

PROJECT NARRATIVE

Renovations and additions to the structure on Map 0116 Lot 30, with address 134 Pleasant Street. The banking area of the building will be partially redistributed to the new addition. The second floor of the existing building,will be repurposed from office use to Co-living residential use. The second floor of the new addition will also be Co-living use. The basement will be repurposed from storage, to become an underground parking garage.

- Add two stair and elevator additions.
- Add a new two-story building addition to the east of existing building.
- Relocate some of the parking spaces to the new underground parking garage, accessed by a ramp on rear (west) side of building; create more landscaped greenspace and pocket park.
- Relocate the existing drive through from the east elevation to the south elevation, this replaces the covered walkway structure.
- Reclad the gray granite veneer with white granite veneer.
- Replace the existing windows and storefronts, add new windows for the residential units at second floor.
- Replace the membrane covered roof pyramid with a glass canopy penthouse porch at roof deck.

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134 PLEASANT STREET

RENOVATION AND ADDITION

HISTORIC DISTRICT COMMISSION  
WORK SESSION 1

H0.0

COVER SHEET  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

07/25/2025



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206 COURT ST



202 COURT ST

170 COURT ST



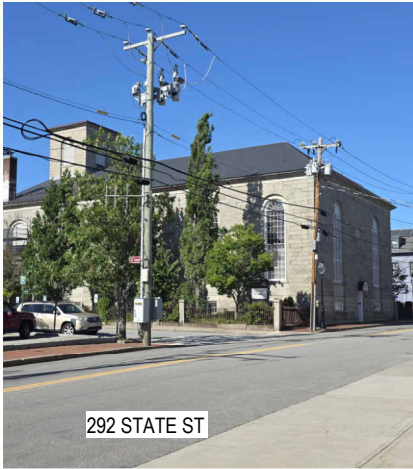
232 COURT ST



222 COURT ST



40 PLEASANT ST



292 STATE ST



92 PLEASANT ST

84 PLEASANT ST



118 PLEASANT ST



140 COURT ST



127 PARROTT AVE



160 COURT ST



111 PARROTT AVE



143 PLEASANT ST, LANGDON HOUSE

H0.1

# CONTEXT MAP & PHOTOS 134 PLEASANT STREET PORTSMOUTH, NH 03801

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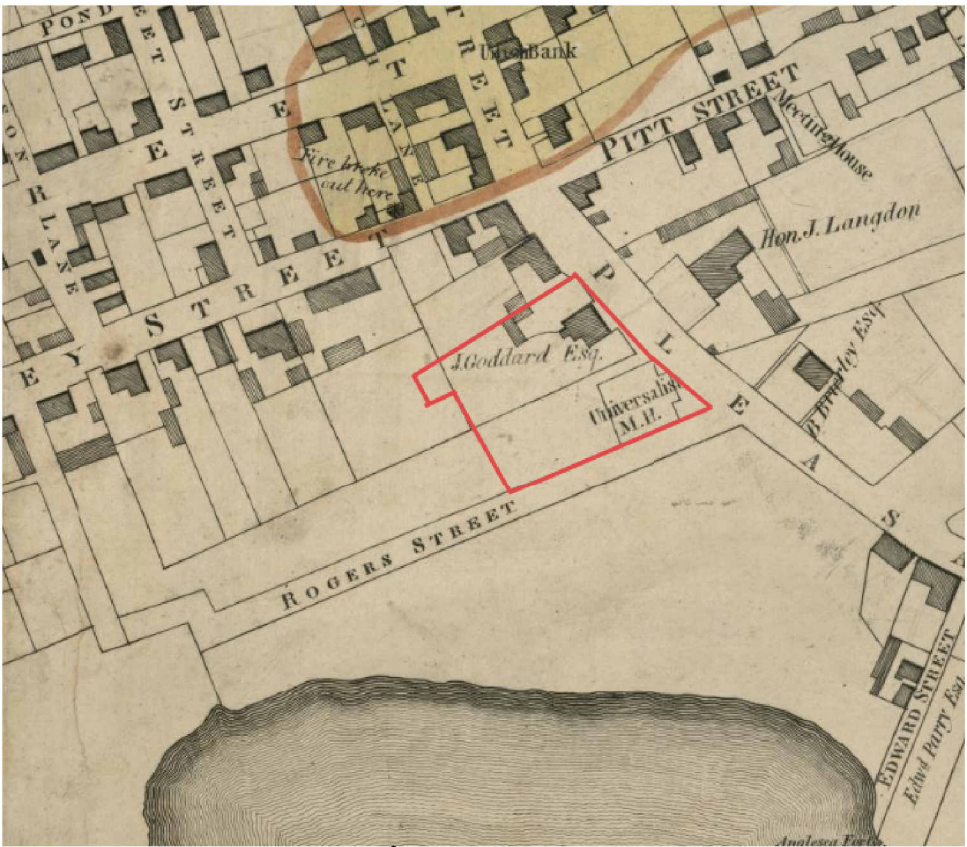




