

Historic District Commission

Staff Report

Wednesday, October 01, 2025

Project Address: 69 Wentworth Street
Permit Requested: Certificate of Approval
Application: Public Hearing #1

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 1,908 SF +/-
- Estimated Age of Structure: c.1810/1840
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: Wentworth Street
- Unique Features: N/A
- Neighborhood Association: The South End



B. Proposed Work: Replace (6) second story windows.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement of (6) second story windows.



**HISTORIC
SURVEY
RATING

C**

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



The (6) second floor shown, are the (6) proposed to be replaced.

**SOLD BY:**

8931 Home Depot Somersworth
PO Box 105524
Dept.30 Payables Vndr# 42457
Atlanta, GA 30348-5524

SOLD TO:**CREATED DATE**

7/31/2025

LATEST UPDATE

8/1/2025

OWNER

Steven Newton

Abbreviated Quote Report - List Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Strawberry Banke Windows	Young	7925186		

ORDER NOTES:**DELIVERY NOTES:**

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
100	1		None Assigned	\$0.00	\$0.00

RO Size:

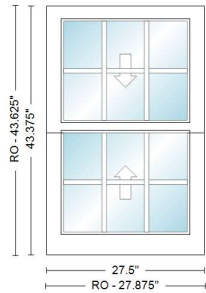
Attention: Ellen OR 8931
SKU# 1008-729-627
Job Name: Strawberry Banke
Customer: Young
Phone: N/A

Unit Size:

400 SERIES

PROJECT LEAD TIME**WEEKS**

- 1) DUE TO MATERIAL ISSUES AND SHIPPING DELAYS LEAD TIMES ARE SUBJECT TO CHANGE
- 2) LEAD TIME IS BASED ON THE PRODUCT WITH THE LONGEST LEAD TIME
- 3) ANY CONCERNS ABOUT LEAD TIMES PLEASE CONTACT THE STORE



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	AA	Blue Room 1	\$1,827.20	\$1,827.20

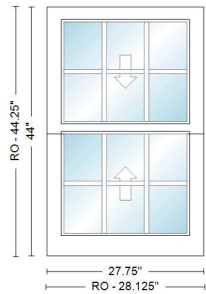
RO Size: 27 7/8" x 43 5/8"

Unit Size: 27 1/2" x 43 3/8"

WDHI 2' 3 1/2"X3' 7 3/8", Unit, 0 Degrees - Flat, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 27.5 x 43.375 0 Degrees - Flat Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.31	0.28	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	AA	Blue Room 2	\$1,827.20	\$1,827.20

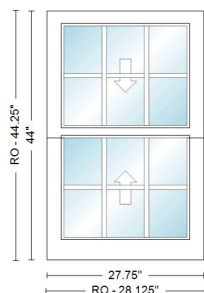
RO Size: 28 1/8" x 44 1/4"

Unit Size: 27 3/4" x 44"

WDHI 2' 3 3/4"X3' 8", Unit, 0 Degrees - Flat, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 27.75 x 44 0 Degrees - Flat Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.31	0.28	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
400	1	AA	Blue Room 3	\$1,827.20	\$1,827.20

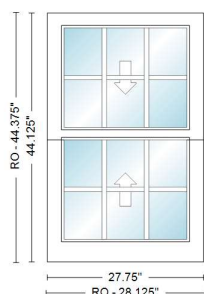
RO Size: 28 1/8" x 44 1/4"

Unit Size: 27 3/4" x 44"

WDHI 2' 3 3/4"X3' 8", Unit, 0 Degrees - Flat, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 27.75 x 44 0 Degrees - Flat Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.31	0.28	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
500	1	AA	Hallway	\$1,827.20	\$1,827.20

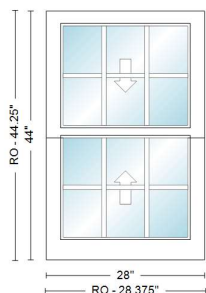
RO Size: 28 1/8" x 44 3/8"

Unit Size: 27 3/4" x 44 1/8"

WDHI 2' 3 3/4"X3' 8 1/8", Unit, 0 Degrees - Flat, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 27.75 x 44.125 0 Degrees - Flat Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.31	0.28	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
600	1	AA	Red Room 1	\$1,827.20	\$1,827.20

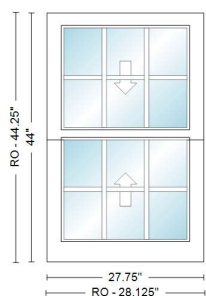
RO Size: 28 3/8" x 44 1/4"

Unit Size: 28" x 44"

WDHI 2' 4"X3' 8", Unit, 0 Degrees - Flat, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 28 x 44 0 Degrees - Flat Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.31	0.28	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
700	1	AA	Red Room 2	\$1,827.20	\$1,827.20

RO Size: 28 1/8" x 44 1/4"

Unit Size: 27 3/4" x 44"

WDHI 2' 3 3/4"X3' 8", Unit, 0 Degrees - Flat, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 27.75 x 44 0 Degrees - Flat Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.31	0.28	NO

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
800	1		None Assigned	\$0.00	\$0.00

RO Size:

Unit Size:

EACH LINE ITEM MUST BE INITIALED & THE LAST PAGE SIGNED
ALL MEASUREMENTS & OPTIONS MUST BE VERIFIED
BY CUSTOMER BEFORE PLACING ORDER

- 1) ROUGH OPENING SIZE / UNIT SIZE
- 2) QUANTITY / WINDOW LOCATION
- 3) WINDOW & DOOR SERIES / WINDOW & DOOR TYPE
- 4) EXTERIOR COLOR / INTERIOR COLOR / WOOD SPECIES
- 5) HANDING-VIEWED FROM THE EXTERIOR
- 6) GLASS TYPE
- 7) GRILL TYPE / GRILL CONFIGURATION / GRILL SIZE
- 8) HARDWARE TYPE / HARDWARE FINISH
- 9) SCREEN TYPE / SCREEN COLOR
- 10) EXTENTION JAMB SIZE /COLOR /CONFIGURATION

TOTAL:	\$10,963.20
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CUSTOMER SIGNATURE_____DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

Project Address: 134 Pleasant Street

Permit Requested: Work Session

Application: Work Session B

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 (CD4)
- Land Use: Commercial
- Land Area: 1.15 Acres +/-
- Estimated Age of Structure: c.1947 rebuilt in 1978
- Building Style: Modern
- Number of Stories: 1
- Historical Significance: Not Contributing
- Public View of Proposed Work: Pleasant Street
- Unique Features: N/A
- Neighborhood Association: The South End



B. Proposed Work: Exterior renovations and additions

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Exterior renovation and additions



**HISTORIC
SURVEY
RATING
NC**

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
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6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
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4. Compatibility of innovative technologies with surrounding properties

PROJECT NARRATIVE

Renovations and additions to the structure on Map 0116 Lot 30, with address 134 Pleasant Street. The first floor will be banking and Co-living. The second floor will be Co-living and apartments residential use. The basement will be repurposed from storage, to become an underground parking garage.

