

PROJECT NARRATIVE

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

- Revisions since last work session include changes to the new addition's massing and style to more closely relate to traditional context. Massing includes four hipped roof structures connected by smaller wings.
- The new two-story building is now detached from the existing building, connected only at the second story with a 'bridge' spanning the existing bank drive through.
- A new stair and elevator addition is at the rear of the existing building
- Relocate some 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.
- Reclad the existing building with white granite according to locations in original photographs. Rebuild the front storefront bays and entrance to better align with original c.1952 design. Remove the 1980's front loggia addition.
- Add new windows for the residential units at second floor of existing building.
- Remove the membrane covered roof pyramid, provide new parapet/cornice and occupied roof deck at existing building.

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134 PLEASANT STREET

RENOVATION AND ADDITION

HISTORIC DISTRICT COMMISSION
WORK SESSION 2

H0.0

COVER SHEET
134 PLEASANT STREET
PORTSMOUTH, NH 03801

08/28/2025



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206 COURT ST



202 COURT ST

170 COURT ST



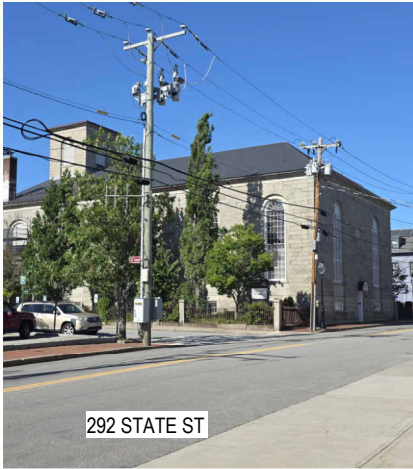
232 COURT ST



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

H0.1.0

CONTEXT MAP & PHOTOS

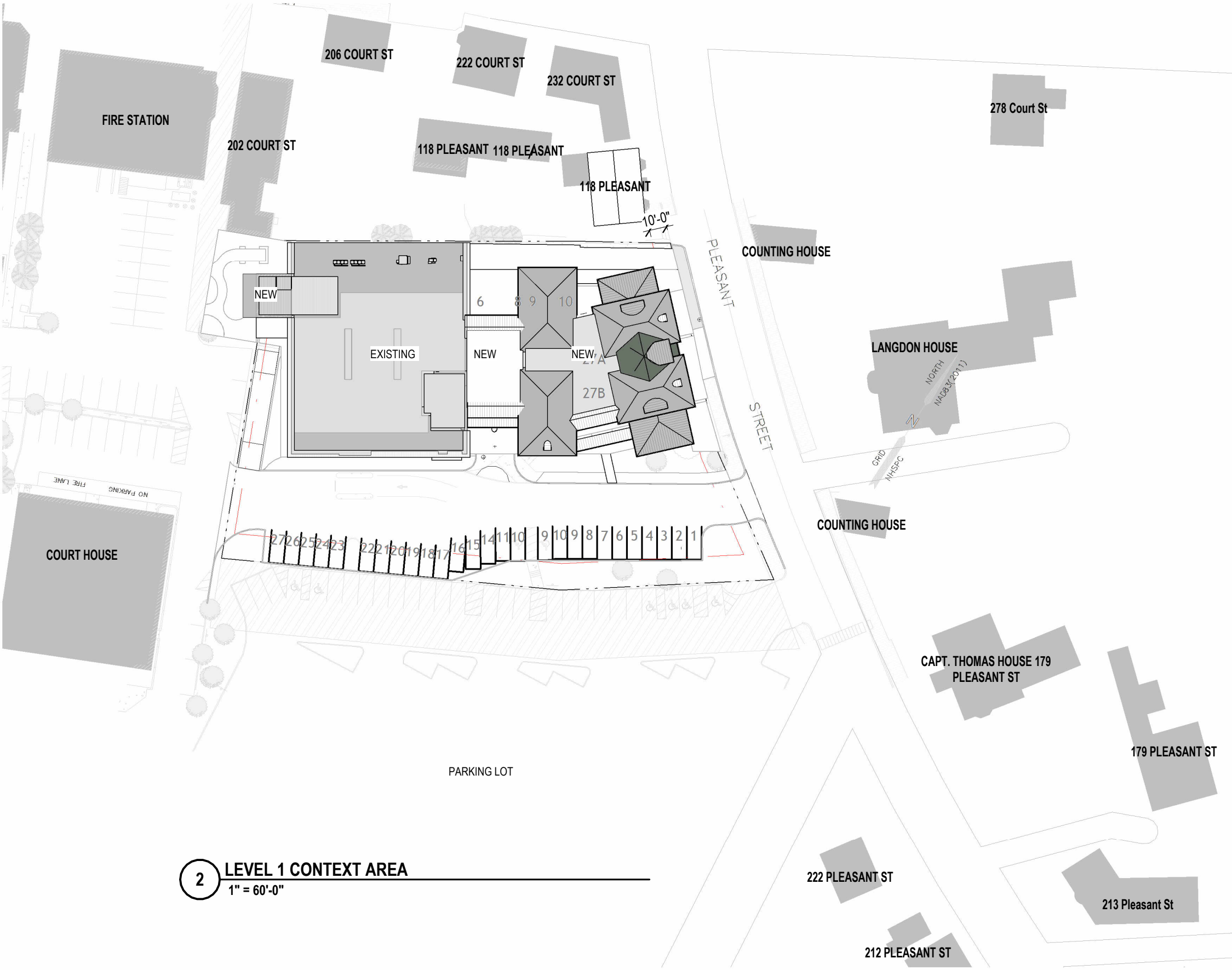
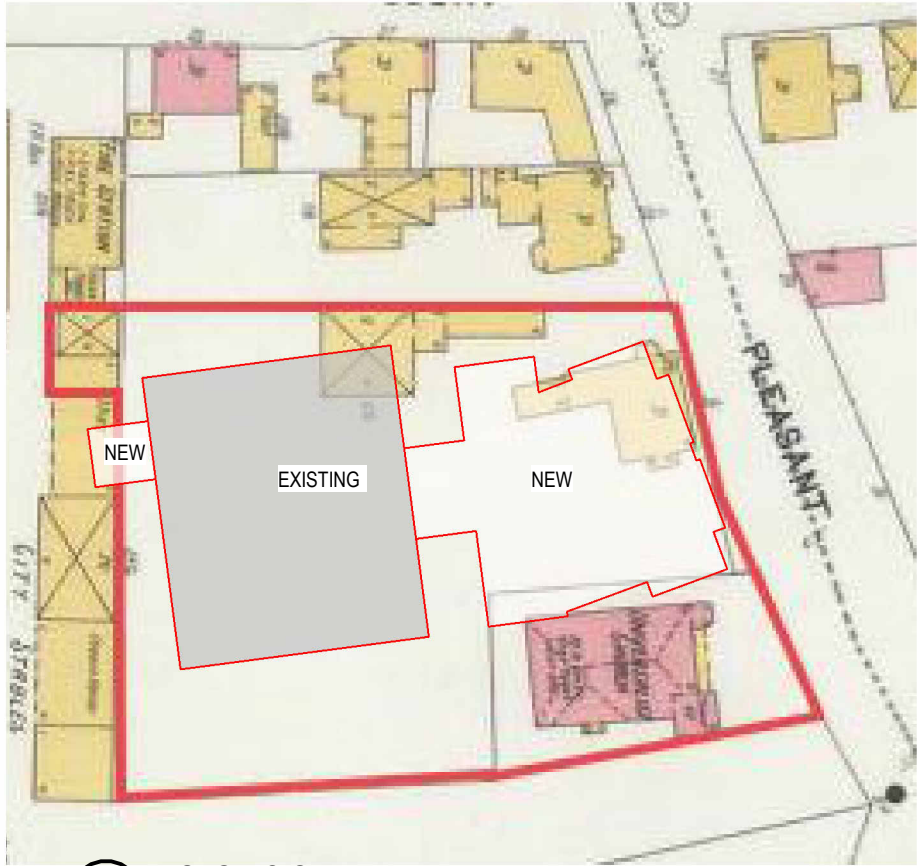
134 PLEASANT STREET

