

Historic District Commission

Staff Report

Wednesday, September 06, 2025

Project Address: 6 Dearborn Street (#10)

Permit Requested: Certificate of Approval

Application: Public Hearing #1

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence A (GRA)
- Land Use: Residential
- Land Area: 10,000 SF +/-
- Estimated Age of Structure: c.1983
- Building Style: Cape Cod
- Number of Stories: 1.5
- Historical Significance: N/A
- Public View of Proposed Work: Dearborn Street and Maplewood Avenue
- Unique Features: N/A
- Neighborhood Association: The North End



B. Proposed Work: Exterior renovations and improvements

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Exterior renovation and improvements.



**HISTORIC
SURVEY
RATING

N/A**

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:

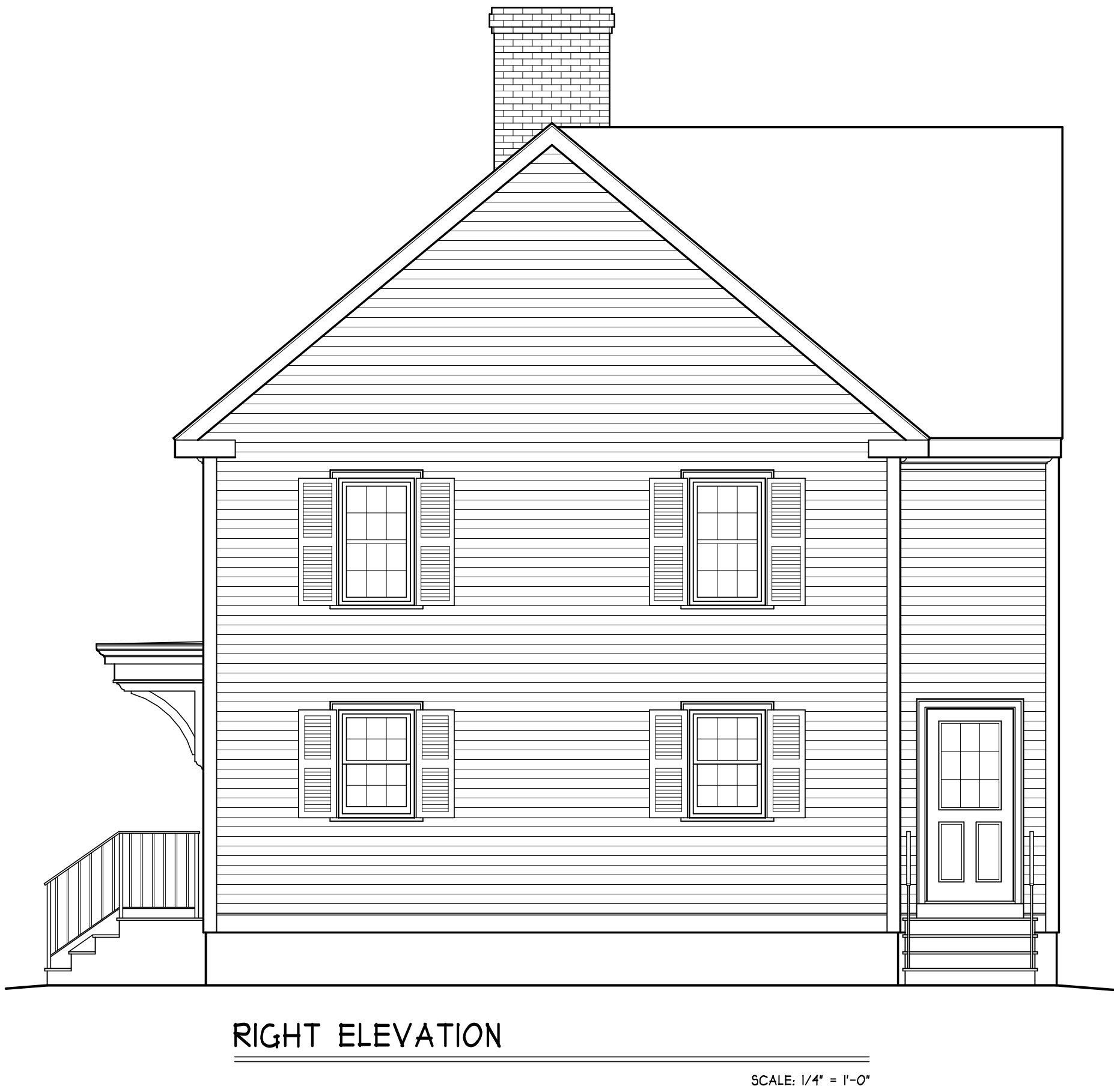
1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



REVISIONS			
NO.	DATE	REVISION	
1	4/30/25	DEVELOPMENT OF PROPOSED PLAN	
2	8/13/25	DEVELOPMENT OF PROPOSED PLAN	

ELEVATIONS

RENOVATION
10 DEARBORN STREET
PORTSMOUTH, NH



SQUARE FOOTAGE TABLE	
TOTALS EXCLUDE GARAGE, OPEN AREAS, + UNFINISHED STORAGE AREAS	
PLAN	SQ. FTG.
FIRST FLOOR	1234
SECOND FLOOR	1234
BASEMENT FLOOR	900
TOTAL:	3348

NOTE:
SQUARE FOOTAGE INCLUDES ALL
WALL STRUCTURE, LIVING SPACE,
CLOSETS, + STAIRS, HOWEVER, DOES
NOT INCLUDE GARAGE SPACE, DECKS,
OR PATIO'S.