Revisions since last work session include:

- Refinement of "connector" elements between old and new buildings - adjusted heights and scale of trim, festration
- Details - masonry and window details
- Entries further developed
- Dormers - refinement of oculus details; omit sw oculus
- Landscaping - plantings, steps along Pleasant Street
- Materials - preliminary selections



134 PLEASANT STREET
RENOVATION AND ADDITION
HISTORIC DISTRICT COMMISSION
WORK SESSION 3

DRAWING INDEX	
Sheet #	Sheet Name
H0.0	COVER SHEET
H1.00	SITE PLAN EXISTING & DEMO
H1.01	SITE PLAN PROPOSED
H1.02	LANDSCAPE PLAN
H2.01	EXISTING ELEVATIONS
H2.02	EXISTING ELEVATIONS
H2.10	SITE SECTIONS
H2.11	SITE SECTIONS
H2.20	FRONT ELEVATIONS
H2.21	REAR ELEVATIONS
H3.01	VIGNETTE
H3.02	VIGNETTE
H3.03	VIGNETTE
H3.04	VIGNETTE
H3.05	BIRDSEYE AXONOMETRIC
H4.01	MATERIALS
H4.02	DETAIL

H0.0

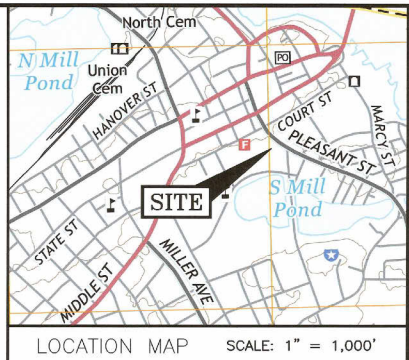
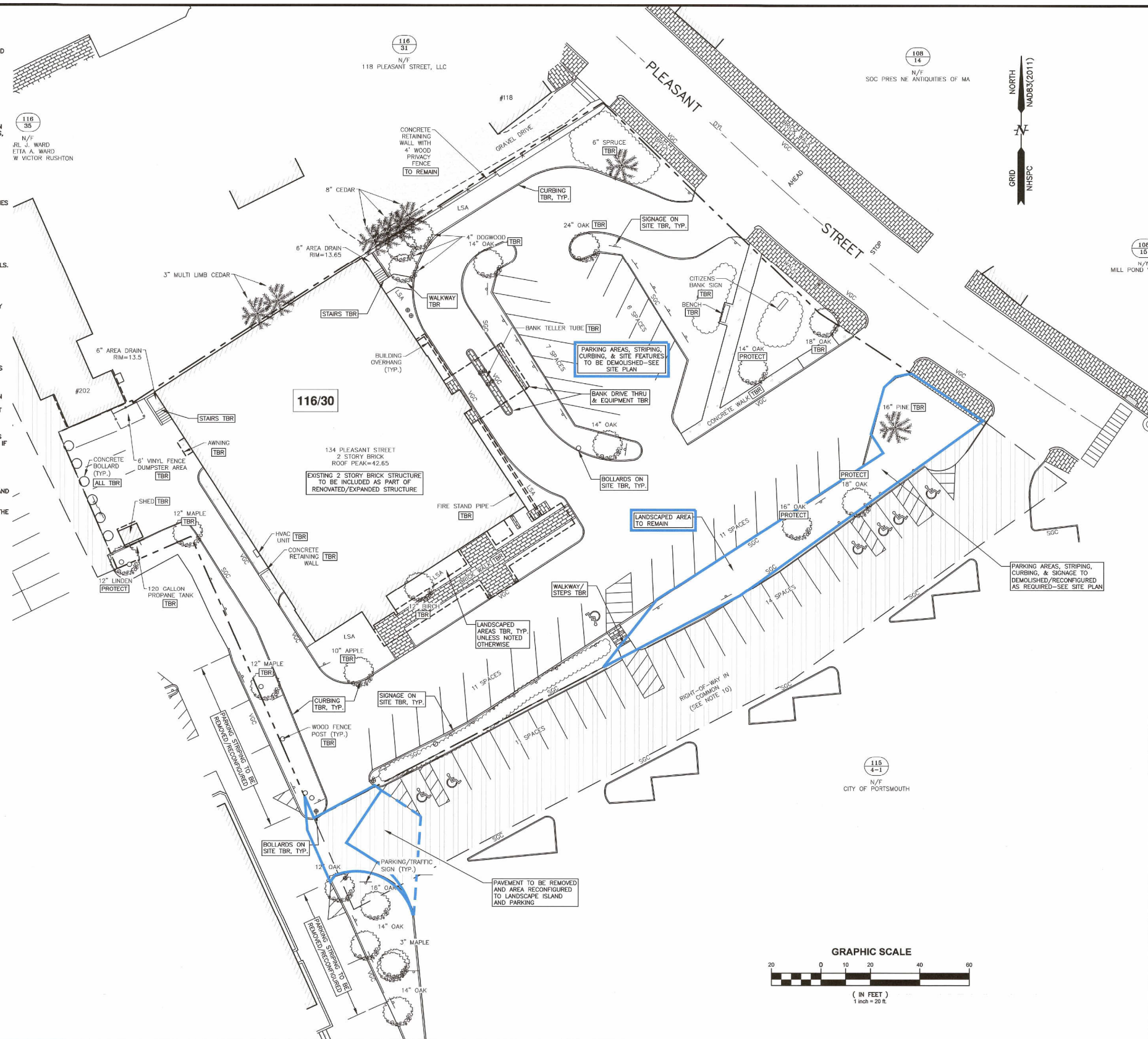
COVER SHEET
134 PLEASANT STREET
PORTSMOUTH, NH 03801