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2 LEVEL 1 CONTEXT AREA
1" = 60'-0"

H0.1.1 CONTEXT PLAN
134 PLEASANT STREET
PORTSMOUTH, NH 03801

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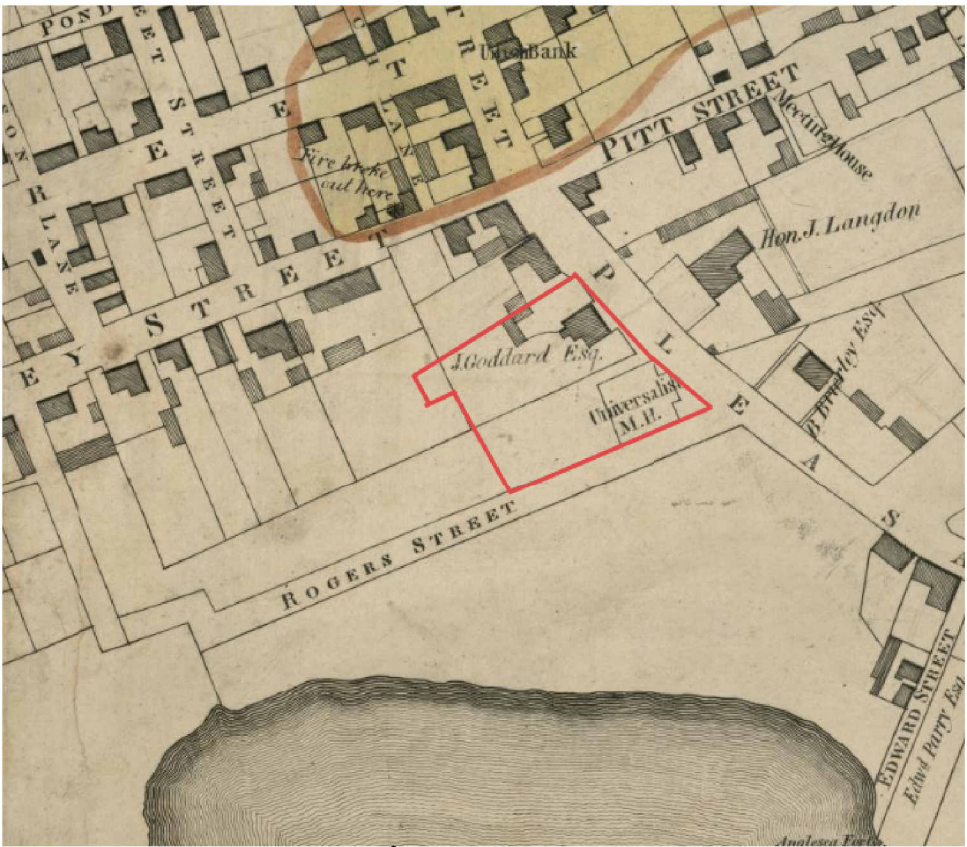


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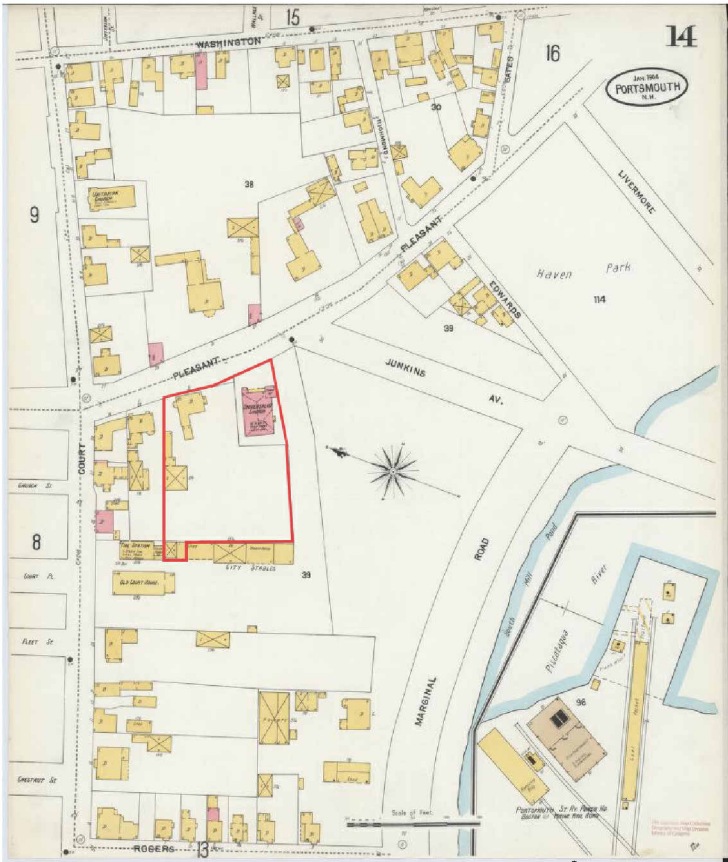


