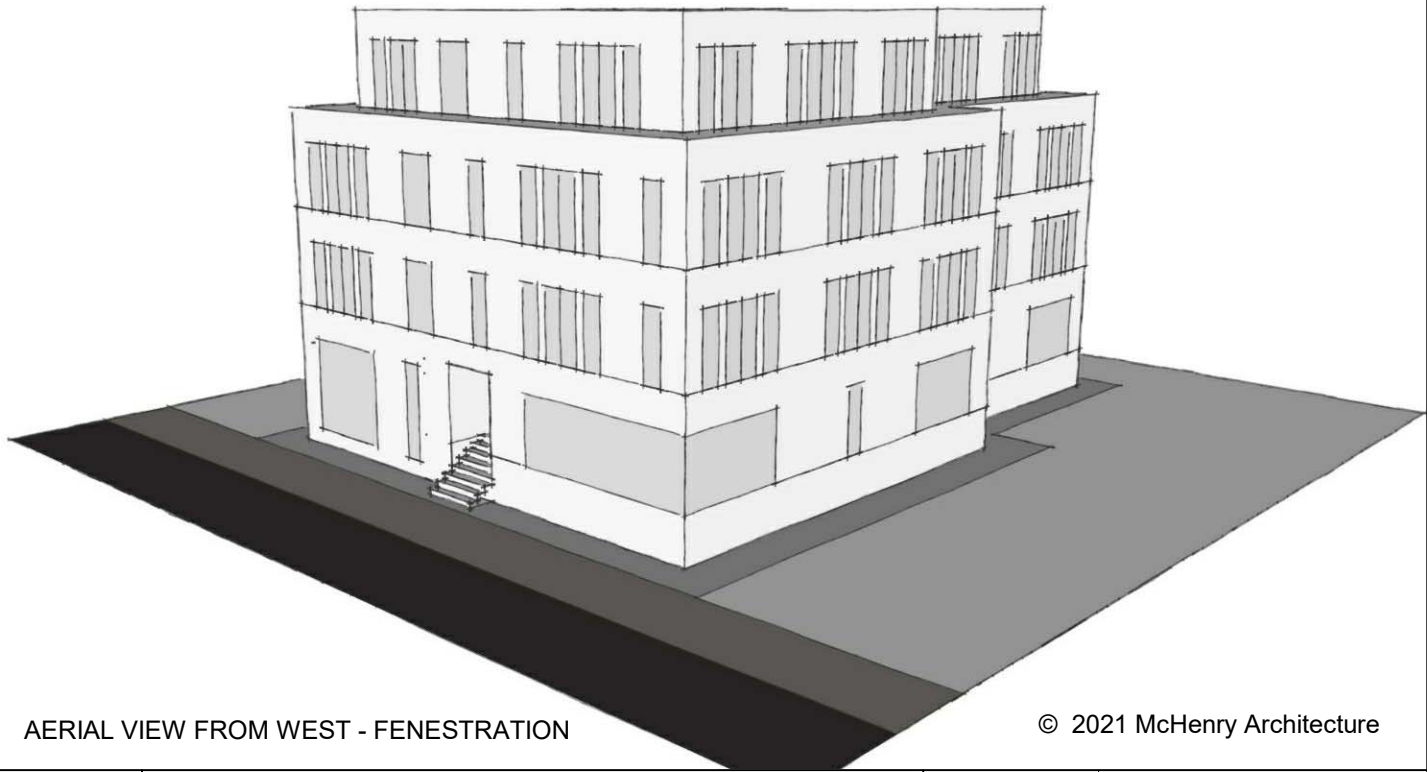
AERIAL VIEW FROM NORTH



AERIAL VIEW FROM WEST



AERIAL VIEW FROM NORTH - FENESTRATION



AERIAL VIEW FROM WEST - FENESTRATION

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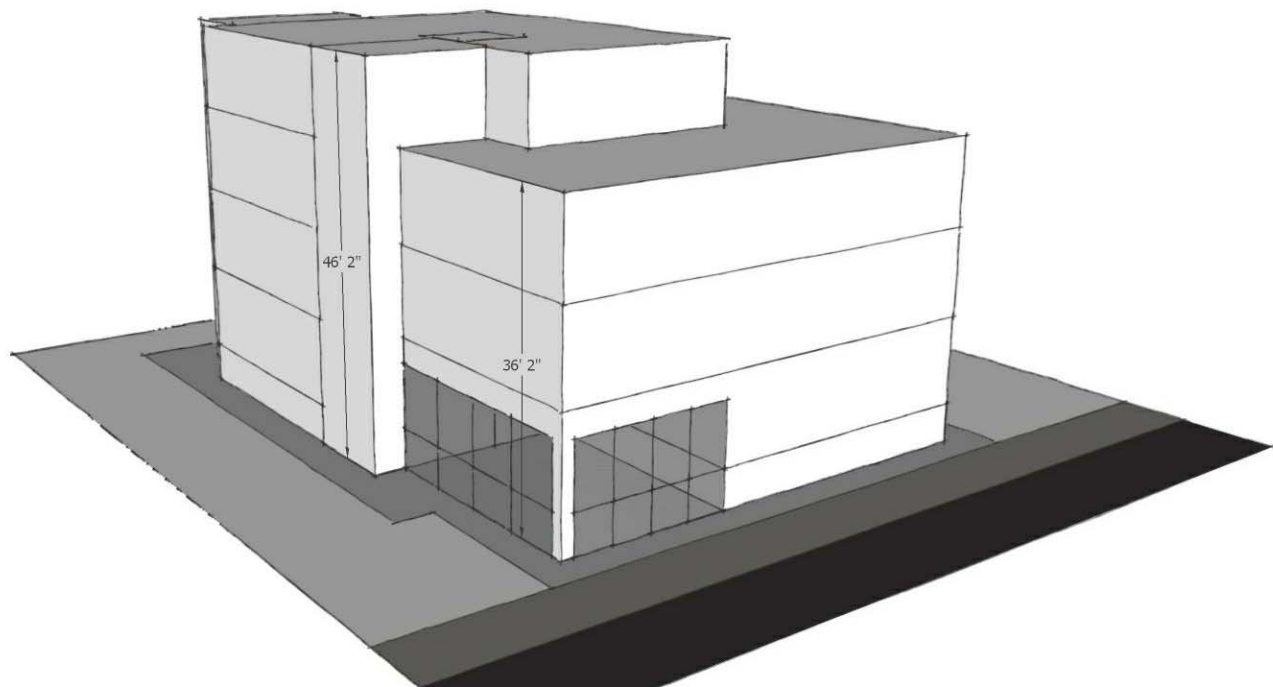