09/19/2025




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- 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 DAMAGED OR DISRUPTED 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 CONTRACTORS UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL COORDINATE WITH THE CITY OF LOS ANGELES IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF LOS ANGELES FOR THE 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 SOIL WITHIN AT LEAST 10 FEET 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 COMPLY WITH THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE AND OFFSITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND COMPACTED SOIL WITHIN THE PROJECT AREA. ALL EXISTING MATERIALS SPECIFICALLY IDENTIFIED TO REMAIN, ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED ON THE CONSTRUCTION PERMIT, AND ANY EXISTING CURBS OR RAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPING / RE-USE.
- I) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN THE CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. THE PROJECT SHALL BE CONSIDERED A "CLEAN" PROJECT, SUCH AS ACF ENVIRONMENTAL OR APPROVED ECA. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 inches OR GREATER. CONTRACTOR SHALL MAINTAIN BARRIERS THROUGHOUT INSPECTION PERIOD AND AFTER EACH INSPECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRIERS AND / OR FABRIC BECOMES CLOUTED. 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, BARRICADING, FENCING, SECURITY AND TRAFFIC CONTROLS 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 HIDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE AND COMPLY WITH ALL CITY, STATE AND FEDERAL PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS.



- 1) THE CONTRACTOR SHALL NOTIFY DOD SAFE AT 1-800-DOD-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 A GUARANTEE OF THE LOCATION AND DEPTH OF 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 EROSION AND SEDIMENT CONTROL 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				
<div><div><p>HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING 200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282</p><p>WWW.HALEYWARD.COM</p></div><div><p>PERMIT PLANS</p></div></div>				
PROJECT				
<p>DOUBLE MC, LLC 134 PLEASANT STREET PORTSMOUTH, N.H.</p>				
TITLE				
<p>DEMOLITION PLAN</p>				
DATE JULY 2025		SCALE 1"=20'		
DRAWN BY SJR		DESIGNED BY ---		CHECKED BY JRC
PROJECT NO. 5010156.1532		FIELD BOOK / PAGE FB 216 PG 60		
DRAWING NO.				REV.
C101				0

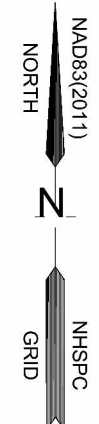
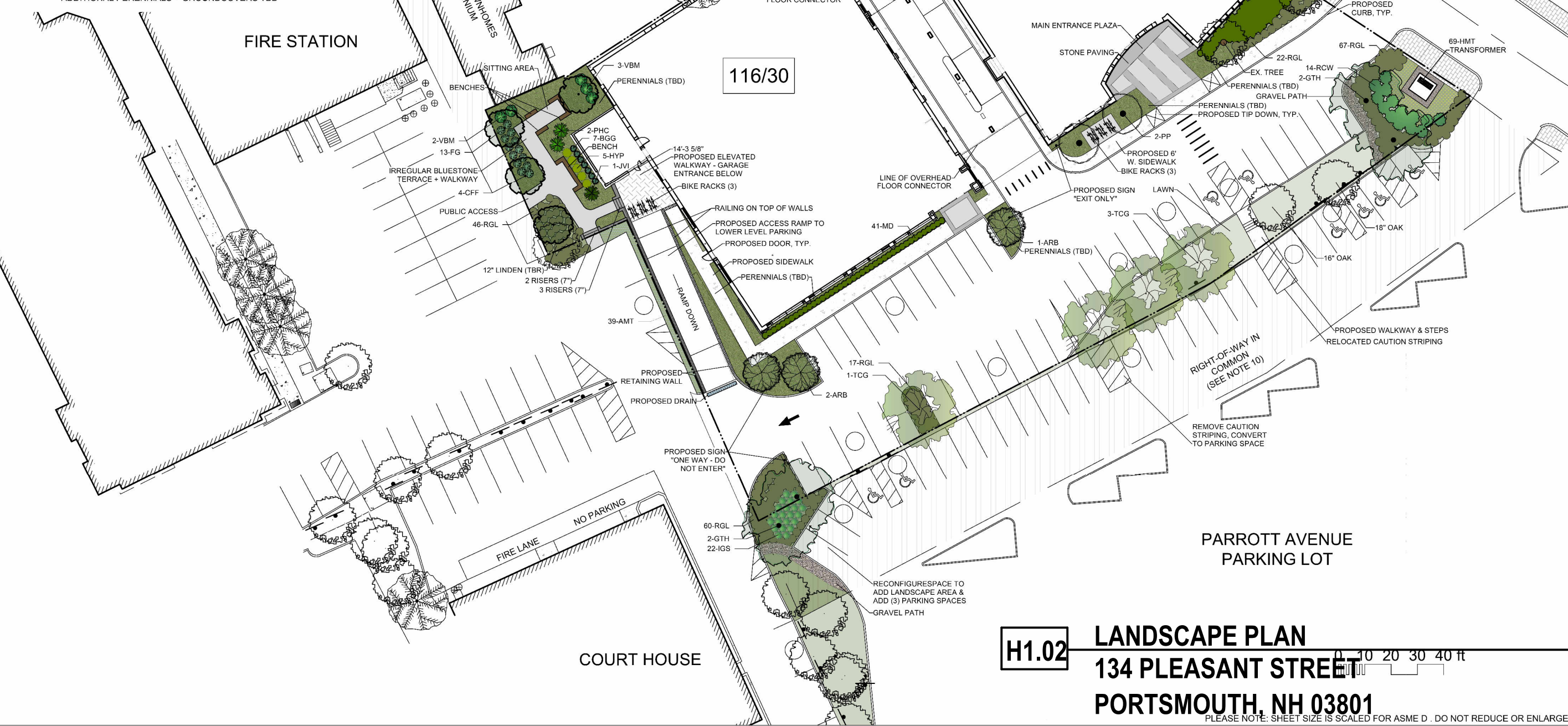
Plant List - Trees and Shrubs