H0.2 EXISTING PHOTOS
**134 PLEASANT STREET
 PORTSMOUTH, NH 03801**

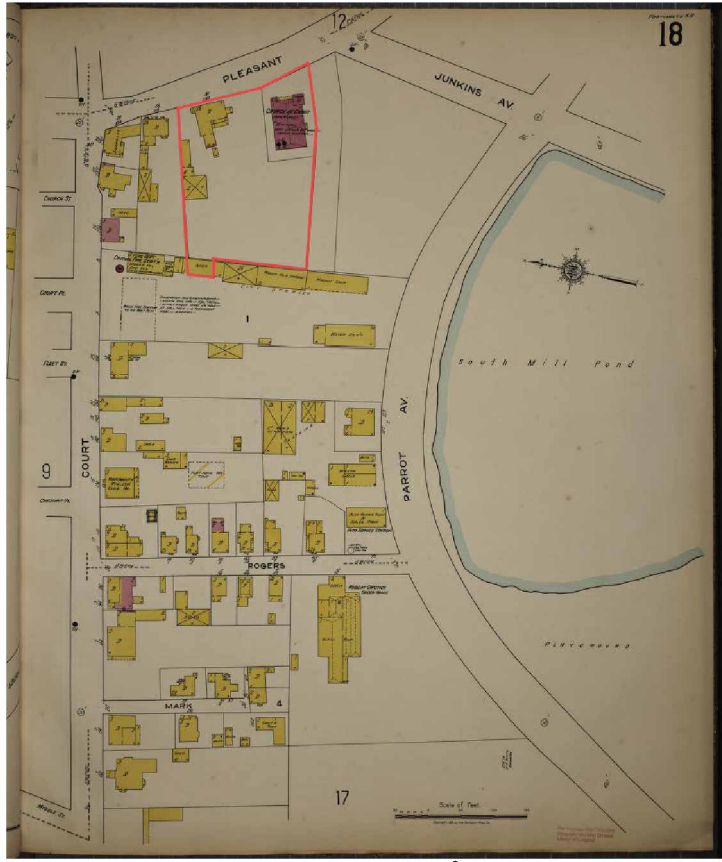
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1813
UNIVERSALIST CHURCH & HOUSING