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PROPOSED MASSING - B
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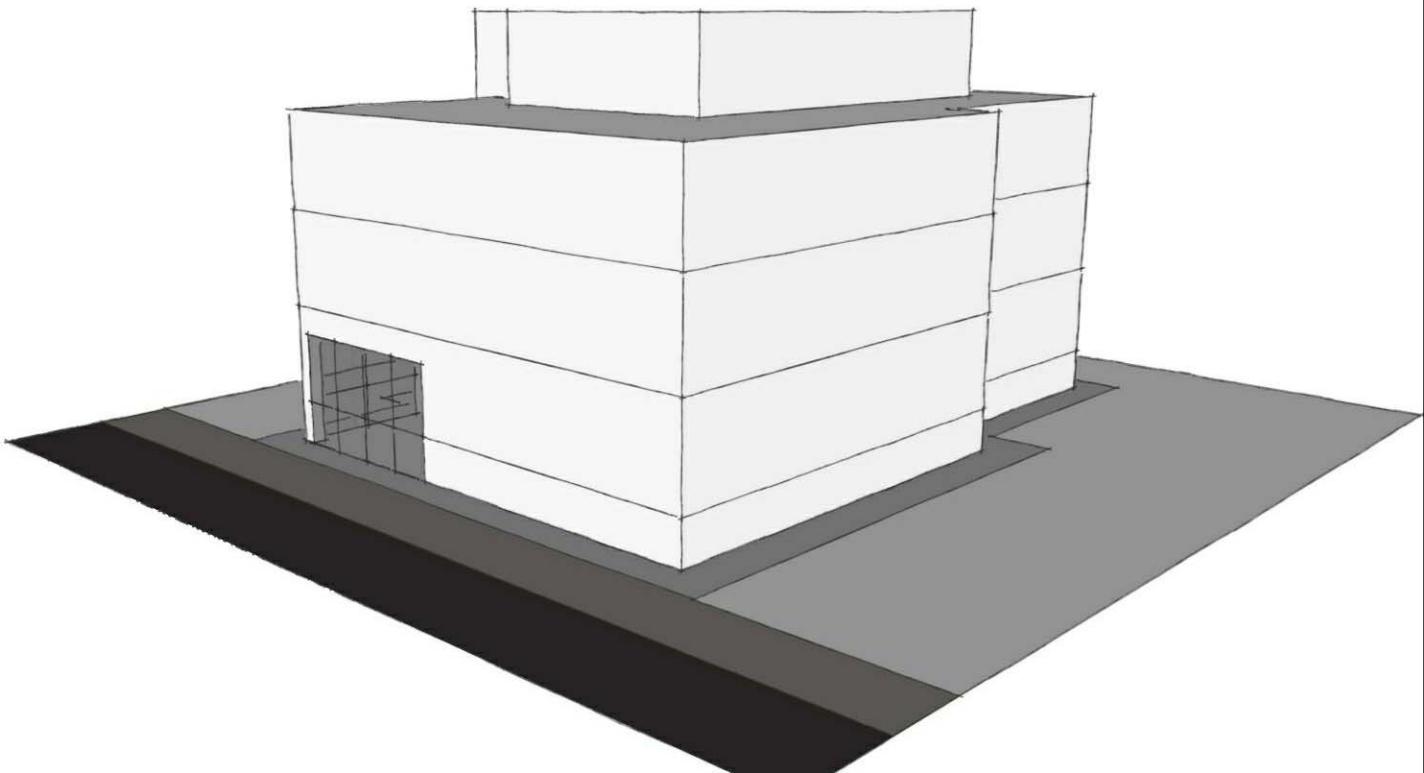
McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