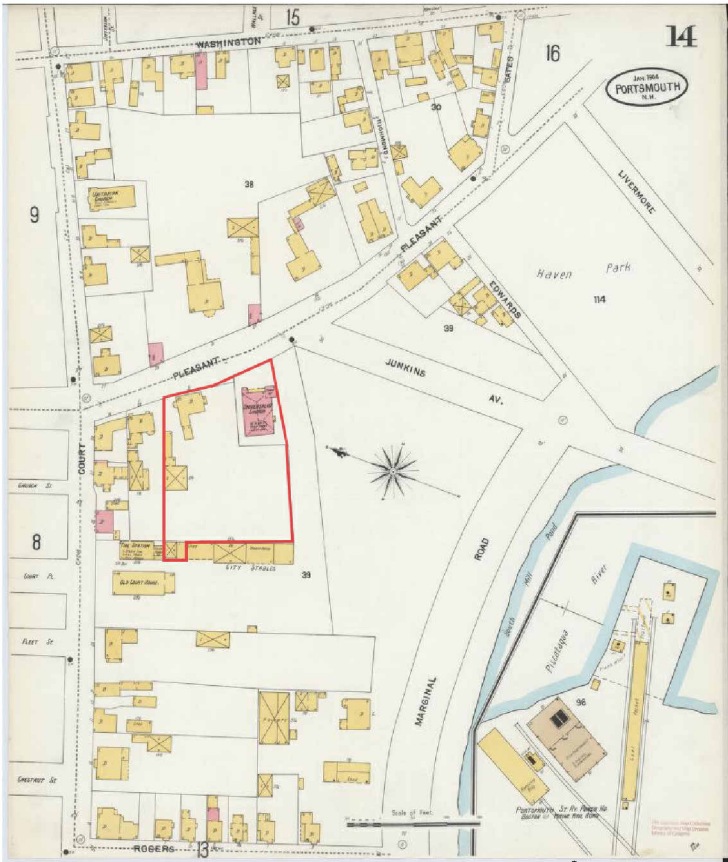
**H0.2** EXISTING PHOTOS  
**134 PLEASANT STREET  
 PORTSMOUTH, NH 03801**

07/25/2025

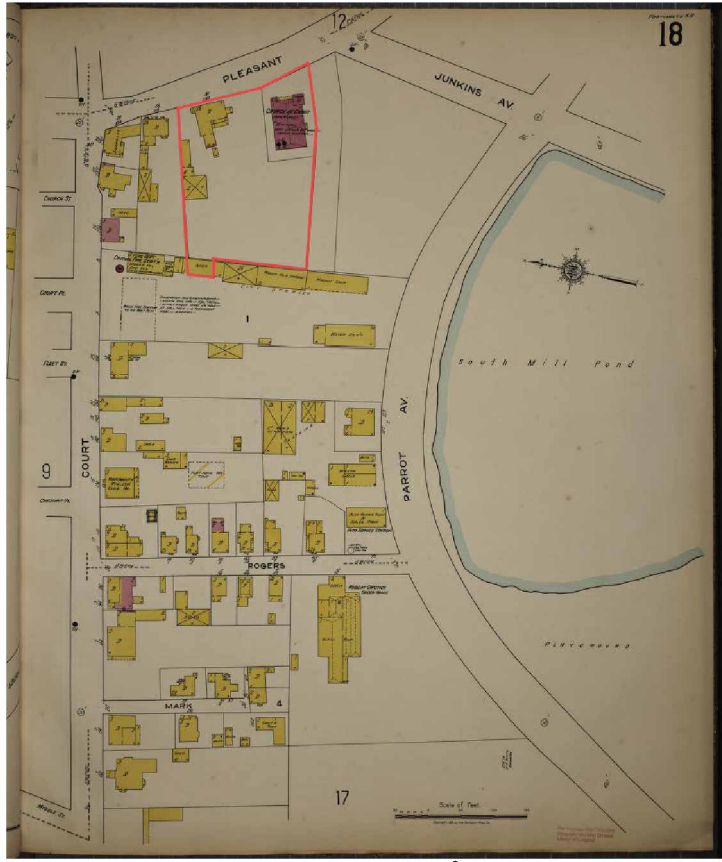




1813  
UNIVERSALIST CHURCH & HOUSING



1904  
UNIVERSALIST CHURCH & HOUSING



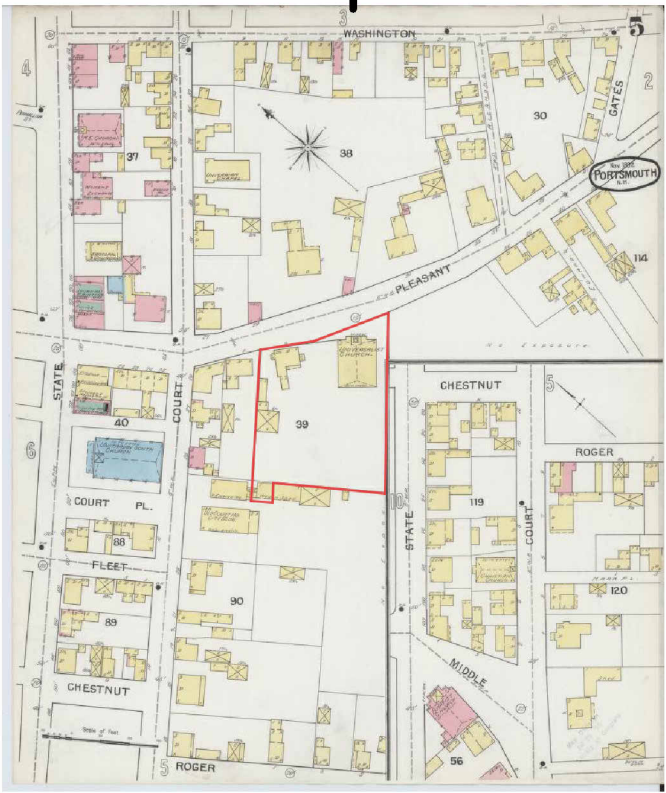
1920  
UNIVERSALIST CHURCH & HOUSING



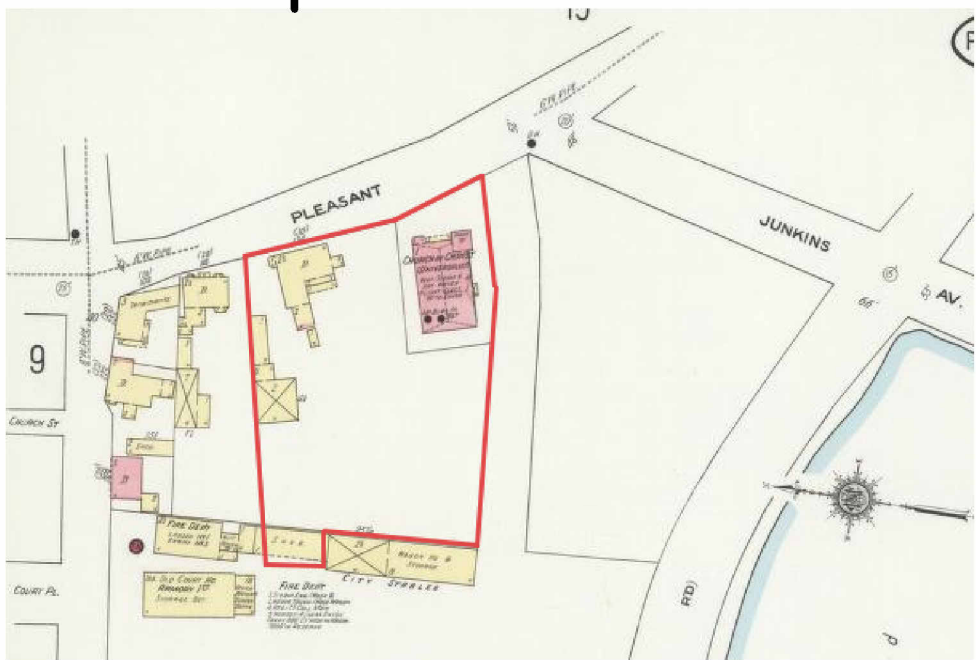
1952  
GROCERY IN CONSTRUCTION TILL 1953  
CHURCH DEMOLISHED AFTER



1877  
UNIVERSALIST CHURCH & HOUSING



1892  
UNIVERSALIST CHURCH & HOUSING



1910  
UNIVERSALIST CHURCH & HOUSING

H0.4

# HISTORIC TIMELINE 134 PLEASANT STREET PORTSMOUTH, NH 03801

07/25/2025

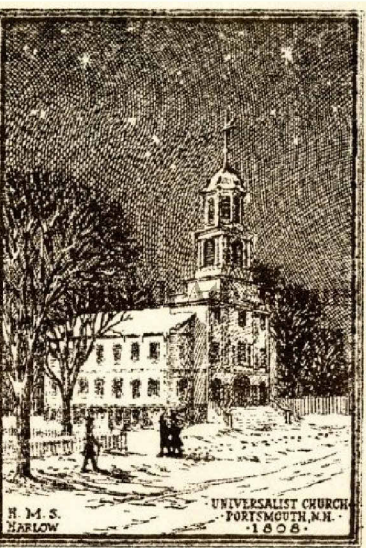




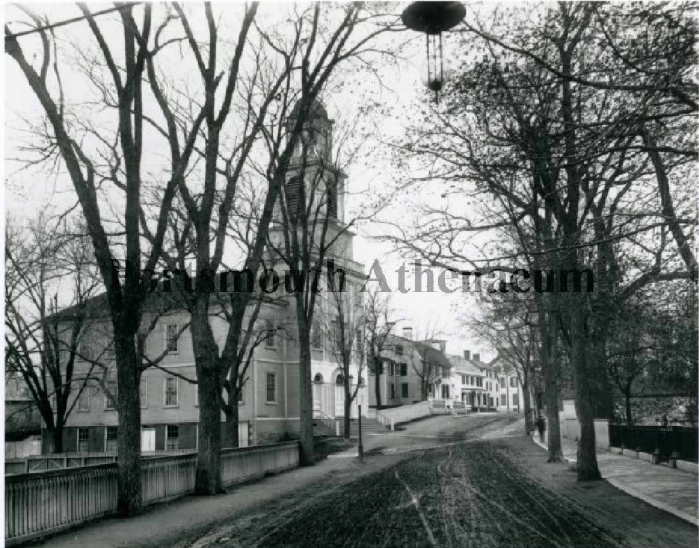
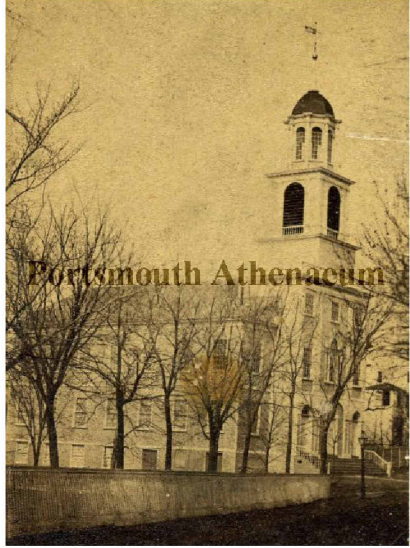
SAMUEL LANGDON HOUSE



The **Rev. Samuel Langdon** house was built in 1747 by Hopestill Cheswill, a renowned master carpenter (who also built the John Langdon and