1904
UNIVERSALIST CHURCH & HOUSING



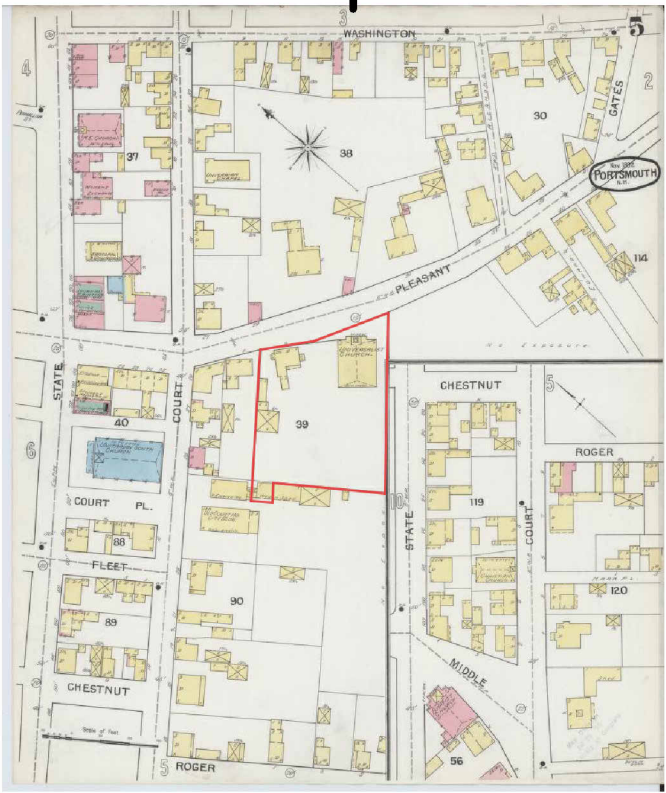
1920
UNIVERSALIST CHURCH & HOUSING



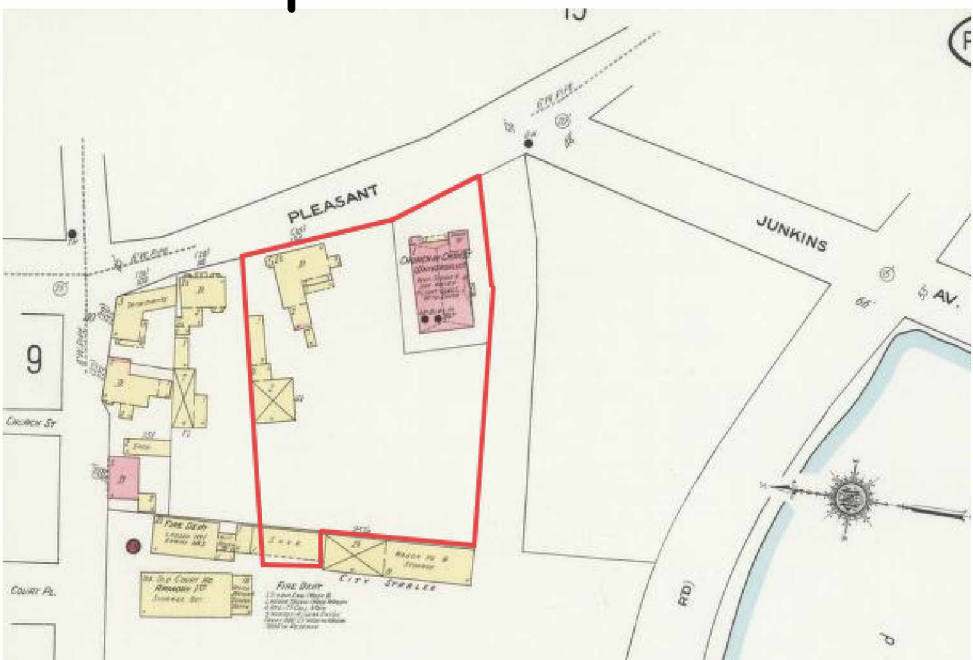
1952
GROCERY IN CONSTRUCTION TILL 1953
CHURCH DEMOLISHED AFTER



1877
UNIVERSALIST CHURCH & HOUSING



1892
UNIVERSALIST CHURCH & HOUSING



1910
UNIVERSALIST CHURCH & HOUSING

H0.3

HISTORIC TIMELINE

134 PLEASANT STREET

PORTSMOUTH, NH 03801

08/28/2025



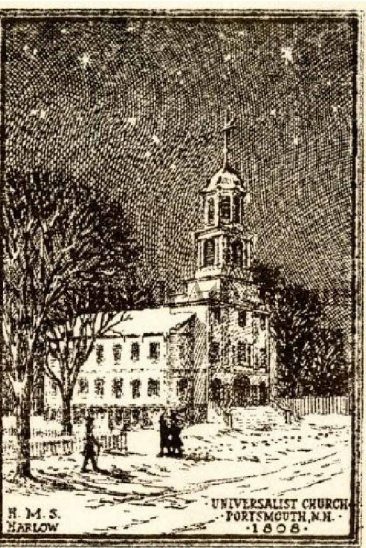
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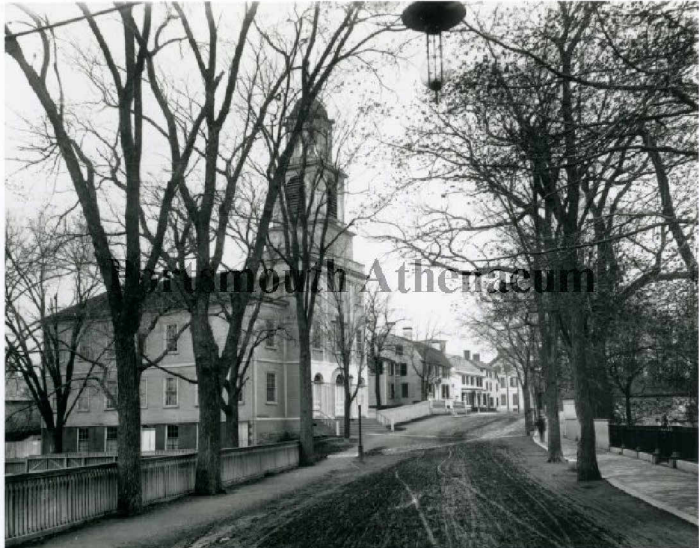
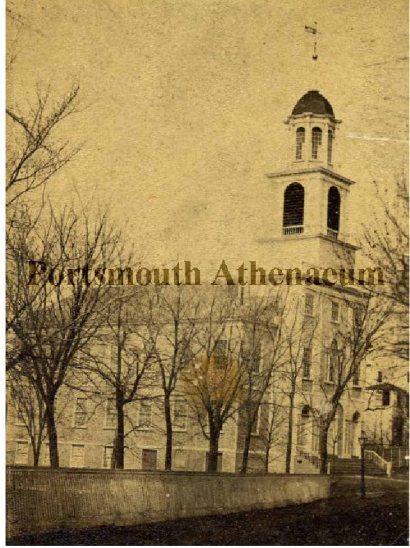
SAMUEL LANGDON HOUSE



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.

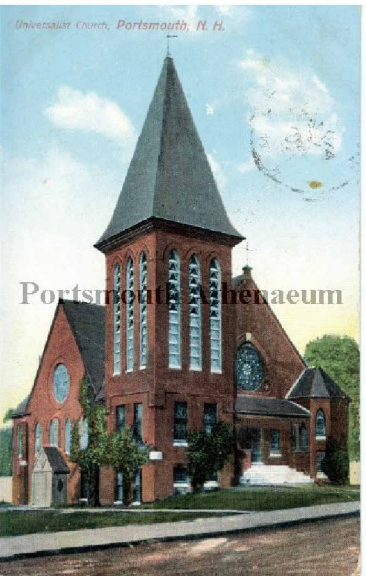


UNIVERSALIST CHURCH 1808

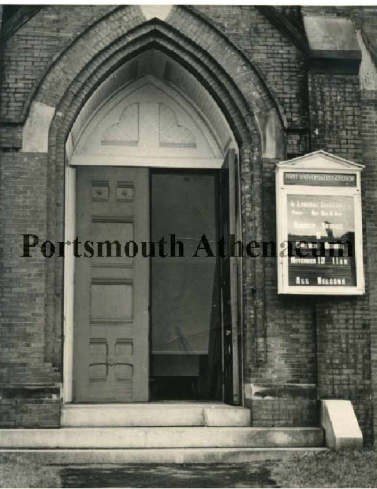


The Universalist Society was incorporated in 1793. The original wooden church was erected in 1807, its bell was cast by Paul Revere . In March, 1896 , the church was destroyed by fire - fortunately the bell was preserved .The conflagration threatened to devastate the whole of Pleasant street with its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



H0.4 **HISTORIC NARRATIVE 1747-1952**
134 PLEASANT STREET
PORTSMOUTH, NH 03801

08/28/2025



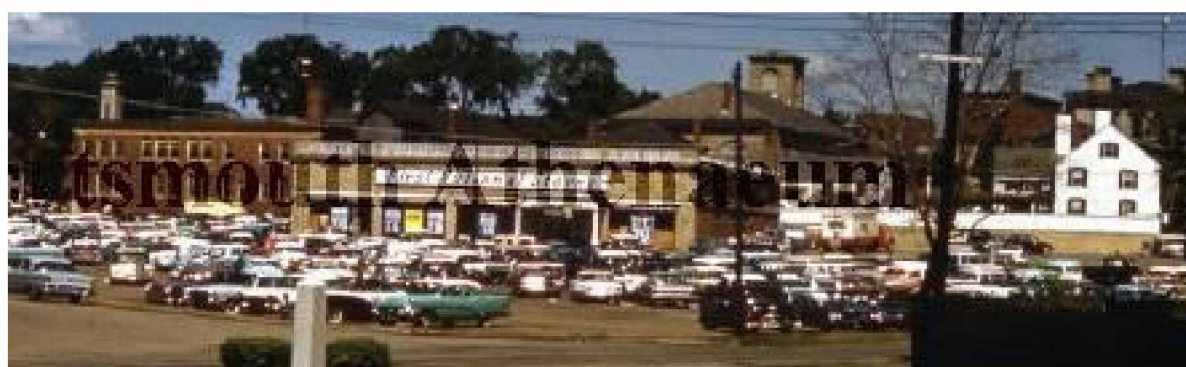
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First National Stores, Inc. purchased and merged the Universalist Church's two lots in 1952: the empty lot of the burned church, and the parsonage house lot. They also purchased a vacant lot behind these two lots from the City of Portsmouth and merged 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).