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McHA: RD / JJ
NOT TO SCALE
P



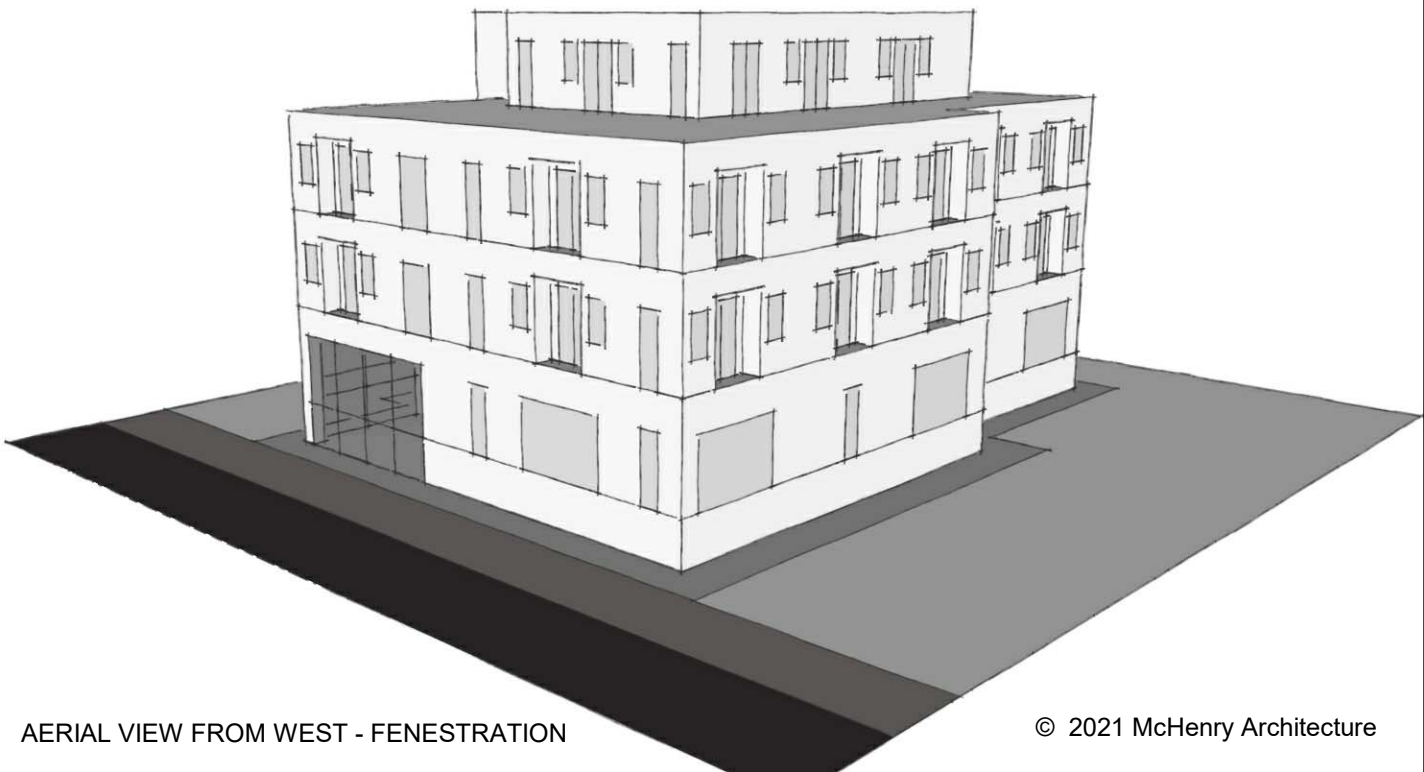
AERIAL VIEW FROM NORTH



AERIAL VIEW FROM WEST



AERIAL VIEW FROM NORTH - FENESTRATION