ID	Qty	Botanical Name	Common Name	Scheduled Size
ARB	3	Acer rubrum 'Bowhall'	Bowhall Maple	3 1/2" Cal.
BBG	23	Buxus 'Baby Gem'	Baby Gem™ Buxus	2"
BGG	7	Buxus 'Green Gem'	Green Gem Boxwood	2-2.5'
CFF	4	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2 1/2" Cal.
COGN	2	Chamaecyparis obtusa 'Nana Gracilis'	Hinoki Cypress	2 1/2" Ht.
FBM	9	Fothergilla gardenii 'Blue Mist'	Blue Mist Dwarf Fothergilla	5 Gal.
FG	13	Fothergilla gardenii	Dwarf Fothergilla	5 Gal.
GTH	4	Gleditsia triacanthos inermis 'Halka'	Halka Honeylocust	2" Cal.
HYP	5	Hypericum x 'Hidcote'	Hidcote St. John's Wort	2 Gal.
IDL	3	Ilex aquipernyi 'Dragon Lady'	Dragon Lady English Holly	5-6' Ht.
IGS	22	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	5 Gal.
JVI	1	Juniperus virginiana 'Idyllwild'	Idyllwild Eastern Red Cedar	8-10'
MD	177	Microbiota decussata	Siberian Cypress	2 QT
PHC	2	Pinus sylvestris 'Hillside Creeper'	Hillside Creeper Pine	2"
PP	2	Parrotia persica	Persian Ironwood	2-2 1/2" Cal.
RCW	14	Rhododendron catawba 'White'	White CatawbaRhododendron	3-4'
RDA	19	Rhododendron 'Dora Amateis'	Dora Amateis Rhododendron	2 GAL
RGL	212	Rhus aromatica 'Grow Low'	Grow Low Sumac	18"+ Ht.
TCG	4	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2 1/2" Cal.
VBM	5	Viburnum dentatum 'Blue Muffin®'	Blue Muffin® Viburnum	4' HT

Plant List - Perennials

ID	Qty	Botanical Name	Common Name	Scheduled Size
ABI	60	Amsonia 'Blue Ice'	Blue Star Flower	2 QT
ACC	25	Actaea 'Chocoholic'	Chocoholic Bugbane	1 Gal.
AMT	39	Amsonia tabernaemontana	Blue Star Flower	1 Gal.
DC	17	Dryopteris championii	Champion's Wood Fern	1 Gal.
HMT	69	Hemerocallis 'Mary Todd'	Daylily	1 Gal.
PX	64	Polystichum acrostichoides	Christmas Fern	1 Gal.
STY	596	Stachys minima	Dwarf Betony	2 QT

ADDITIONAL PERENNIALS + GROUNDCOVERS TBD



terra firma
landscape architecture



165.3 Court Street Portsmouth, NH 03801
603.531.9109 | terrafirma@terrafirmalandarch.com

134 PLEASANT
134 PLEASANT STREET
PORTSMOUTH, NH

Project Title

Landscape Architect

Scale
1:240

REV	DATE	DESCRIPTION
-----	------	-------------

NO.	DATE	ISSUE NOTE
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Project Manager: _____ Drawn By: _____

Date: 9/18/2025 Rechecked By: _____

Project ID: 134 PLEASANT

Sheet Title

LAN

Sheet No.