H0.5

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

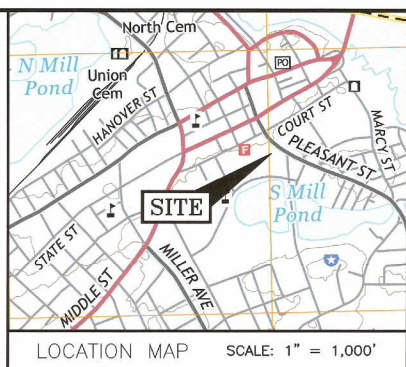
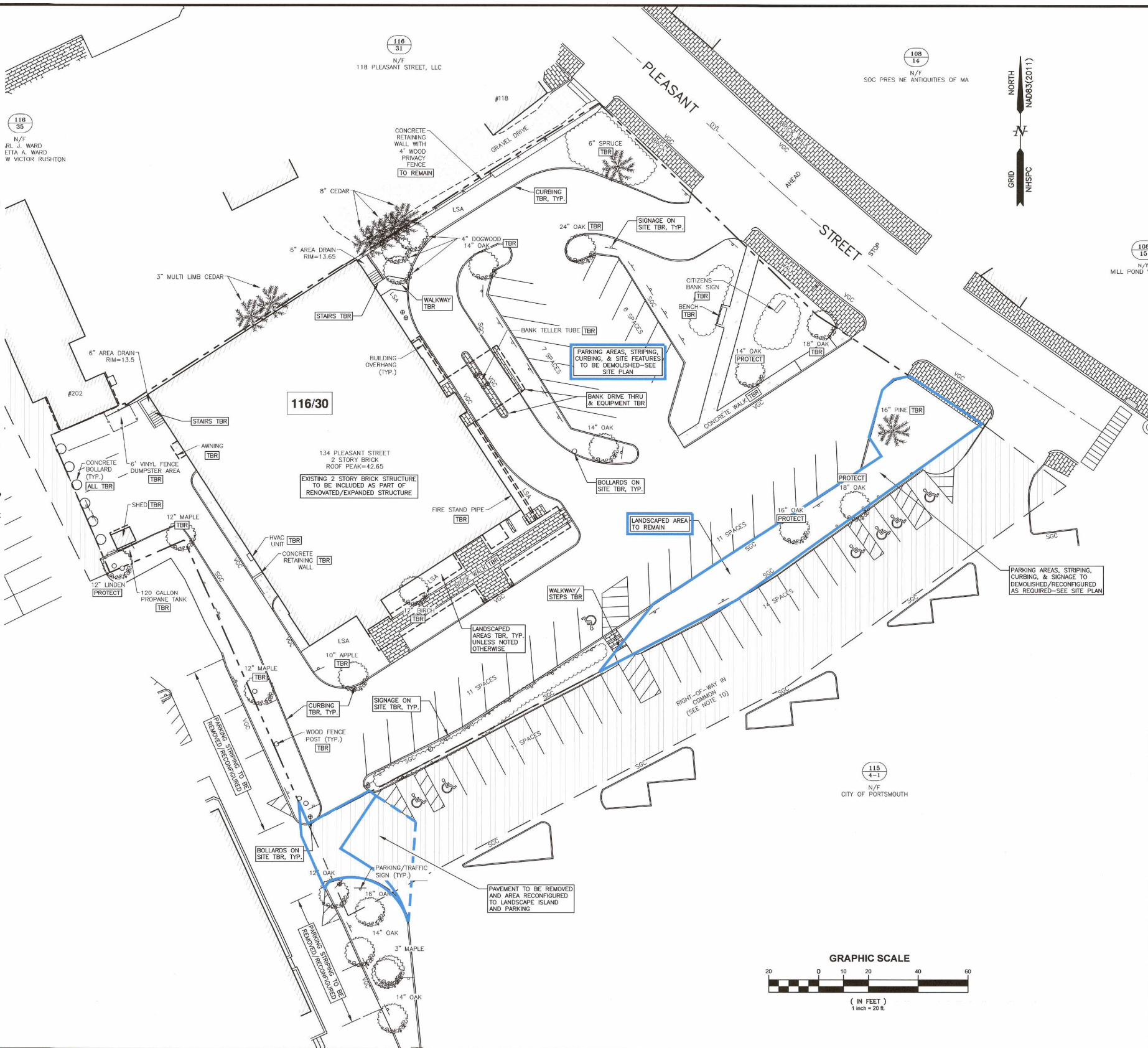
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DEMOLITION NOTES:

- 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, BARRIADING, 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.

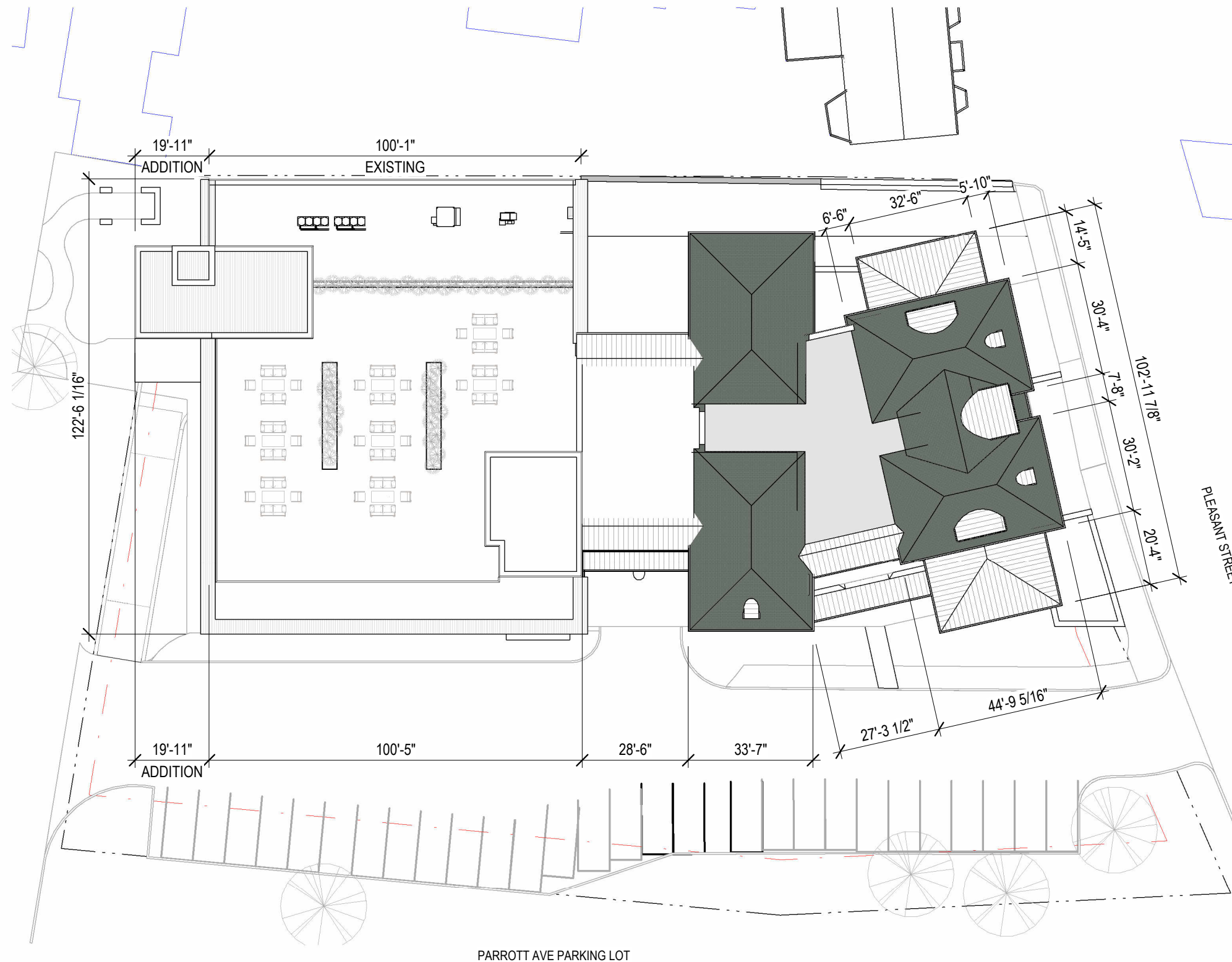
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REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
PERMIT PLANS				
 HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING 200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282				
PROJECT				
DOUBLE MC, LLC 134 PLEASANT STREET PORTSMOUTH, N.H.				
TITLE				
DEMOLITION PLAN				
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		
C101		0		