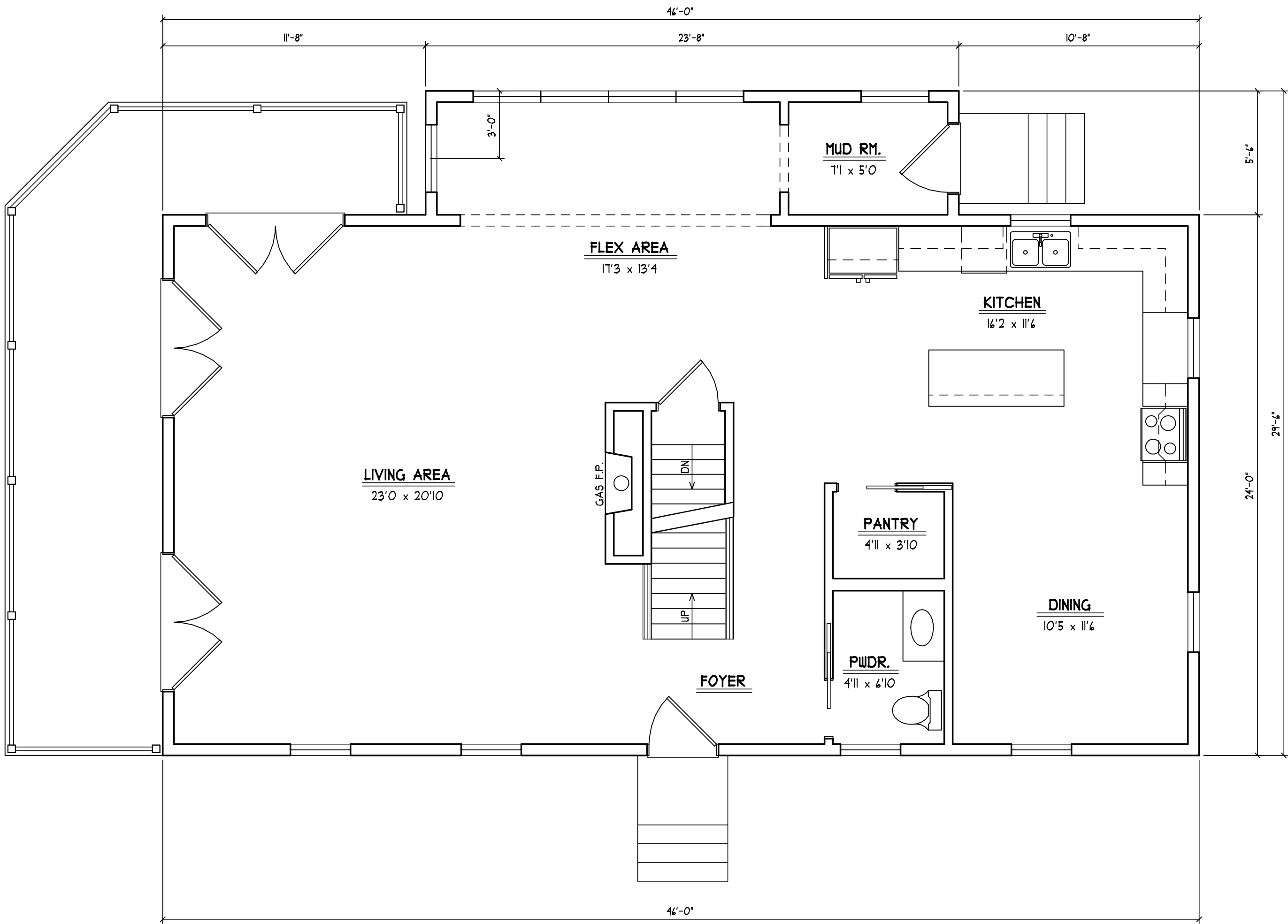


REVISIONS		
NO.	DATE	REVISION
1	4/30/25	DEVELOPMENT OF PROPOSED PLAN
2	8/13/25	DEVELOPMENT OF PROPOSED PLAN

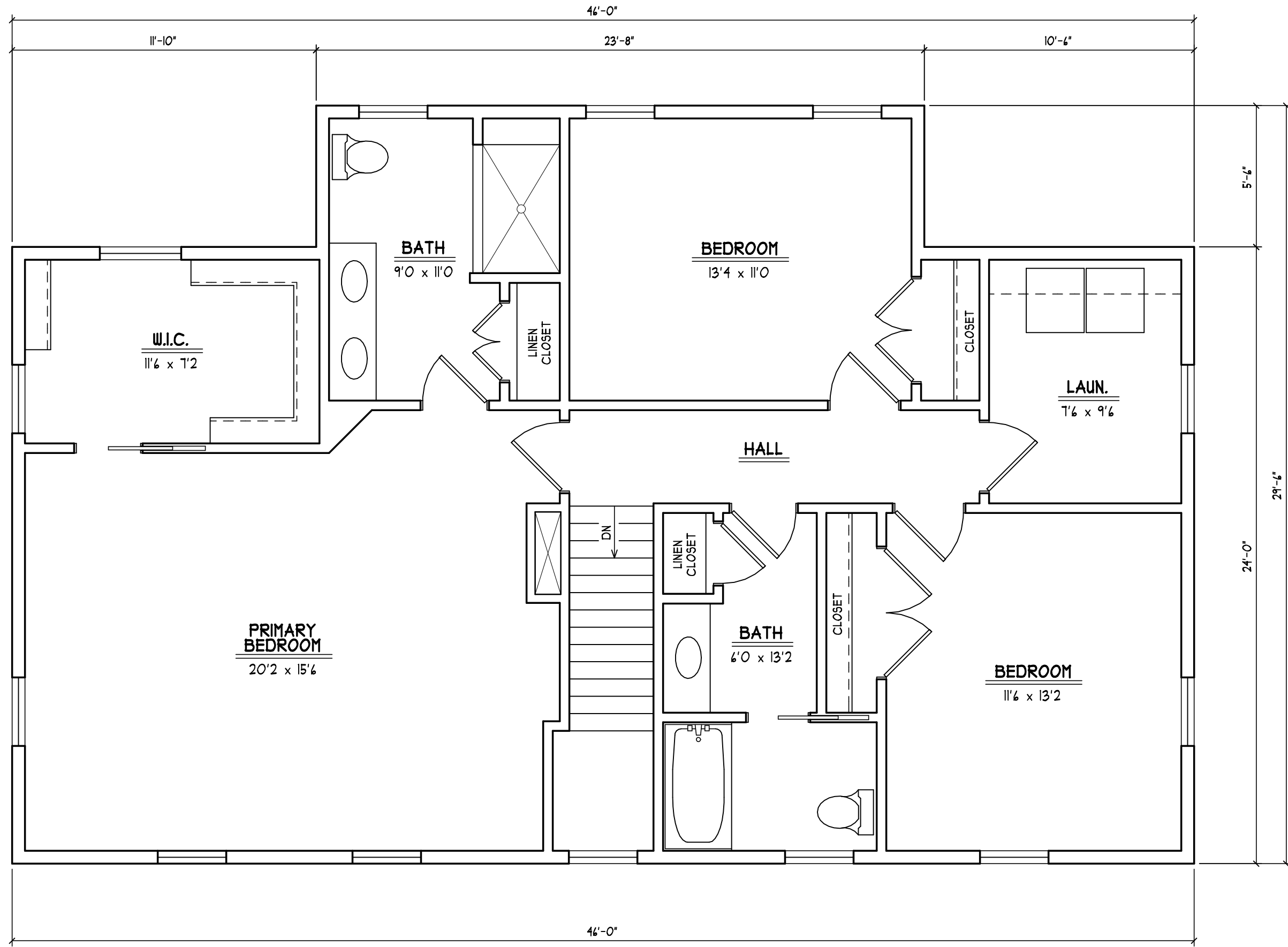
FLOOR PLANS

RENOVATION