Thomas Thompson Houses across the street). Samuel Langdon was born in Boston in 1722. At age 23 he officiated as an army chaplain at the first siege of Louisburg . In 1747 he hired Cheswill to build his gambrel house on Pleasant Street in Portsmouth. He resided there as minister of the Congregational Church (North Church). In 1774 Samuel Langdon was chosen president of Harvard College and resigned his Portsmouth ministry. After his death, his house passed through various decedents, including the Pickering and Goddard families; and was eventually bequeathed to the universalist church, being known as the Parsonage of the Universalist Church.

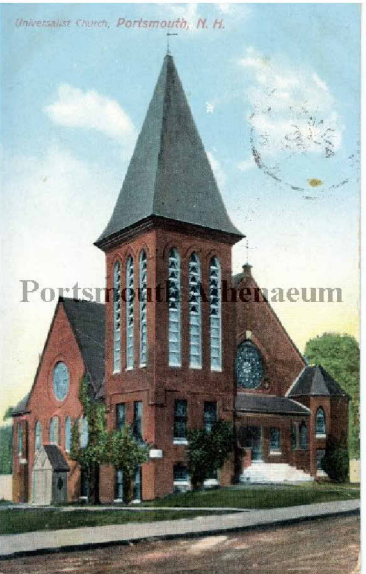


UNIVERSALIST CHURCH 1808

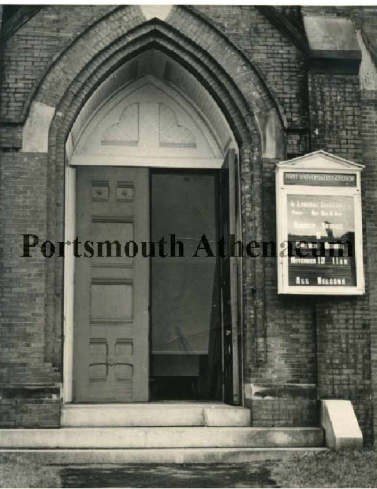


The Universalist Society was incorporated in 1793. The original wooden church was erected in 1807, its bell was cast by Paul Revere . In March, 1896 , the church was destroyed by fire - fortunately the bell was preserved .The conflagration threatened to devastate the whole of Pleasant street with its invaluable houses.

The church was rebuilt in brick in 1897 in a neo-romanesque style. In 1945, the Universalist Church formed a federation with the nearby Unitarian Church (known as the South Church) on State Street. The following year, the two congregations worshiped under the same roof while maintaining separate historical identifies of each parish. However in January 1947 the Universalist church burned again. As a direct result of the fire, the Unitarian-Universalist Church of Portsmouth, NH formed merging both churches. In 1951, the Universalist-Unitarian Church sold the old church lot and the Langdon Parsonage house to First National Stores, Inc. Upon great public outcry against proposed plans to demolish the parsonage house, it was sold, dismantled and moved to Old Sturbridge Village in 1952.