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

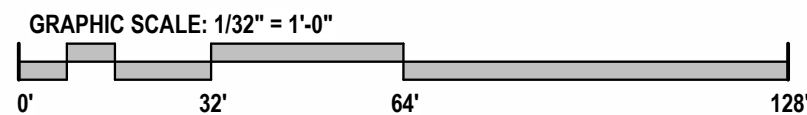
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1 SITE PLAN
1/32" = 1'-0"

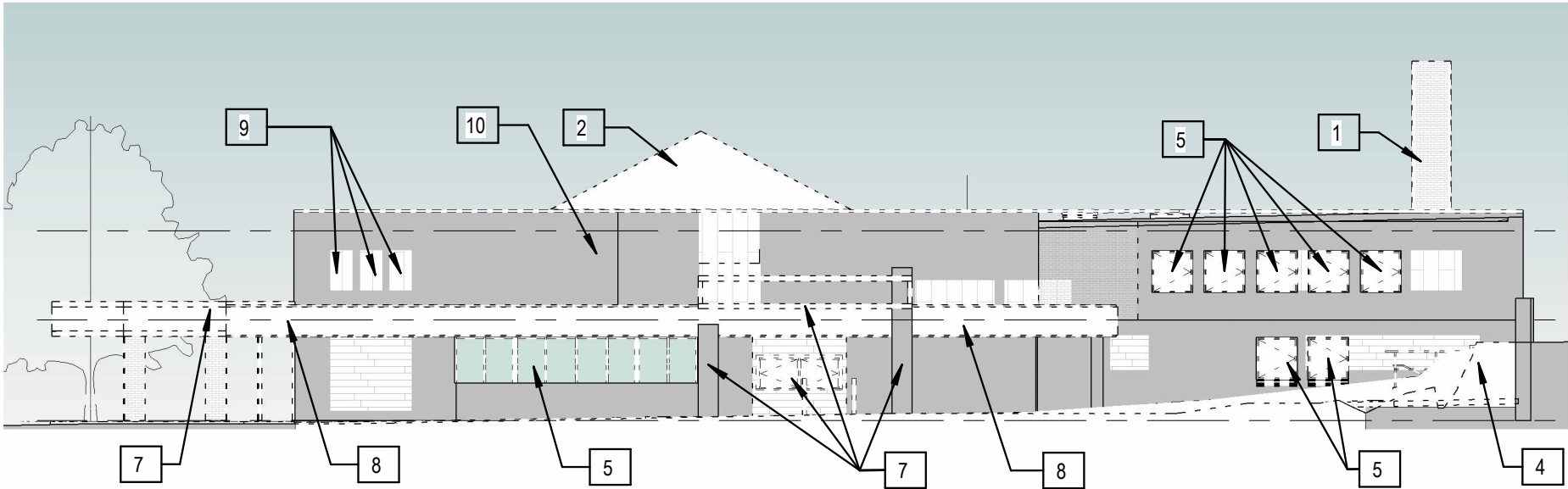


H1.01

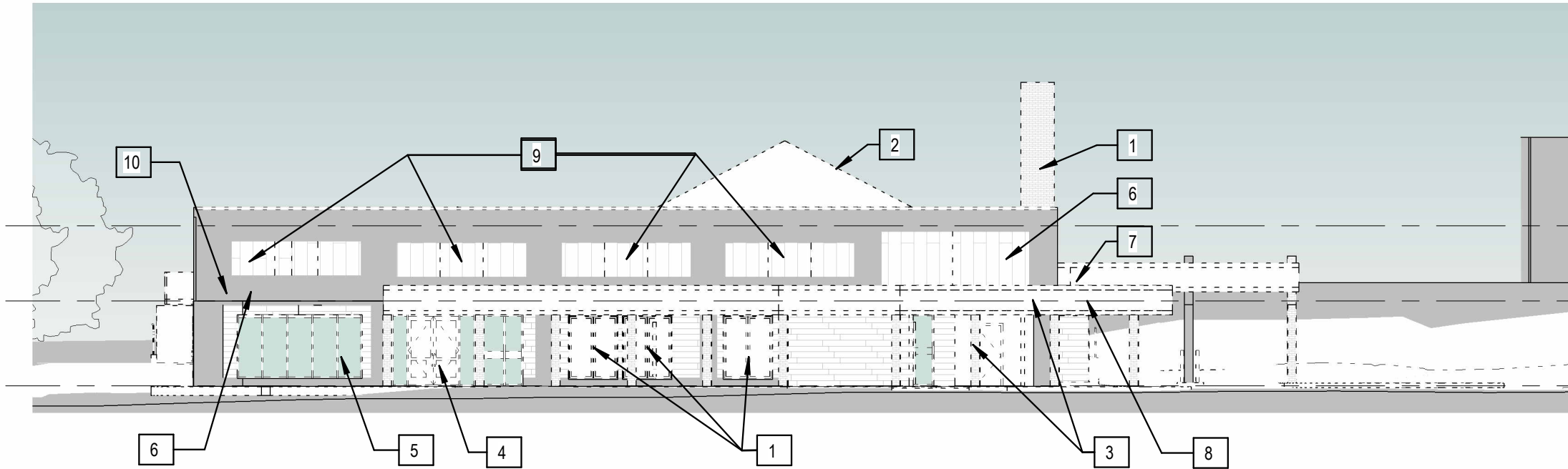
SITE PLAN PROPOSED
134 PLEASANT STREET
PORTSMOUTH, NH 03801

08/28/2025

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

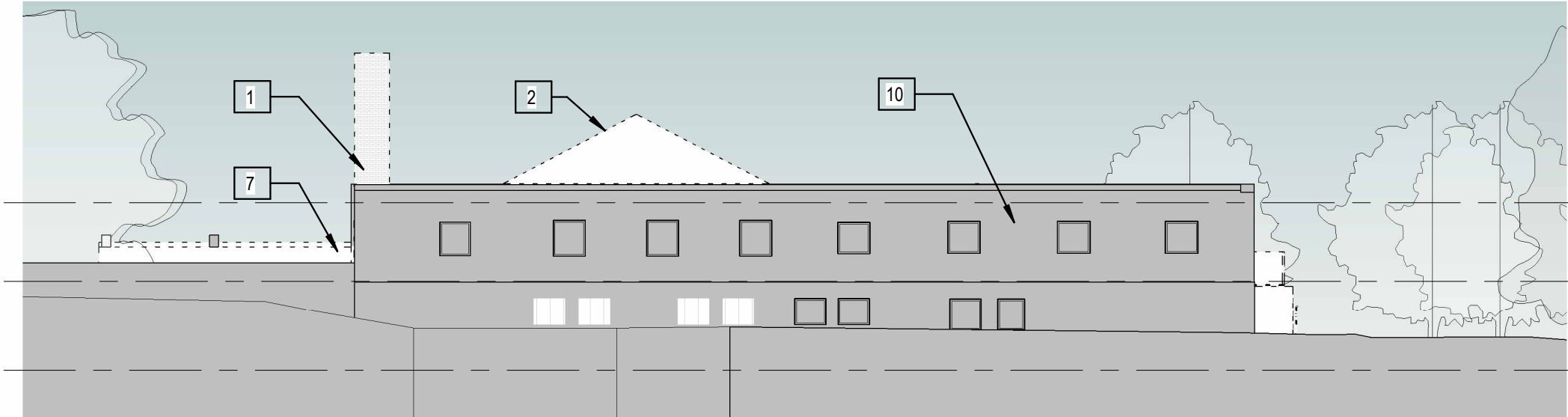
DEMO ELEVATIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

08/28/2025