AERIAL VIEW FROM WEST - FENESTRATION

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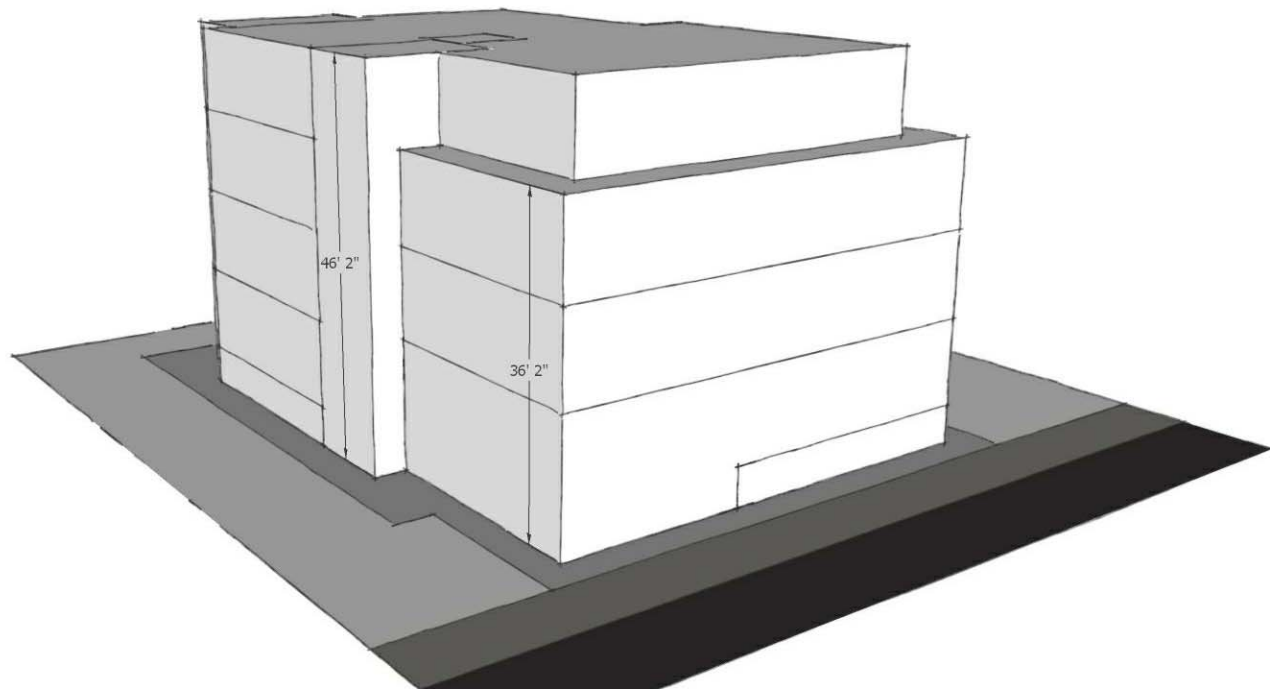
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PROPOSED MASSING - C