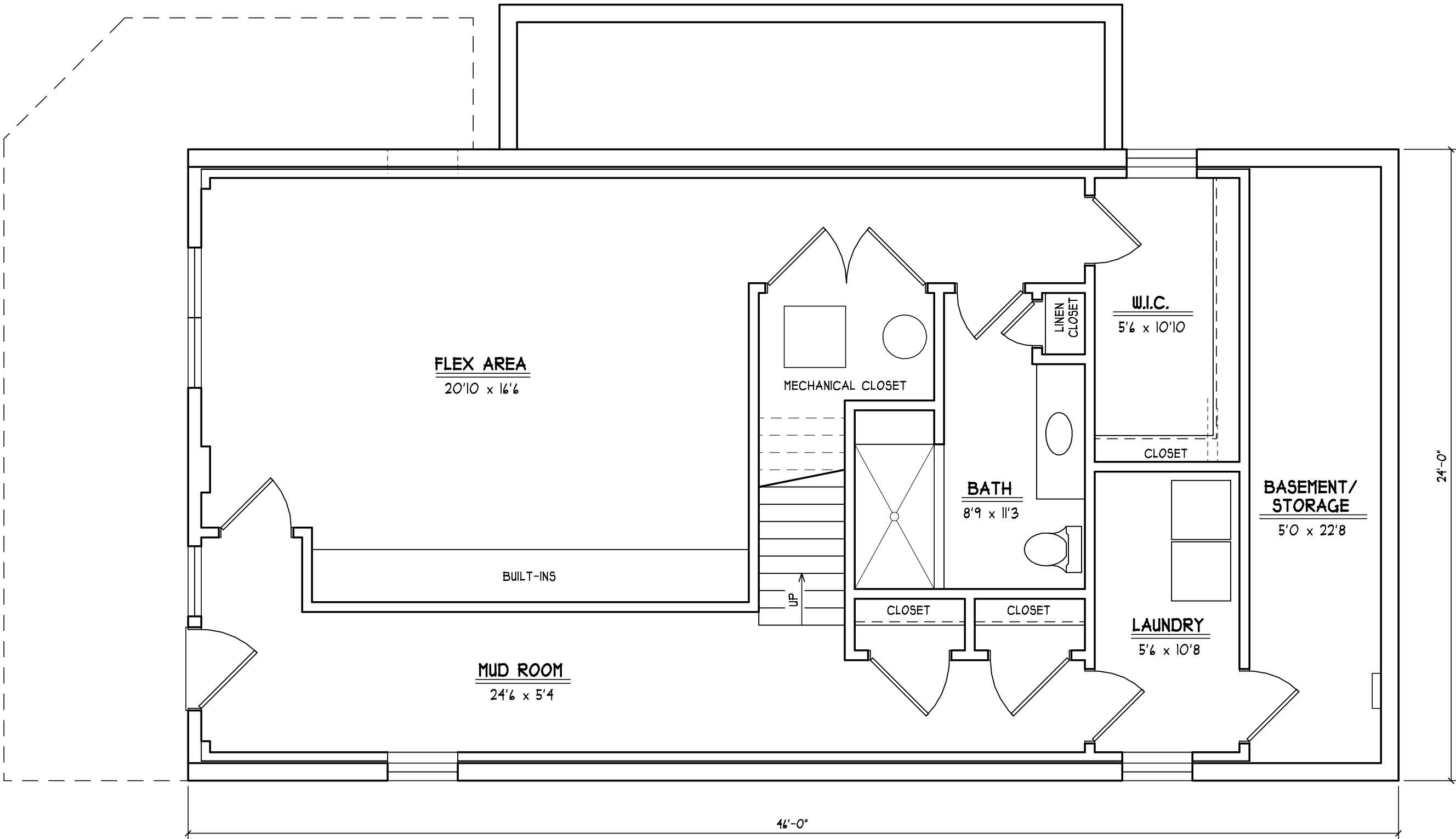
10 DEARBORN STREET
PORTSMOUTH, NH



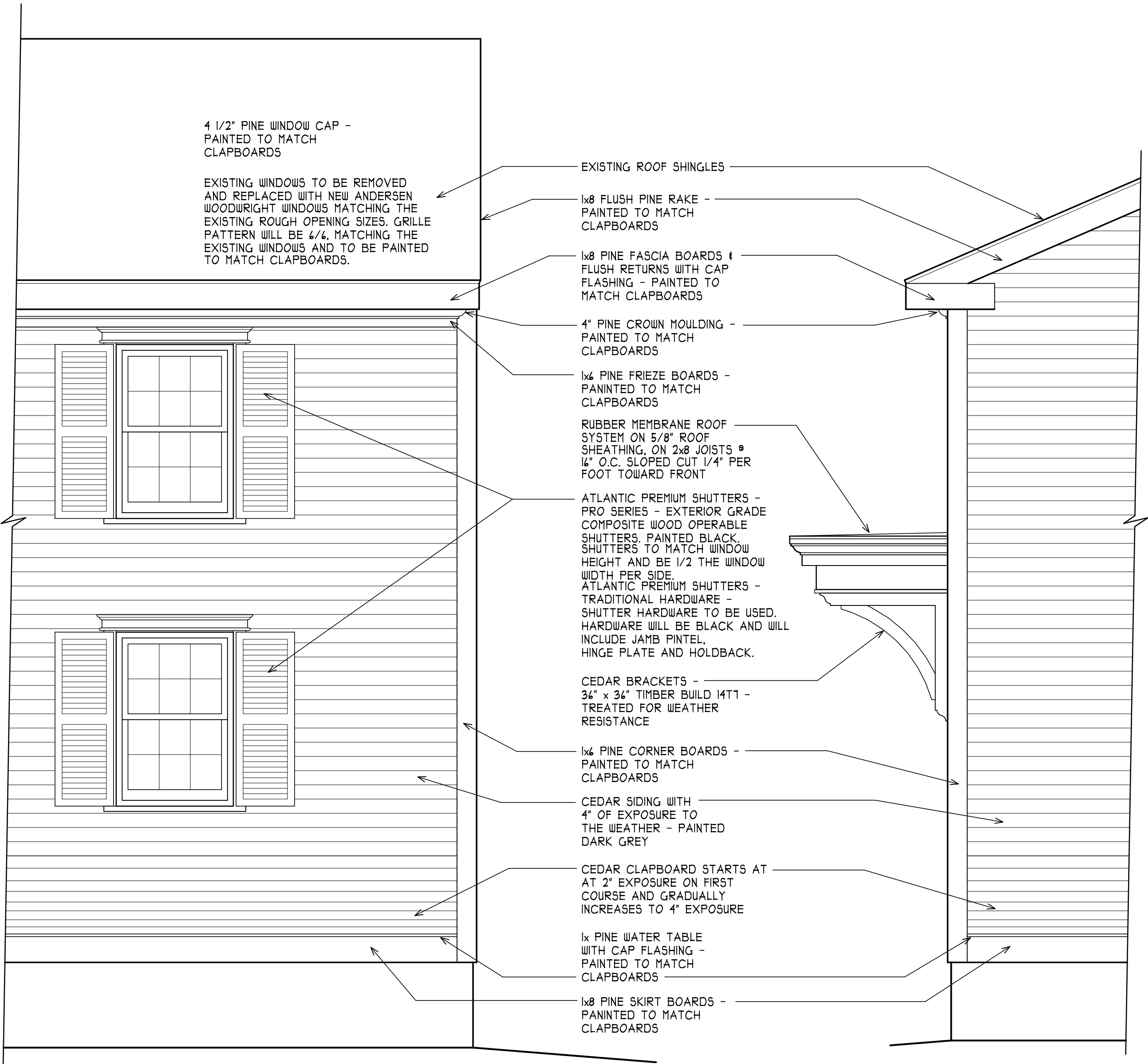
FIRST FLOOR PLAN
APPROX. 1,234 SQ. FT.
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
APPROX. 1,234 SQ. FT.
SCALE: 1/4" = 1'-0"