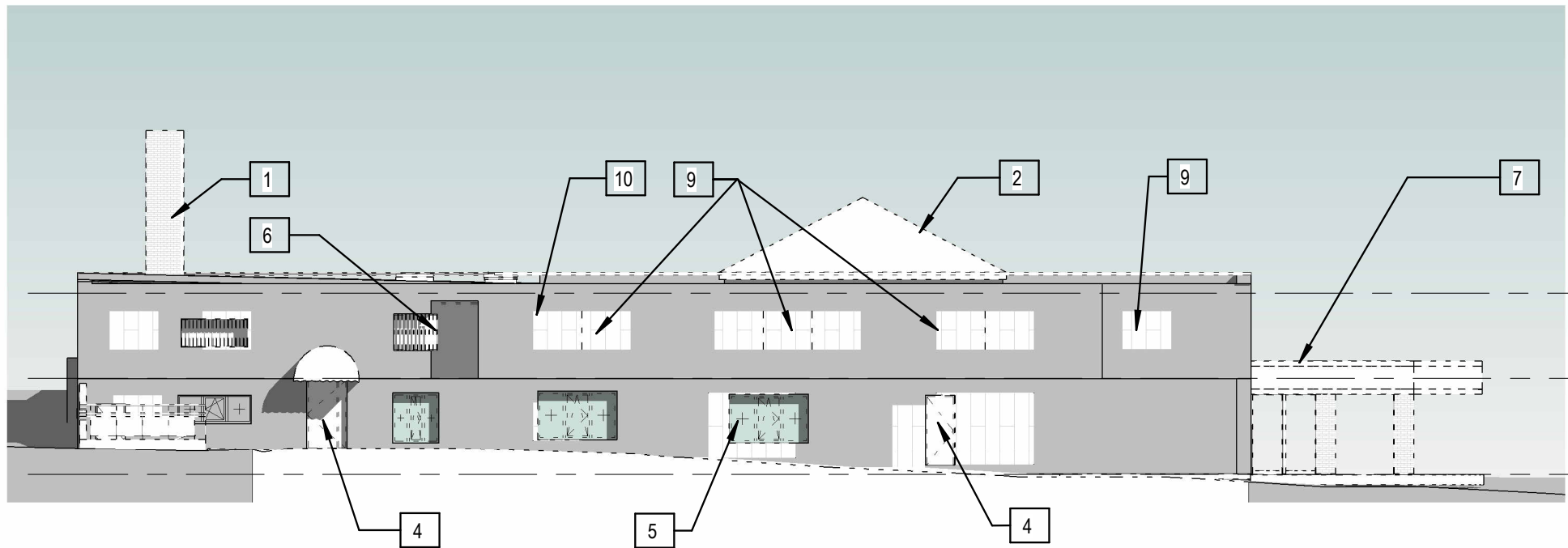


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RECOMMENDATION	
1	Remove chimney
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4	Remove door.
5	Remove window.
6	Remove part of the wall for the new additon.
7	Remove the existing bank teller canopy. Replace with new bridge addition.
9	New Windows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



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



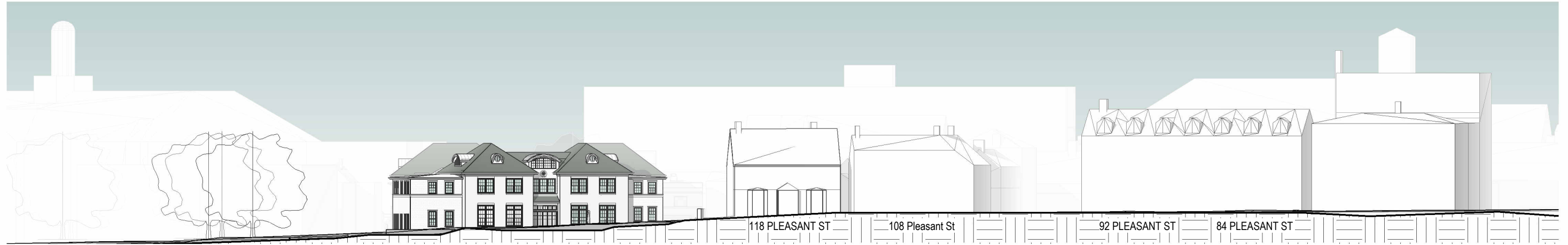
1 HDC DEMO ELEVATION WEST
1/16" = 1'-0"