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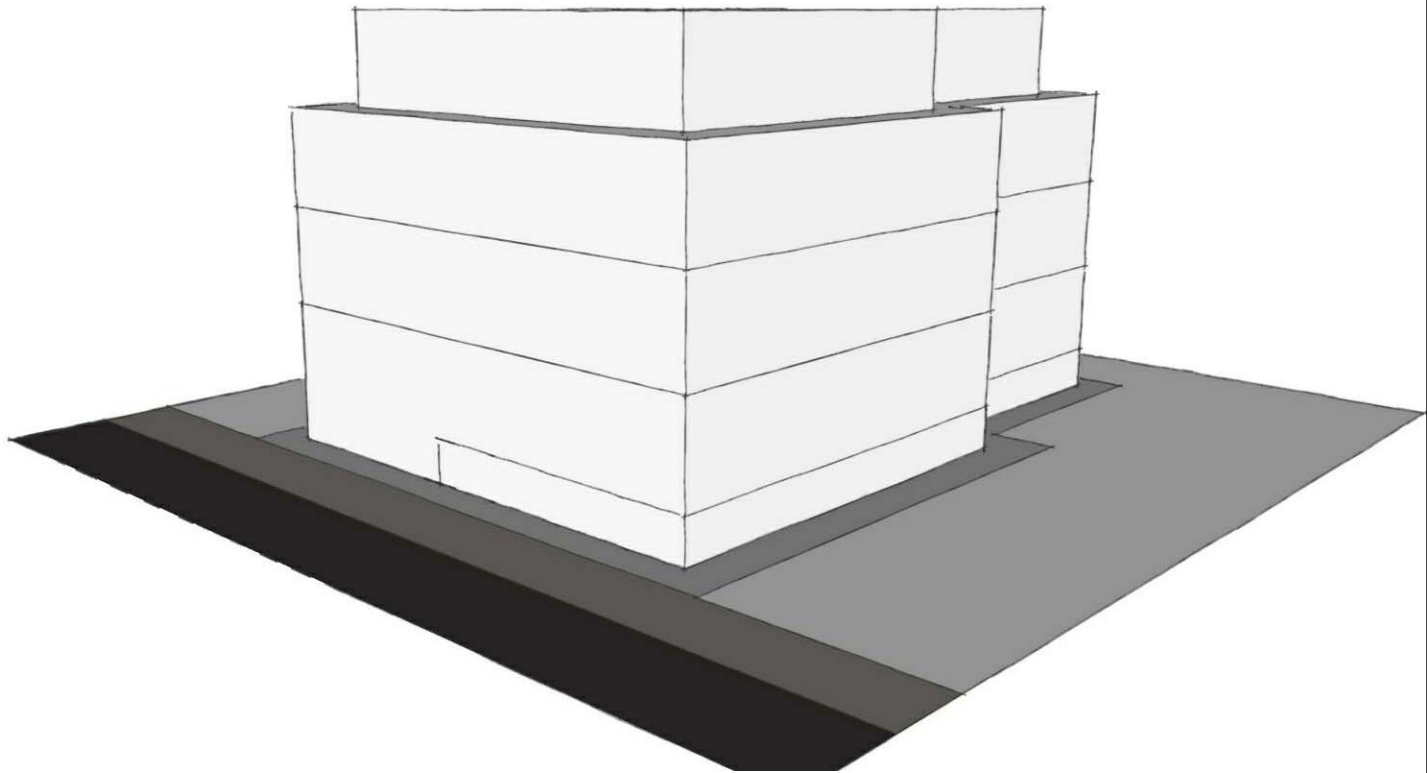
McHENRY ARCHITECTURE
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Portsmouth, New Hampshire