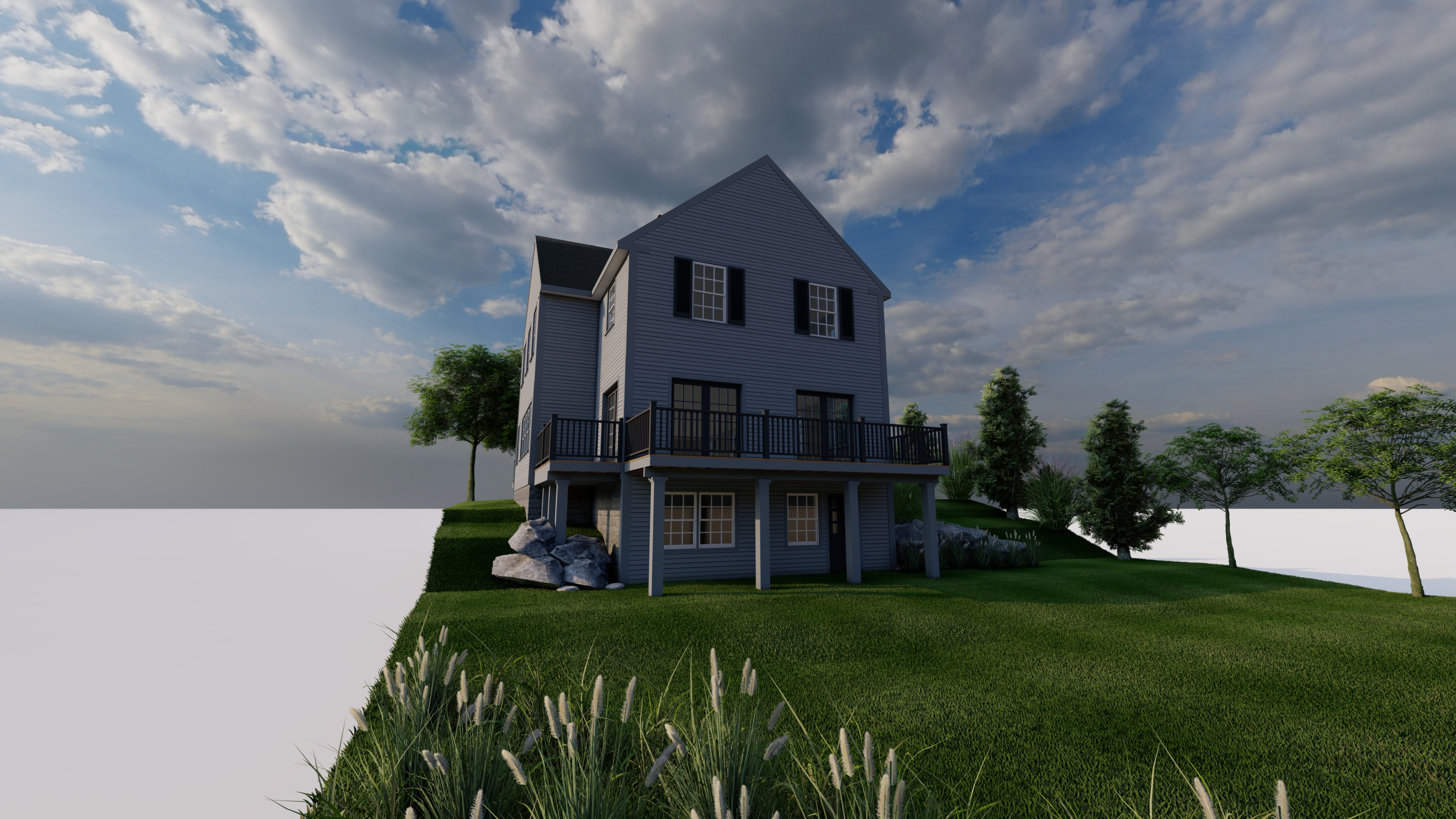


BASEMENT FLOOR PLAN
APPROX. 900 SQ. FT.
SCALE: 1/4" = 1'-0"