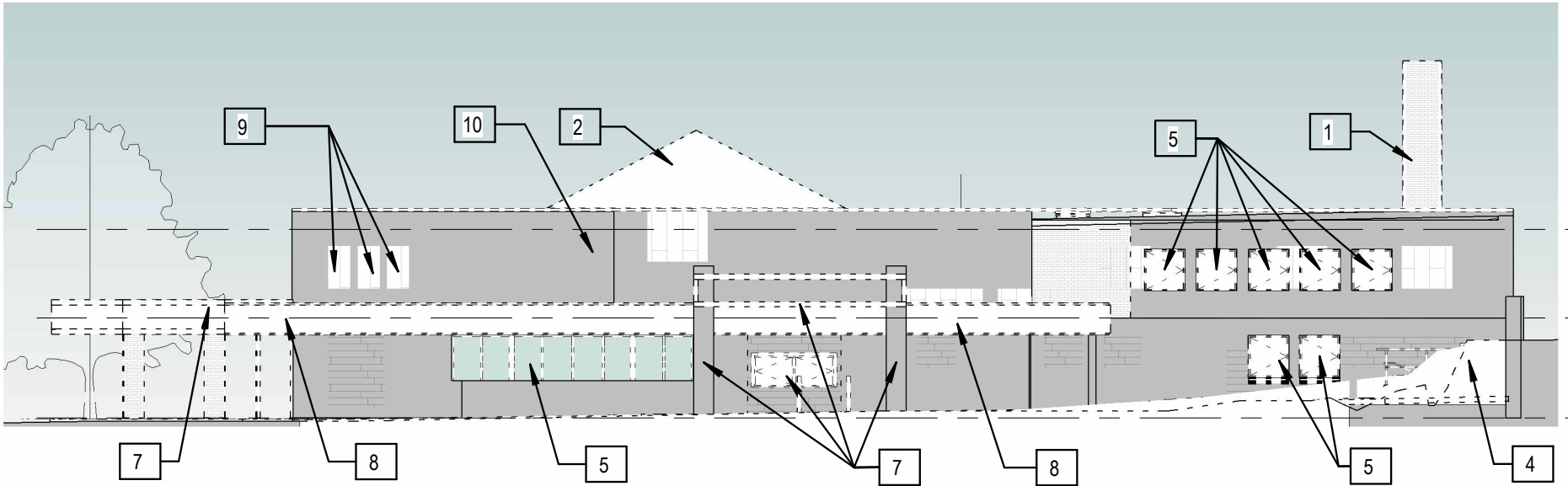


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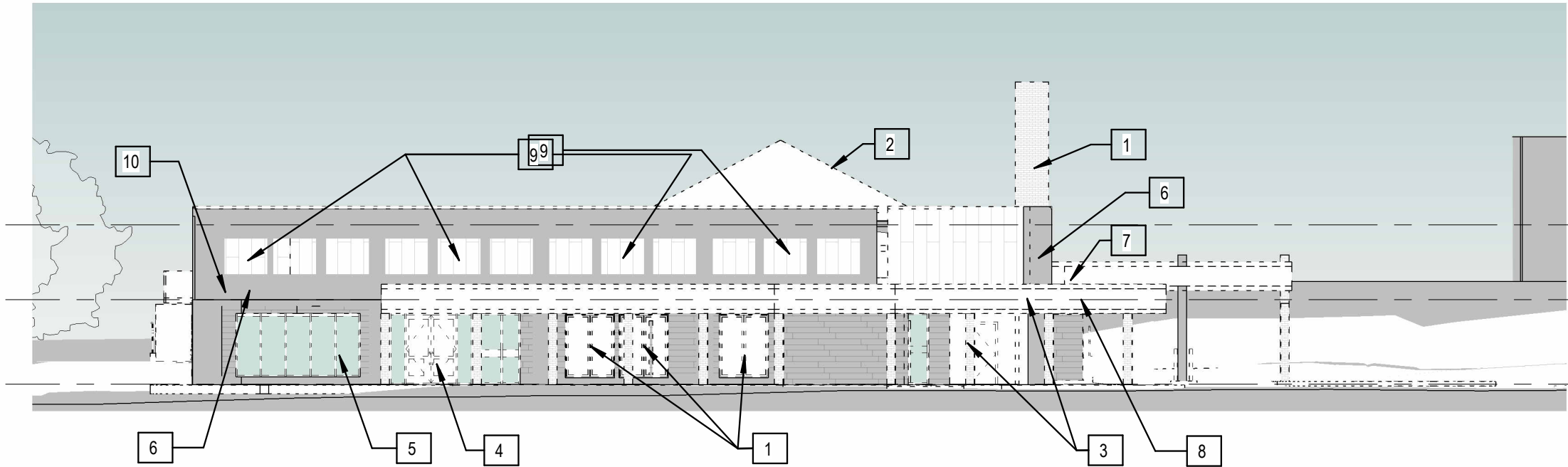
H1.02 LANDSCAPE PLAN
134 PLEASANT STREET
PORTSMOUTH, NH 03801
PLEASE NOTE: SHEET SIZE IS SCALED FOR ASME D . DO NOT REDUCE OR ENLARGE.

09/19/2025

RECOMMENDATION	
1	Remove chimney
2	Remove EPDM covered Pyramid.
3	Remove existing canopy at the east south elevation
4	Remove door.
5	Remove window.
6	Remove part of the wall for the new additon.
7	Remove the existing bank teller canopy. Replace with new bridge addition.
8	Remove existing black band at the corner of east south and east north corner.
9	New Windows
10	Remove existing Cladding and reclad with new materials, refer to the elevation drawings.



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



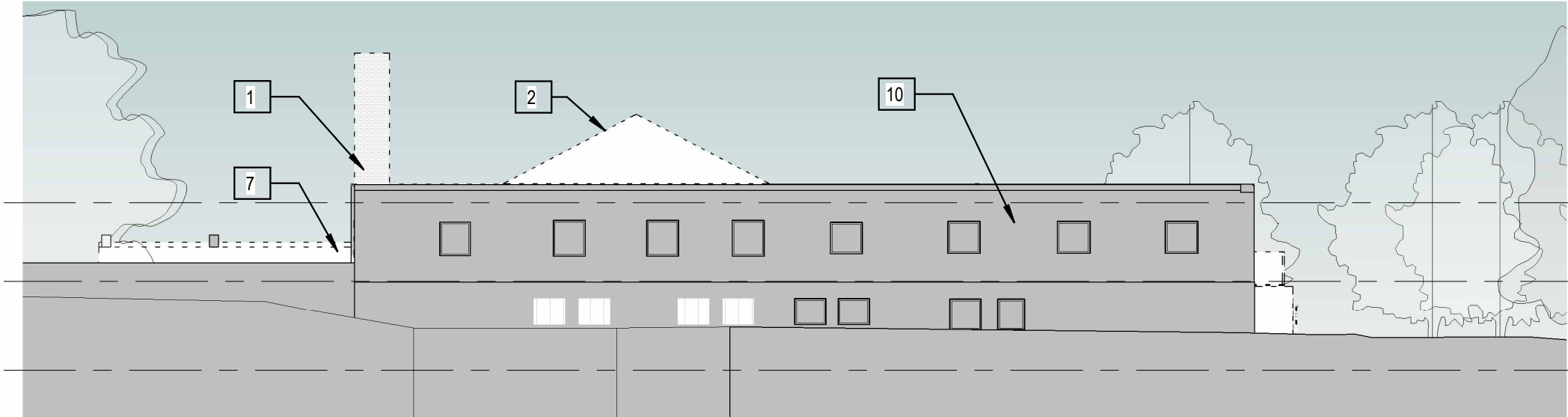
1 HDC DEMO ELEVATION SOUTH
1/16" = 1'-0"

H2.01

**EXISTING ELEVATIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801**

09/19/2025

RECOMMENDATION	
1	Remove chimney
2	Remove EPDM covered Pyramid.
4	Remove door.
5	Remove window.
6	Remove part of the wall for the new additon.
7	Remove the existing bank teller canopy. Replace with new bridge addition.
9	New Windows
10	Remove existing Cladding and reclad with new materials, refer to the elevation drawings.

