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## **Project of the Month: Fulcrum Associates completes GL Rogers and Company's 51 condominium unit Residences at Foundry Place**

June 27, 2025 - Spotlights



Portsmouth, NH Fulcrum Associates, a leading construction management firm in southern New Hampshire, recently completed construction of the Residences at Foundry Place in the north end of downtown. Fulcrum was selected by GL Rogers and Company to partner for the construction of the new condominiums located at 88-89 Foundry Pl.

The Residences at Foundry Place is a four-story, 70,000 s/f building featuring 51 for sale condominiums, offering a variety of one-, two-, and three-bedroom units. The building features 31 covered parking spaces on the lower level, and two-level commercial tenant space accessed from Foundry Place immediately across from the public parking garage. The building exterior is an artful blend of materials including vinyl plank, fiber cement siding and brick veneer. Resident amenities include a fitness center, private offices, meeting room, outdoor courtyard spaces, and a roof deck while conveniently located with access to the city's historic downtown, as well as a wide range of restaurants, shopping, and entertainment options.

The development is sited on one of six original sites brought forward for development by GL Rogers. One of the sites now houses the city of Portsmouth Foundry St. public parking garage. The residences at Foundry Place were the second lot to begin development. The site fronts two streets, Hill St. and Foundry Pl. and spans lot line to lot line abutting the historic Last Chance Garage. Extreme care had to be taken during excavation and earthwork to protect the adjacent buildings and roadways. Soldier pile shoring was required for placement of the foundations. Sewer, water and electrical utilities had been re-located during construction of the Foundry St. public parking garage and stubbed in under the lot in anticipation of the residential development.

“Portsmouth continues to be one of the fastest-growing communities in New Hampshire,” said Jeff Luter, chairman of Fulcrum. “The support and excitement we’ve seen from the community has continued to grow since construction began, and we’re proud to have worked with GL Rogers on bringing the residents of Portsmouth a luxury-style living opportunity in the heart of downtown.”

Gorrill Palmer provided civil engineering, permitting; Market Square Architects was the architect; JSN Associates provided structural engineering; and BLW was the MEP/FP engineering firm for the project. The project is being marketed by Brick & Barn Compass Realty.

Please visit [fulcrum-nh.com](http://fulcrum-nh.com) to learn more about Fulcrum and explore our project portfolio.

Residences at Foundry Place project team:

- Fulcrum Associates - construction manager
- GL Rogers and Company - developer
- DEI Systems - electrical/low voltage
- Chasse Crane Services - crane services
- OnPoint - owners project manager
- Metro Walls - drywall