EXTERIOR DETAILS

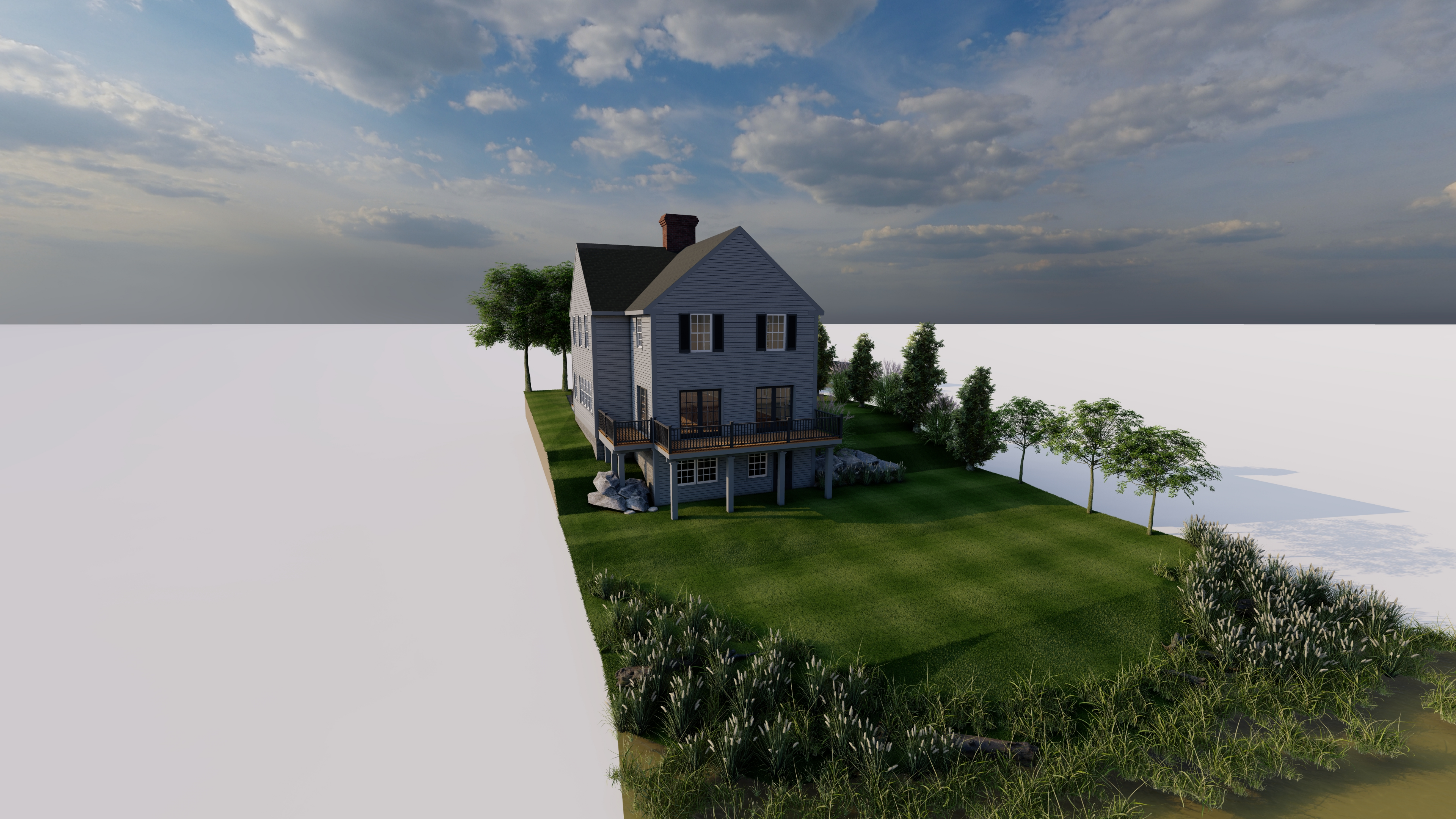
SCALE: 1/4" = 1'-0"

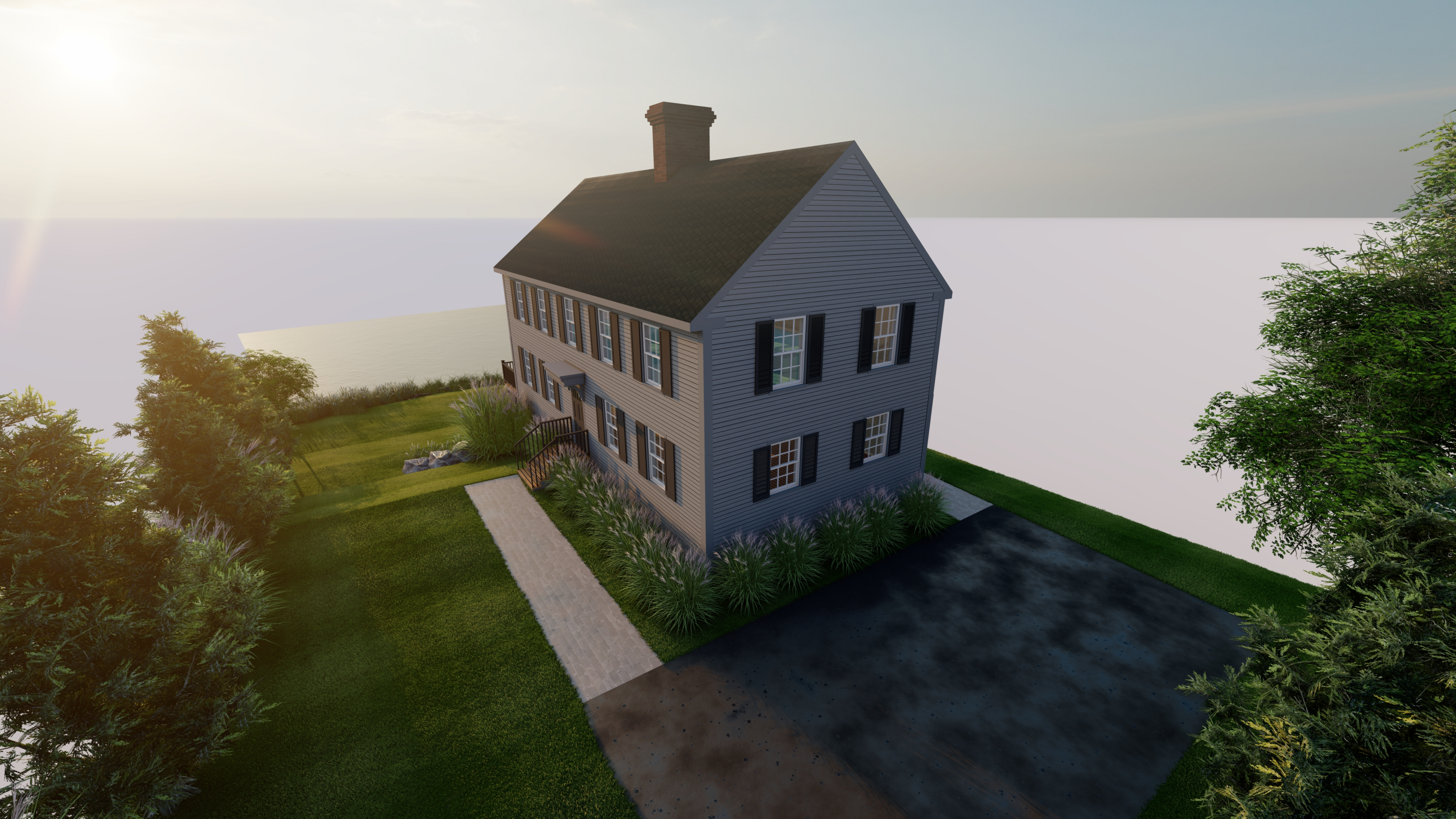














SOLD BY:

Eldredge Lumber & Hardware -
 Portsmouth
 PO Box 69
 Cape Neddick, ME 03902-0069

SOLD TO:
CREATED DATE

8/15/2025

LATEST UPDATE

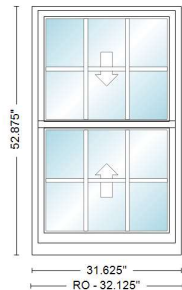
8/15/2025

OWNER

Katie Pikul

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
10 DEARBORN AVE	Unassigned Project	8006632		

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	13	AA	SECOND FLOOR	\$1,176.04	\$15,288.52