UNIVERSALIST CHURCH 1897-1947



**H0.5**

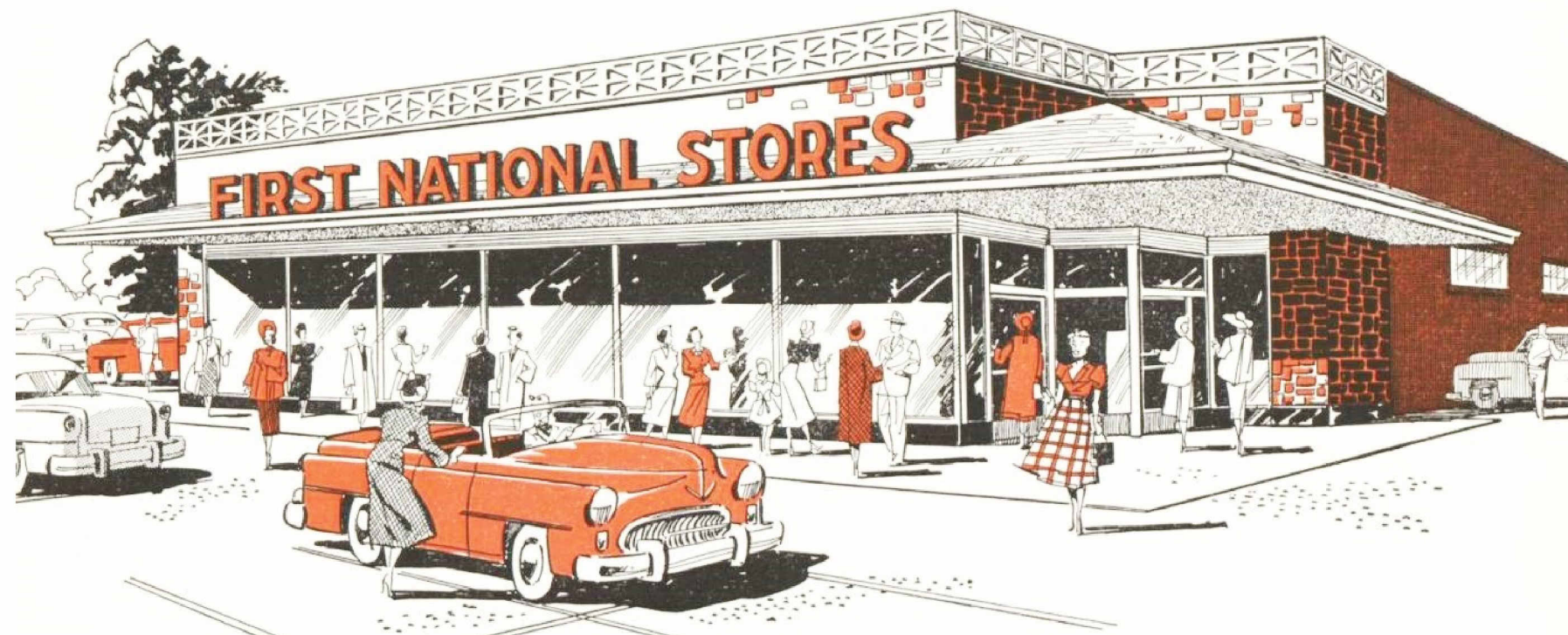
**HISTORIC NARRATIVE 1747-1952**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

07/25/2025



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**First National Stores, Inc.** purchased and merged the Universalist Church's two lots in 1952: the empty lot of the burned church, and the parsonage house lot. They also purchased a vacant lot behind these two lots from the City of Portsmouth and merged it with the other two lots, creating one lot large enough to support a modern grocery store with parking lot.

First National Stores, Incorporated was formed in April 1925 as a merger of three New England grocers; the John. T. Connor Company, Ginter Company and O'Keefe's, Incorporated. The Economy Grocery Company {Connecticut} was acquired in 1929. The Nicholson-Thackray Company {Rhode Island}, Davey Brothers Company {Connecticut} and Modern Grocery Company {also of Connecticut}, were bought during 1929, as well. With these mergers, First National Stores operated 2,002 units. They developed a prototype architectural design in the 1950's, with large storefront windows, and a decorative trellis banding along the wide flat roof. This style was replicated across the nation and became a basis of design for the mid-century supermarket chain. First National's "private label" merchandise underwent a massive re-labeling program during 1968, with new "Finast" branding used.

In 1978, Pic-N-Pay acquired First National Stores. In 1982, they sold the Pleasant Ave property to Portsmouth Trust Bank, preferring to focus on their existing Pic-N-Pay store on Islington Street. At this time the building underwent a major remodel, recladding the stone with brick and granite, and adding large canopies to the east and south. Portsmouth Trust sold to First NH Bank, who later sold to Citizens Bank. In 1998 it was purchased by a private landowner, and then was sold in 2023 to the current owner & applicant (Double MC, LLC).