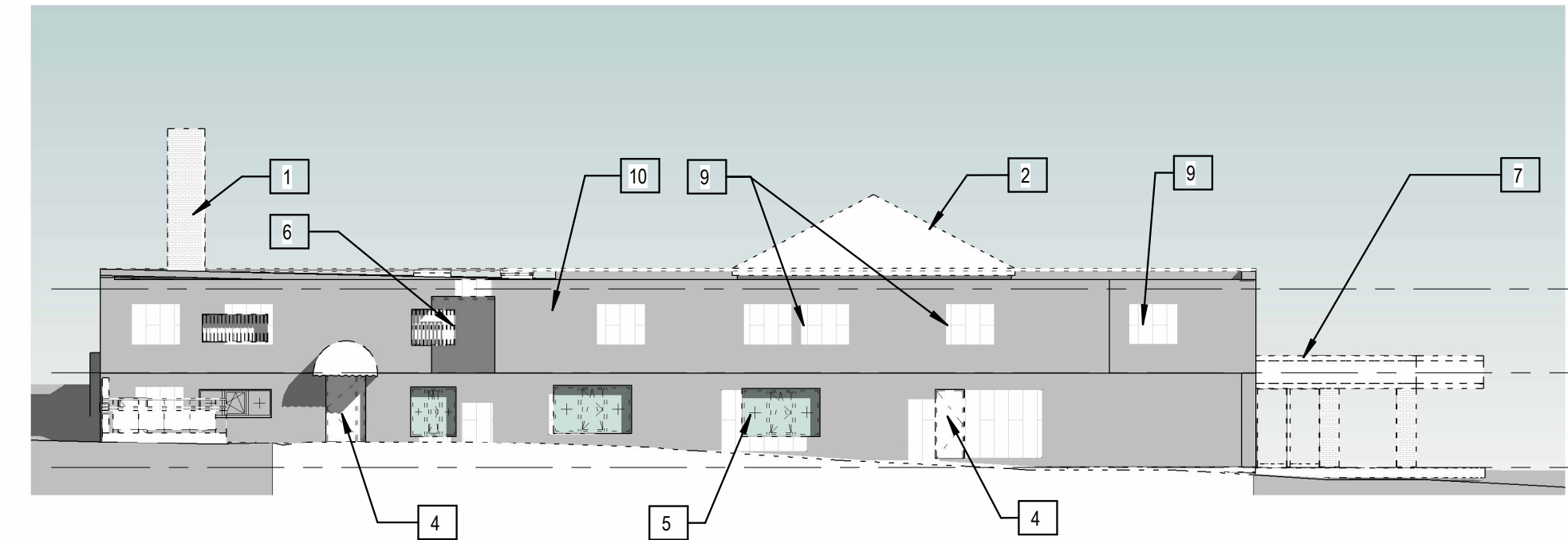


ROOF A
32'-11"

LEVEL 2 A
24'-2 1/8"

LEVEL 1 A
14'-3 5/8"

2 HDC DEMO ELECATION NORTH
1/16" = 1'-0"



ROOF A
32'-11"

LEVEL 2 A
24'-2 1/8"

LEVEL 1 A
14'-3 5/8"

1 HDC DEMO ELECATION WEST
1/16" = 1'-0"

H2.02 EXISTING ELEVATIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

09/19/2025



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"

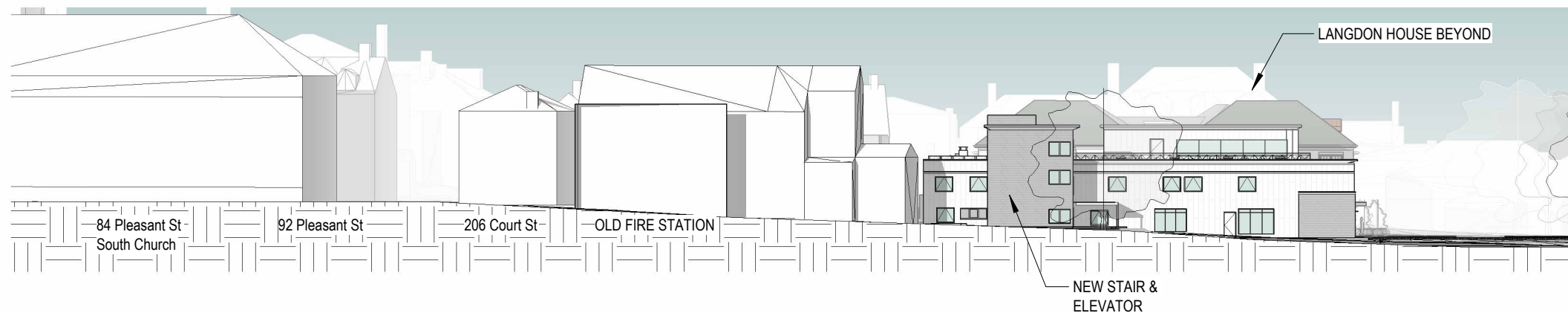
H2.10

SITE SECTIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

09/19/2025



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



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

H2.11 SITE SECTIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

09/19/2025



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



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

ELEVATION KEY NOTES	
	WHITE GRANITE
	ZINC PANELS
	GLAZED BRICK
	FIBER CEMENT PANELS

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

09/19/2025



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1 NORTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

EXISTING

NEW

ELEVATION KEY NOTES	
	WHITE GRANITE
	ZINC PANELS
	GLAZED BRICK
	FIBER CEMENT PANELS

H2.21 REAR ELEVATIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

09/19/2025



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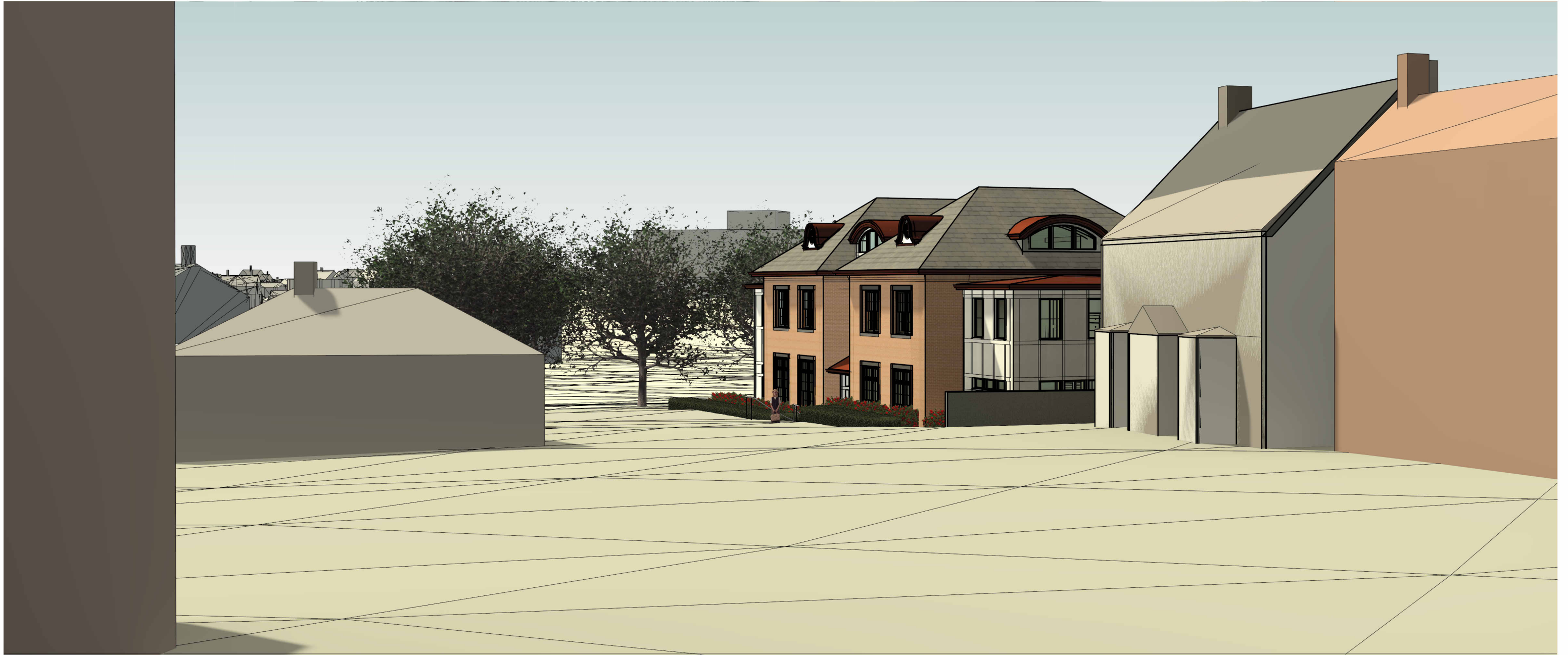
1 VIEW FROM PLEASANT AT PARROT LOT HDC