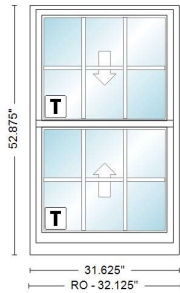
RO Size: 32 1/8" x 52 7/8"
Unit Size: 31 5/8" x 52 7/8"

WDH2642E, Unit, 400 Series Woodwright Double-Hung, 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 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Half Screen, Aluminum

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2642E Half Screen Aluminum White PN:1693174

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.18	NO	A1	27.8750	22.2500	4.30000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	AA	SECOND FLOOR	\$1,293.32	\$1,293.32

RO Size: 32 1/8" x 52 7/8"

Unit Size: 31 5/8" x 52 7/8"

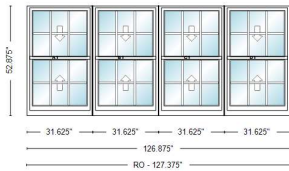
WDH2642E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Tempered Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Half Screen, Aluminum

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2642E Half Screen Aluminum White PN:1693174

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.18	NO	A1	27.8750	22.2500	4.30000

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	AA - AA - AA - AA		\$4,724.46	\$4,724.46



RO Size: 127 3/8" x 52 7/8"

Unit Size: 126 7/8" x 52 7/8"

Mull: Factory Muller, Andersen Vertical Priority Ribbon Mull, 1/8 Non Reinforced Material

WDH2642E-4, Unit, 400 Series Woodwright Double-Hung, 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 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Half Screen, Aluminum

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Perimeter Complete Unit Extension Jambs, Factory Applied

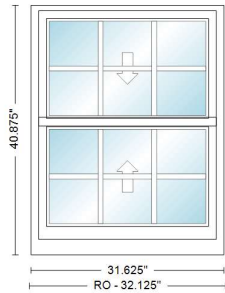
Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2642E Half Screen Aluminum White PN:1693174

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2642E Half Screen Aluminum White PN:1693174

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2642E Half Screen Aluminum White PN:1693174

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2642E Half Screen Aluminum White PN:1693174

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.18	NO	A1	27.8750	22.2500	4.30000
B1	0.29	0.18		B1	27.8750	22.2500	4.30000
C1	0.29	0.18		C1	27.8750	22.2500	4.30000
D1	0.29	0.18		D1	27.8750	22.2500	4.30000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
400	4	AA	FIRST FLOOR	\$1,066.76	\$4,267.04

RO Size: 32 1/8" x 40 7/8"

Unit Size: 31 5/8" x 40 7/8"

WDH2632, Unit, 400 Series Woodwright Double-Hung, 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 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Half Screen, Aluminum

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2632 Half Screen Aluminum White PN:1693177

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.29	0.18	NO	A1	27.8750	16.2500	3.14000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
500	1	AA - AA	FIRST FLOOR	\$2,140.12	\$2,140.12

RO Size: 63 7/8" x 40 7/8"

Unit Size: 63 3/8" x 40 7/8"

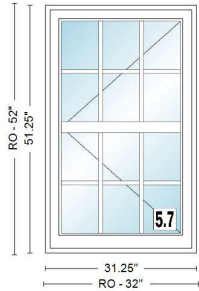
Mull: Factory Mull, Andersen Vertical Priority Ribbon Mull, 1/8 Non Reinforced Material
WDH2632-2, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Half Screen, Aluminum

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Perimeter Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2632 Half Screen Aluminum White PN:1693177

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2632 Half Screen Aluminum White PN:1693177

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.29	0.18	NO	A1	27.8750	16.2500	3.14000
B1	0.29	0.18		B1	27.8750	16.2500	3.14000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
600	4	Left	None Assigned	\$1,428.48	\$5,713.92

RO Size: 32" x 52"

Unit Size: 31 1/4" x 51 1/4"

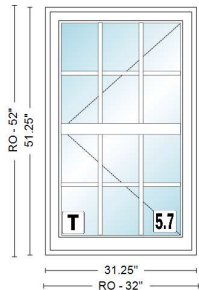
ACW2844, Unit, A Series Casement, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Left, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Grille Alignment Required, Horizontal, A Series Double-Hung Windows - Equal Sash, 3 Wide, 4 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Wide Grille Bar: 2 1/4" with Centered Horizontal Bar Placement Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional Folding, White, White, Full Screen, Aluminum

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

Hardware: ACW Traditional Folding White PN:0400202

Insect Screen 1: A Series Casement, ACW2844 Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.27	0.15	NO	A1	20.3125	45.6250	6.43000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
700	1	Left	None Assigned	\$1,559.55	\$1,559.55

RO Size: 32" x 52"

Unit Size: 31 1/4" x 51 1/4"

ACW2844, Unit, A Series Casement, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Left, Dual Pane Low-E4 SmartSun Tempered Argon Fill Full Divided Light w/Energy Spacer Grille Alignment Required, Horizontal, A Series Double-Hung Windows - Equal Sash, 3 Wide, 4 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Wide Grille Bar: 2 1/4" with Centered Horizontal Bar Placement Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional Folding, White, White, Full Screen, Aluminum

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

Hardware: ACW Traditional Folding White PN:0400202

Insect Screen 1: A Series Casement, ACW2844 Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.27	0.15	NO	A1	20.3125	45.6250	6.43000

SUB-TOTAL:	\$34,986.93
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$0.00
TOTAL:	\$34,986.93

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: 124 State Street

Permit Requested: Work Session

Application: Work Session A

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 (CD4)
- Land Use: Residential
- Land Area: 4,775 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: State Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown

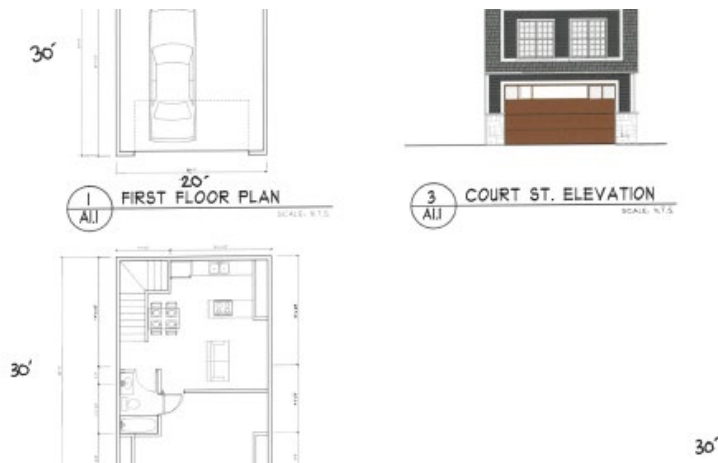


B. Proposed Work: The construction of a detached garage.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- The construction of a detached garage.



**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

Project Address: 134 Pleasant Street

Permit Requested: Work Session

Application: Work Session #1

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
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

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.