H0.6

**HISTORIC NARRATIVE 1953-2025**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

07/25/2025

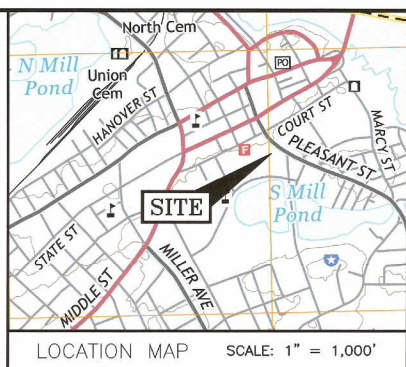
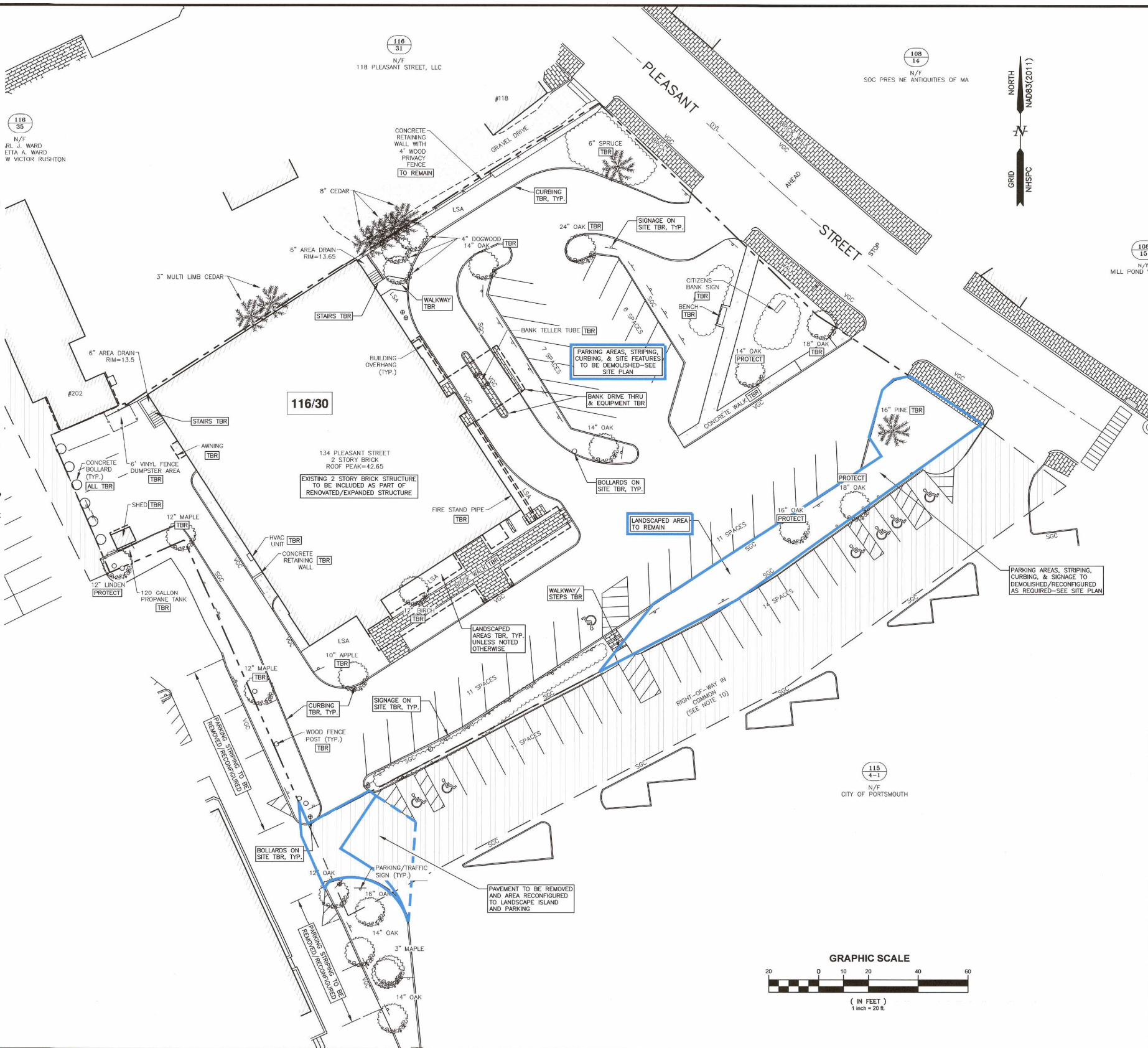


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DEMOLITION NOTES:

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- J) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRIAGING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- K) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS.



- NOTES:
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-800-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
  - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
  - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
  - 4) COORDINATE ACCESS IN STREET/ROW AREAS ADJACENT TO DEMOLITION TO INSURE SAFE PASSAGE. UTILIZE DETOURS IF NEEDED.
  - 5) EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED TO THE UTILITY MAIN AND CAPPED PER THE UTILITY COMPANY REQUIREMENT.

0	07-16-2025	ISSUED FOR COMMENT	SJR	JRC
REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
PERMIT PLANS				
 <b>HALEY WARD</b> ENGINEERING   ENVIRONMENTAL   SURVEYING 200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282				
PROJECT				
<b>DOUBLE MC, LLC</b> 134 PLEASANT STREET PORTSMOUTH, N.H.				
TITLE				
<b>DEMOLITION PLAN</b>				
DATE		SCALE		
JULY 2025		1"=20'		
DRAWN BY		DESIGNED BY		CHECKED BY
SJR		—		JRC
PROJECT No.		FIELD BOOK / PAGE		
5010156.1532		FB 276 PG 60		
DRAWING No.		REV		
<b>C101</b>		<b>0</b>		