2 VIEW FROM JUNKINS AVENUE AT CITY HALL

H3.01 VIGNETTE
134 PLEASANT STREET
PORTSMOUTH, NH 03801

09/19/2025



1 VIEW FROM PLEASANT STREET AT TREADWELL HOUSE

H3.02

VIGNETTE
134 PLEASANT STREET
PORTSMOUTH, NH 03801

09/19/2025



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1 HDC PERSPECTIVE 01

H3.03

VIGNETTE
134 PLEASANT STREET
PORTSMOUTH, NH 03801

09/19/2025





3

HDC PERSPECTIVE 03



2

VIEW FROM BEHIND COURT HOUSE hdc

H3.04

VIGNETTE
134 PLEASANT STREET
PORTSMOUTH, NH 03801

09/19/2025



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1 HDC BIRDSEYE SE

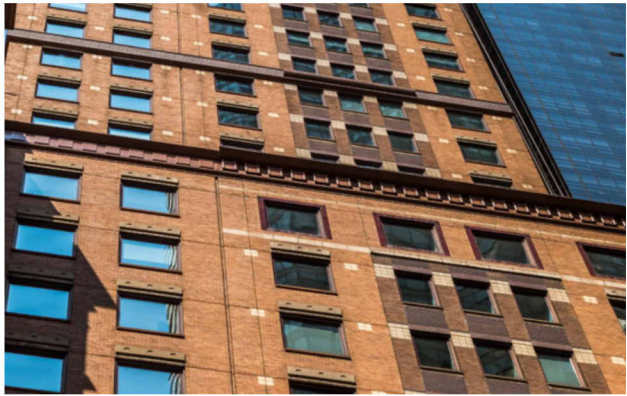
H3.05

BIRDSEYE AXONOMETRIC
134 PLEASANT STREET
PORTSMOUTH, NH 03801

09/19/25



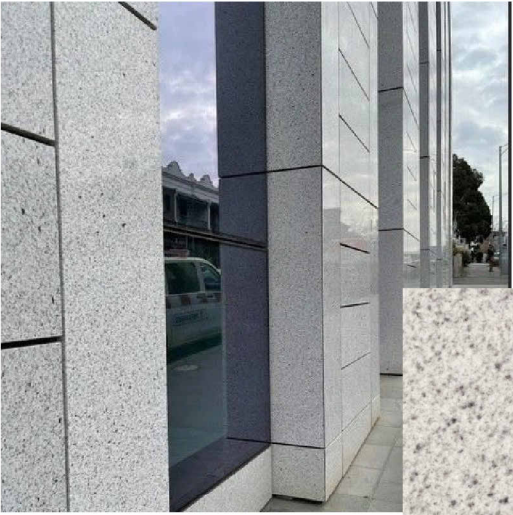
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GLAZED CLAY BRICK
GLEN GERY
COLOR: APRICOT ROSE
STANDARD SIZE 3 5/8"X2 1/4"X8"



ZINC COMPOSITE PANELS
RECESSED SEAM



GRANITE
BETHEL WHITE
THERMAL FINISH



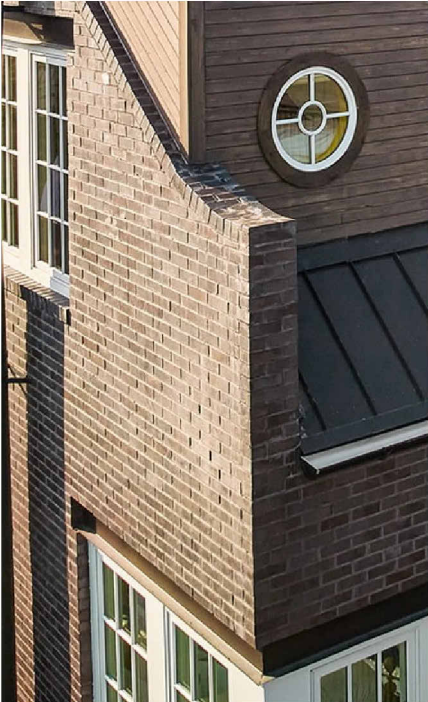
FIBER CEMENT
PANELS & TRIM
AFC - DECO
COLOR: IVORY
FINISH: SMOOTH



ROOFING
SYNTHETIC SLATE
ECOSTAR
12" TRADITIONAL

WINDOWS

AT NEW ADDITION, BRICK AREAS
PELLA RESERVE – TRADITIONAL
ALUMINUM CLAD WOOD
EXTERIOR COLOR: BROWN
SDL - PUTTY PROFILE



AT NEW ADDITION, PANELED AREAS
KOLBE VISTALUXE - ACCENT
ALUMINUM CLAD WOOD
COLOR: ANODIZED-DARKBRONZE



H4.01

MATERIALS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

09/19/25

SYNTHETIC SLATE
ROOFING -
BACKGROUND

FIBER CEMENT

COPPER TRIM

4'-1"