134 PLEASANT STREET

RENOVATION AND ADDITION

HISTORIC DISTRICT COMMISSION
WORK SESSION 2

DRAWING INDEX	
Sheet #	Sheet Name

H0.0	COVER SHEET
H0.1.0	CONTEXT MAP & PHOTOS
H0.1.1	CONTEXT PLAN
H0.2	EXISTING PHOTOS
H0.3	HISTORIC TIMELINE
H0.4	HISTORIC NARRATIVE 1747-1952
H0.5	HISTORIC NARRATIVE 1953-2025
H1.00	SITE PLAN EXISTING & DEMO
H1.01	SITE PLAN PROPOSED
H2.01	DEMO ELEVATIONS
H2.02	DEMO 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

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

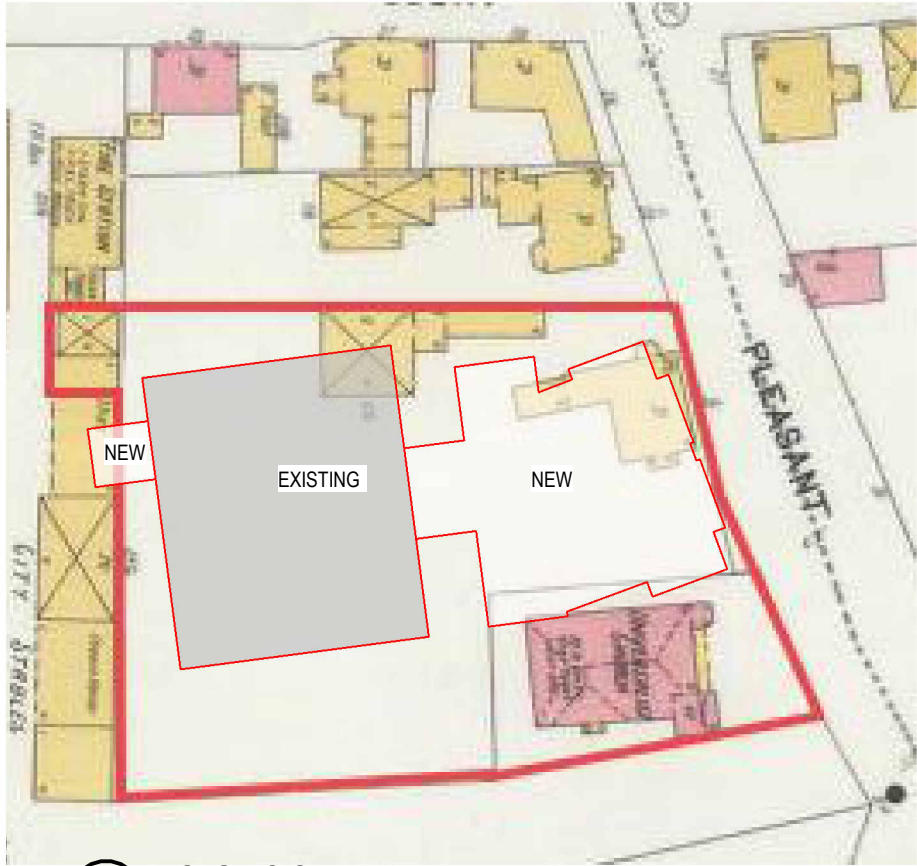
H0.1.0

CONTEXT MAP & PHOTOS 134 PLEASANT STREET PORTSMOUTH, NH 03801

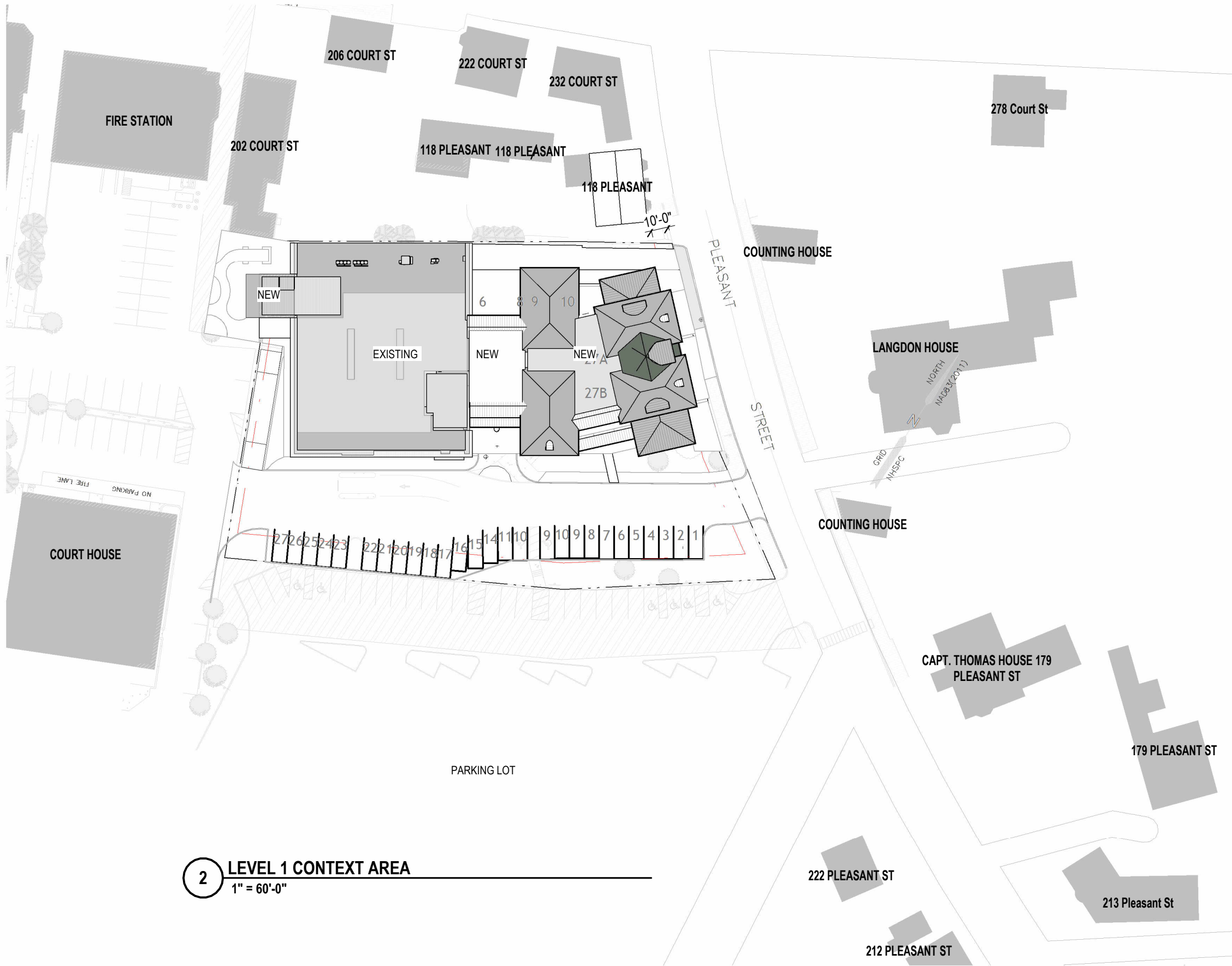
08/28/2025



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1 HISTORIC OVERLAY
1" = 80'-0"