**H1.00 SITE PLAN EXISTING & DEMO**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

07/25/2025

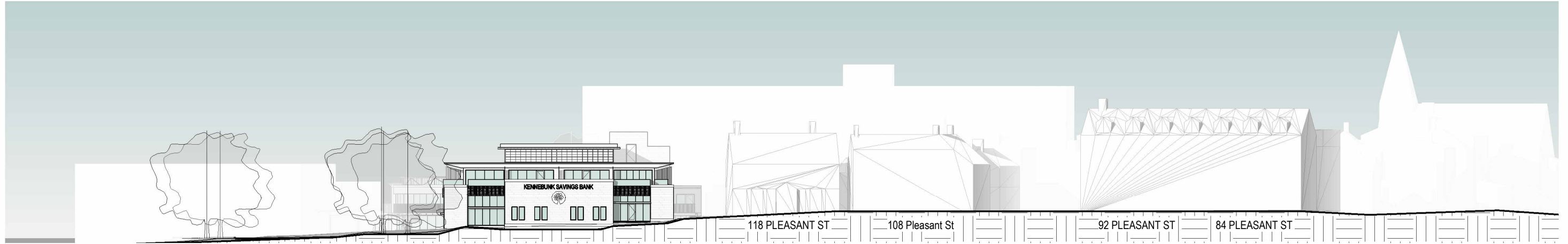


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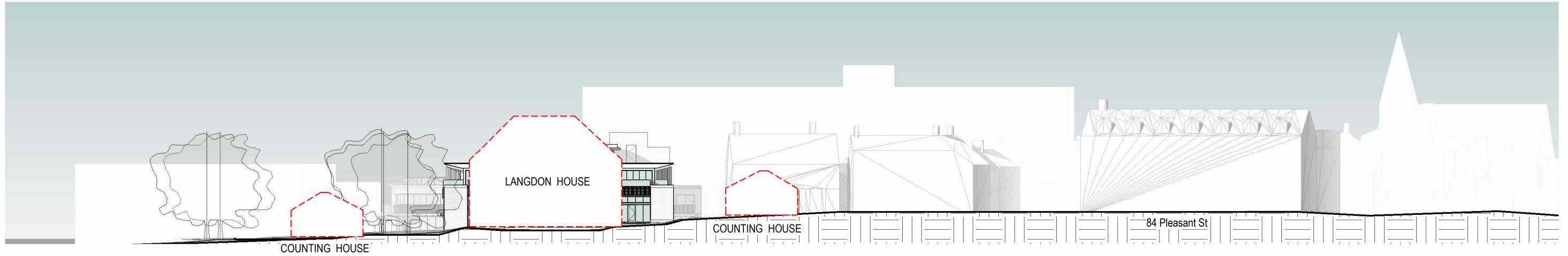