R 2'-0"

6'-3"

ROOF B-1
42'-8"

1

ELEVATION OCULUS DORMER

1/2" = 1'-0"

SYNTHETIC SLATE
ROOFING -
BACKGROUND

FIBER CEMENT

COPPER TRIM

4'-10"

R 9'-11 1/2"

12'-1"

ROOF B-1
42'-8"

2

ELEVATION DORMER

1/2" = 1'-0"

H4.02

DETAIL
134 PLEASANT STREET
PORTSMOUTH, NH 03801

09/19/2025

Project Address: 40 Market Street

Permit Requested: Work Session

Application: Work Session #1

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5 (CD5) and Downtown Overlay
- Land Use: Mixed-use
- Land Area: 0 SF +/-
- Estimated Age of Structure: c.1803
- Building Style: Federal
- Number of Stories: 4
- Historical Significance: Contributing
- Public View of Proposed Work: Market Street
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: Replace the retail door.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace existing retail entry door.



**HISTORIC
SURVEY
RATING

C**

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

Leslie M. Adams
Capital Security Financial Services, Inc.
(40-42 Market Street, Portsmouth)
603/397-9639
CSFSinc@gmail.com

June 5, 2025

Izak Gilbo
Staff Liaison & Planner I
Portsmouth Historic District Commission
1 Junkins Avenue, Portsmouth

Mr. Gilbo,

Thank you so much for bringing our request for guidance before the Portsmouth Historic District Commission in May. I manage 40-42 Market Street for my 86-year-old mother.

Issue Summary:

Two professional assessments have informed us that **the antique double doors of 40 Market Street are rotted beyond further repair and must be replaced.** We've had a great deal of trouble finding a contractor willing to take on this job *without* having some guidance from HDC in hand.

As you can see from the images on the next page, both of the antique double doors of 40 Market Street (formerly "Puttin' On the Glitz" and now "Shadow and Beige") sag in towards the middle due to rot on the hinge sides. The doors will no longer even latch and are held imperfectly closed only by a door-closer-arm. This is insufficient to keep sealed against heat/cold, and the door is difficult for customers to open and close.

My family has owned this building since 1982 and we've tried to keep the doors always painted and in good repair. We've repaired and rehung the doors several times in the last 20 years, but two recent professional assessments have informed us that rehanging is no longer an option. We absolutely must replace the door to 40 Market Street before winter.

Hopeful Solution:

I've been unable to find either new or acceptable antique doors similar to the antique double doors currently existing. Therefore, **we would like to replace the double doors with a new, wooden single one.** I have included pictures of several doors currently found on Market Street, any of which we would consider as a replacement style, based upon your recommendations. A single door would be easier for customers to open and close, and *would also be more handicap accessible.*

Thank you so much and looking forward to your feedback.

Sincerely,

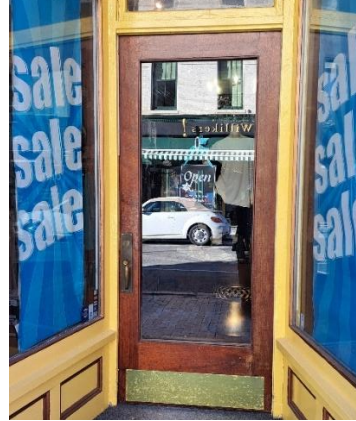


Leslie M. Adams, Property Manager
603/397-9639
CSFSinc@gmail.com

The current doors sag towards the middle due to **hinge-side rot**, making them very difficult to open and causing high-quality door handles to break repeatedly. We're told they can't be further repaired & rehung.



Below are some door styles currently found on Market Street, which have guided our consideration.



Our replacement door preferences (in order). ***These images were not in the original 6/5/25 email to Izak.**

Simpson®
Door Company



521 Traditional Sash



512 Traditional Sash

A visualization of **BEFORE**...



... and **AFTER** replacement with new(single) door.



Additional Consideration: #40-42 Market Street is one of the only buildings on the street with an un-recessed, “flat-faced” doorway. Only the awning protects it (imperfectly) from the weather. Rot is eventually inevitable.



Almost every other doorway on Market Street is recessed in some way, protecting it from rain & snow.





Please note that this application is missing
my **carpenter's report** (scope of work).

It was not available at the time of
submission, but I will bring this with me to
the work session.



1-800-Simpson



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Door Company

521 TRADITIONAL SASH

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Red Oak**Profile:** Shaker Sticking**Panel Type:** 3/4" DHRP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

Measurements are not accurate. Accurate measurements will be brought to the Work Session.

[Get a Quote](#)[View on my Home](#)[Print](#)[Where to Buy](#)[Guided Tour](#)[Dutch Door Visualizer](#)[Exterior Door Selection Guide](#)

PERSONALIZE YOUR DOOR

Make Your Selections on the Left and See Your Door on the Right

521

[FINALIZE MY QUOTE](#)**(DOOR ONLY) MSRP PER DOOR: \$2,726.03**

STANDARD OPTIONS

Quantity

[Change Quantity](#)

Change Door Shape

Planning to Stain or Paint?
[view more](#)☐ Stain ☒ Paint

Wood Species

Original Slab Width
[view more](#)Feet Inches Fraction Original Slab Height
[view more](#)Feet Inches Fraction 

Thickness

view more

1 3/4"

▼

SG Glass Type

▼

Clear

▼

Sticking Profile

▼

Shaker Sticking

▼

Panel Type

▼

3/4" DHRP

▼

Groove Type

▼

None

▼

UltraBlock

view more

Yes

DESIGN AND CONSTRUCTION ALTERATIONS

Dutch

▼

None

▼

Two-Piece Laminated Stiles and Rails

☐ Yes

☒ No

Engineered Stiles and Rails with 1/4" Veneer

view more

☐ Yes

☒ No

Mouldings

view more

None

▼

FINISHING TOUCHES

Priming

view more

☐ Yes

☒ No