A10

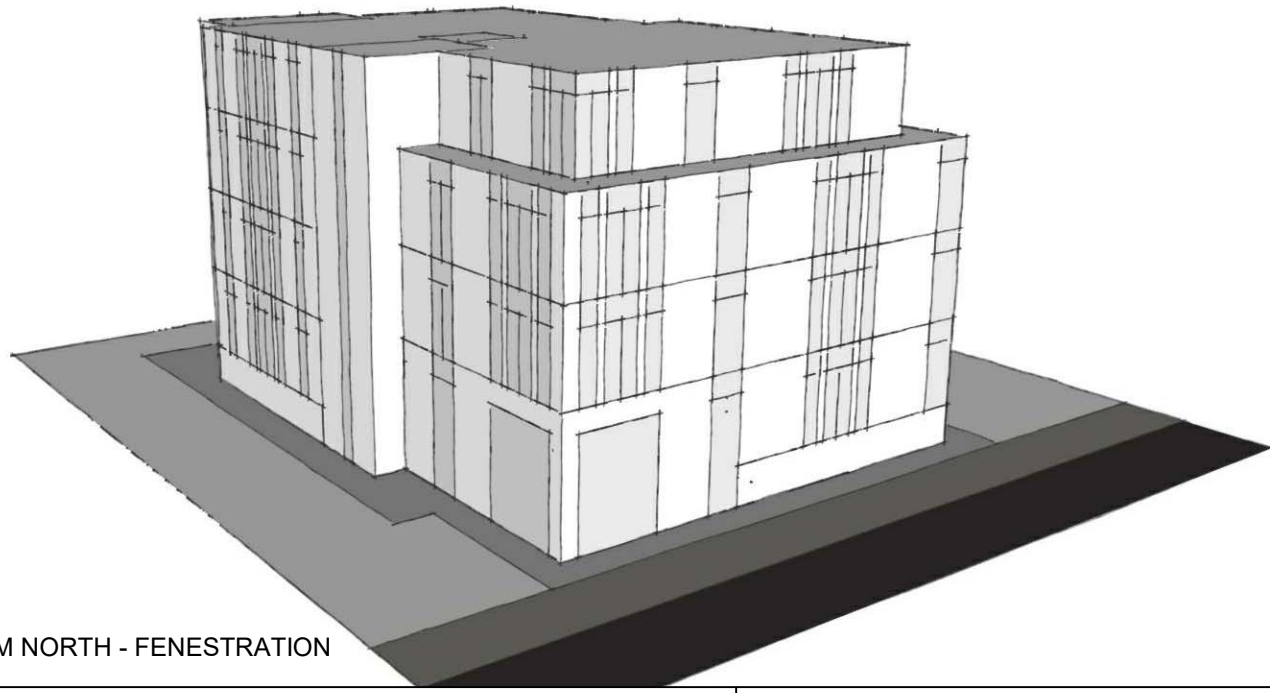
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McHA: RD / JJ
NOT TO SCALE
P