**1 SECTION THROUGH PLEASANT STREET (EAST ELEVATION)**  
1" = 40'-0"

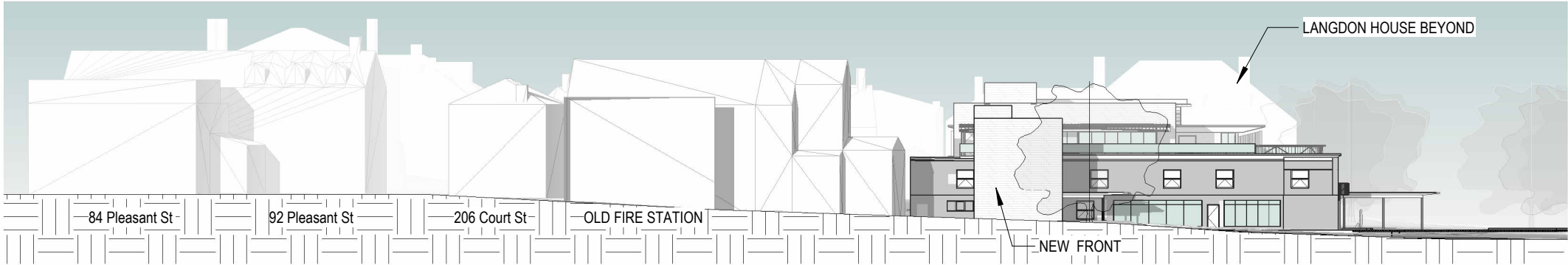


**2 SECTION THROUGH JOHN LANGDON PROPERTY (EAST ELEVATION BEYOND)**  
1" = 40'-0"



**3 SOUTH SITE SECTION**  
1" = 40'-0"





1 WEST SITE SECTION  
1" = 40'-0"



2 NORTH SITE SECTION  
1" = 40'-0"

H2.11

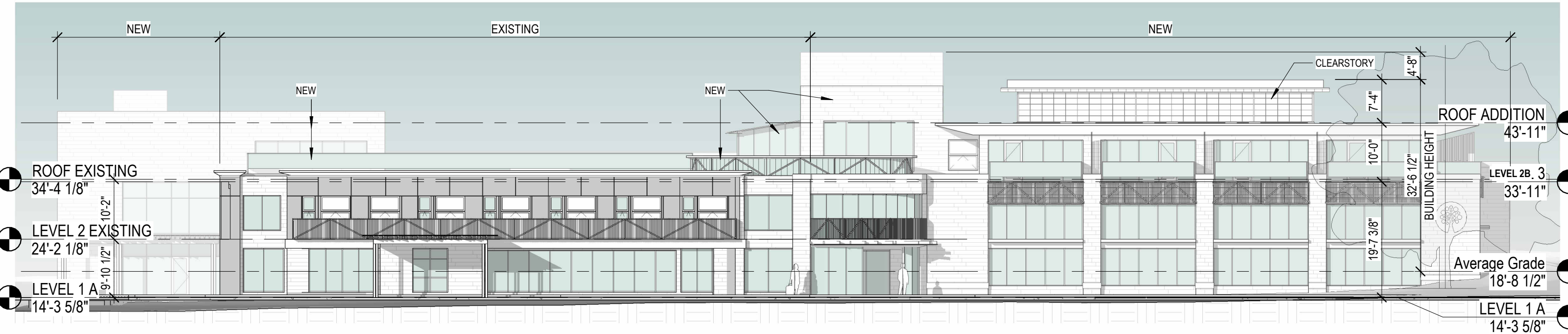
SITE SECTIONS  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

07/25/2025



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1 **HDC SOUTH ELEVATION**  
1/16" = 1'-0"



2 **HDC EAST ELEVATION**  
1/16" = 1'-0"

EXISTING  
NEW

#### ELEVATION KEY NOTES

	<b>WATERSTRUCK RED BRICK (EXISTING)</b>
	<b>WHITE GRANITE</b>
	<b>METAL</b>
	<b>TERRACOTTA</b>

## H2.20 FRONT ELEVATIONS 134 PLEASANT STREET PORTSMOUTH, NH 03801

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1. VIEW FROM PLEASANT STREET AT JUNKINS AVENUE



2. VIEW FROM JUNKINS AVENUE AT CITY HALL

H3.01

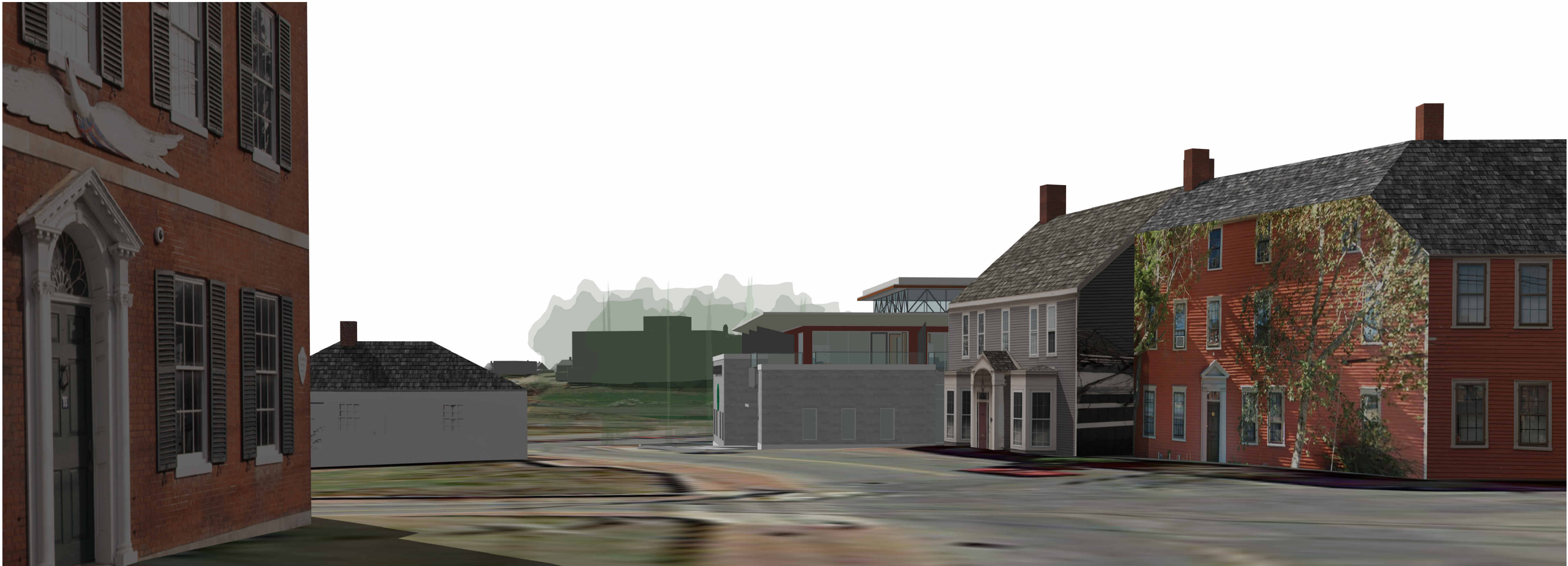
3D  
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1. VIEW FROM PLEASANT STREET AT TREADWELL HOUSE

H3.02

3D  
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1. VIEW FROM PLEASANT STREET



2. VIEW FROM JUNKINS AVENUE

H3.03

3D  
134 PLEASANT STREET  
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07/25/2025





1. VIEW FROM SOUTH MILL POND PARKING LOT

H3.04

3D

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