H2.02

DEMO ELEVATIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

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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"

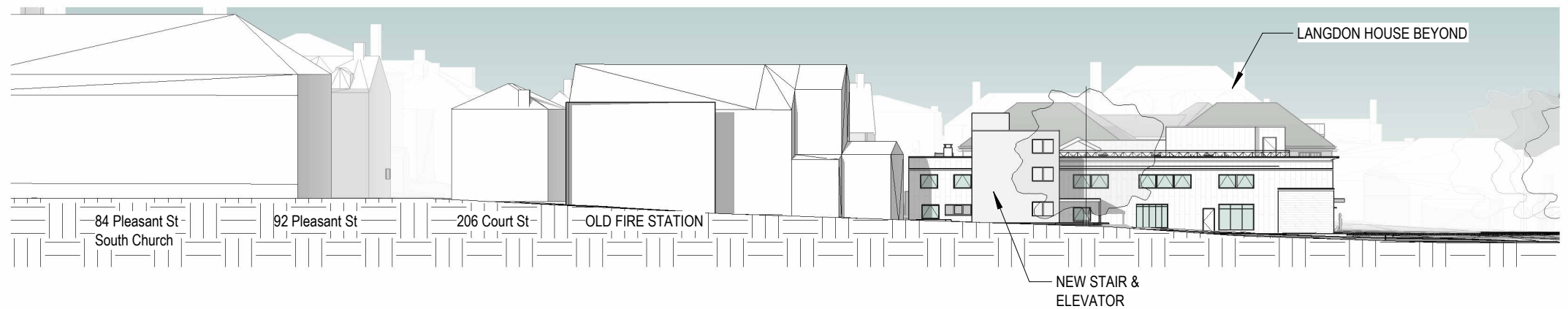
H2.10

SITE SECTIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

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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

08/28/2025



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
	ZINC SHINGLES

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

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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
- ZINC SHINGLES

ROOF A 32'-11"
LEVEL 2 A 24'-2 1/8"
AVERAGE GRADE 18'-8 1/2"
LEVEL 1 A 14'-3 5/8"

H2.21

REAR ELEVATIONS
134 PLEASANT STREET
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1.1 VIEW FROM PLEASANT STREET AT JUNKINS AVENUE



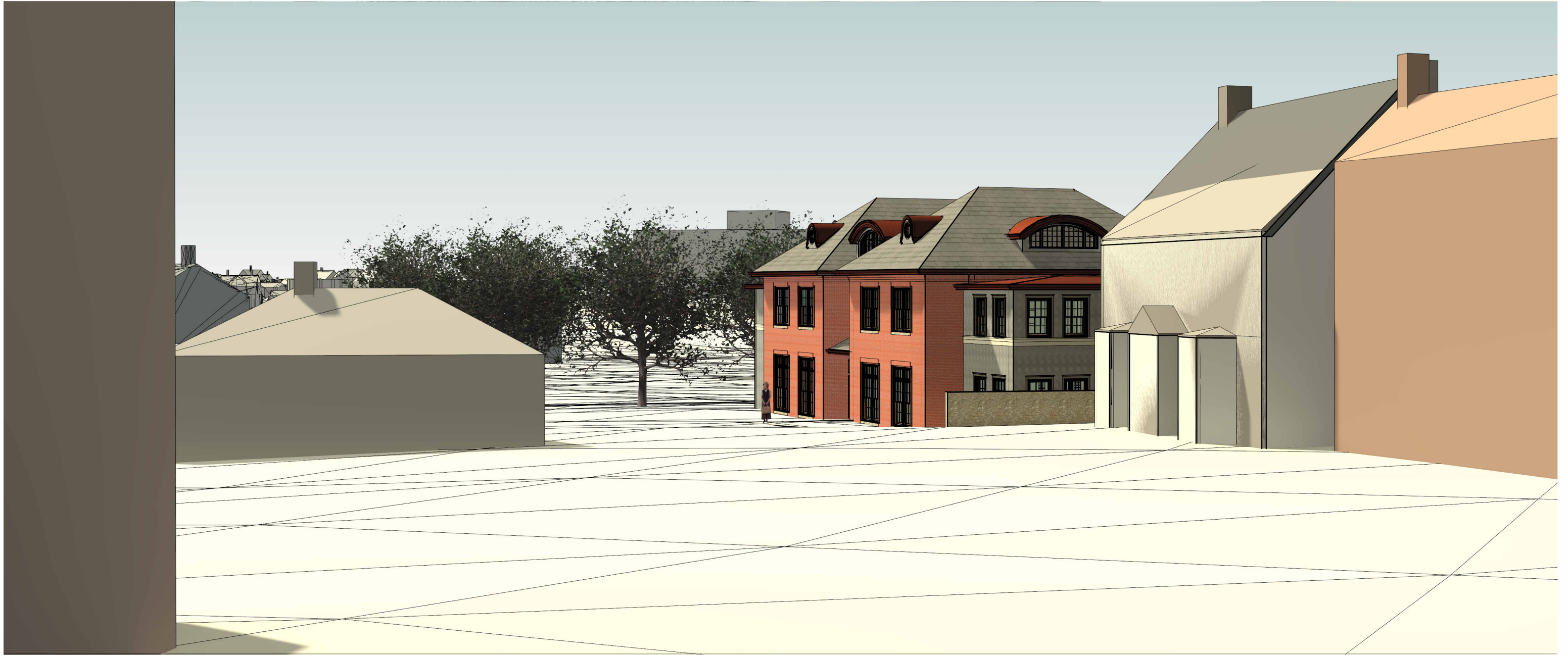
1 VIEW FROM JUNKINS AVENUE AT CITY HALL

H3.01 **VIGNETTE**
134 PLEASANT STREET
PORTSMOUTH, NH 03801

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1 VIEW FROM PLEASANT STREET AT TREADWELL HOUSE

H3.02

VIGNETTE
134 PLEASANT STREET
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1 HDC PERSPECTIVE 01

H3.03

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1 HDC PERSPECTIVE 02



2 HDC PERSPECTIVE 03

H3.04

VIGNETTE
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1 HDC BIRDSEYE SE

H3.05 BIRDSEYE AXONOMETRIC
134 PLEASANT STREET
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