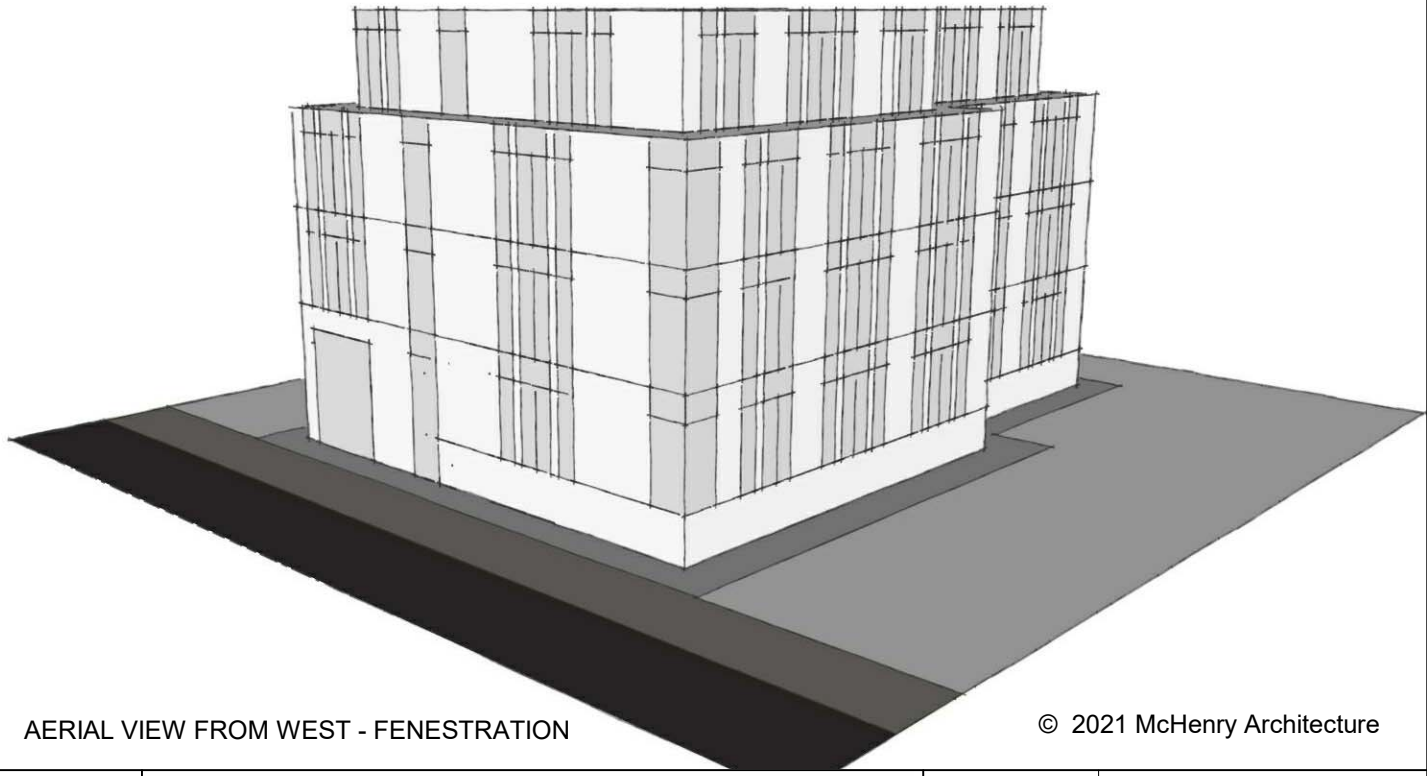
AERIAL VIEW FROM NORTH



AERIAL VIEW FROM WEST



AERIAL VIEW FROM NORTH - FENESTRATION



AERIAL VIEW FROM WEST - FENESTRATION

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PROPOSED MASSING - D

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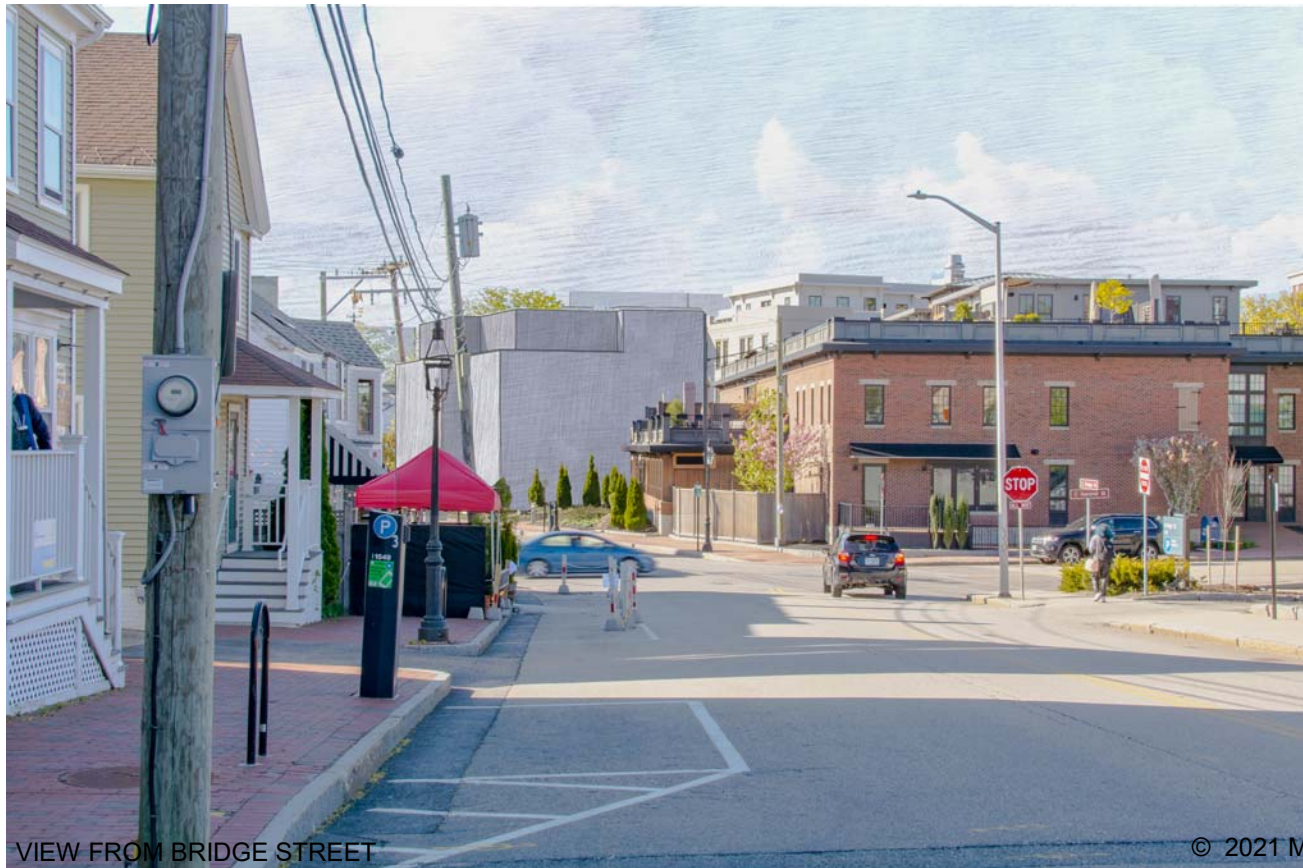
VIEW FROM PORTWALK ON DEER STREET



VIEW FROM MAPLEWOOD AVE AND DEER STREET INTERSECTION



VIEW FROM DEER STREET



VIEW FROM BRIDGE STREET

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MASSING IN CONTEXT

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