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

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

08/28/2025



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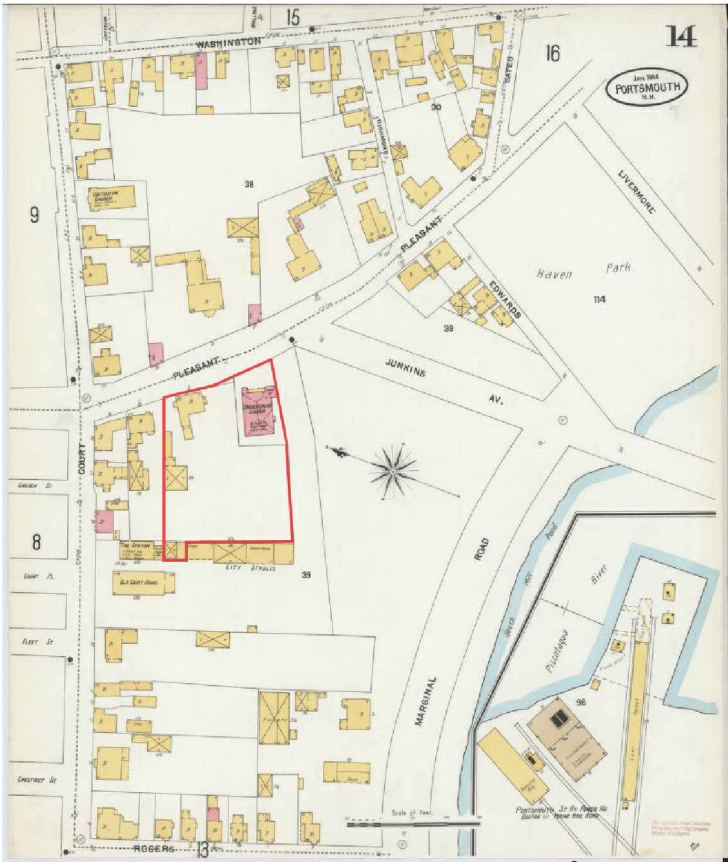


H0.2 EXISTING PHOTOS
**134 PLEASANT STREET
 PORTSMOUTH, NH 03801**

08/28/2025



1813
UNIVERSALIST CHURCH & HOUSING



1904
UNIVERSALIST CHURCH & HOUSING



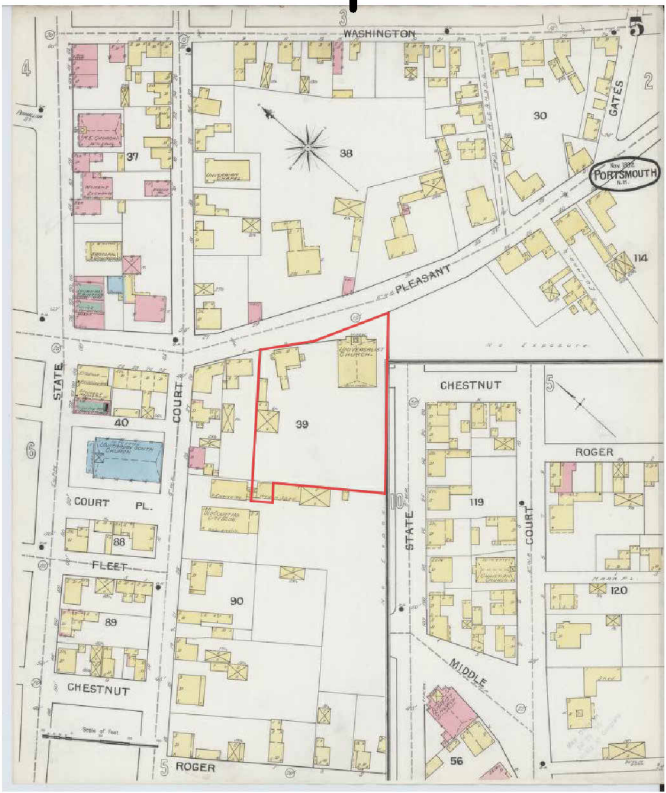
1920
UNIVERSALIST CHURCH & HOUSING



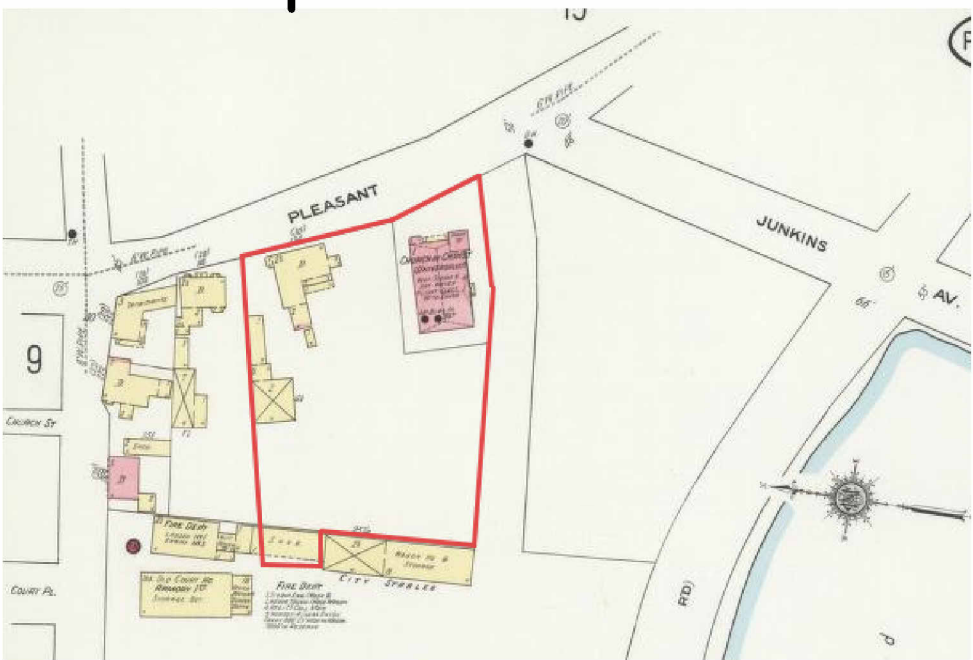
1952
GROCERY IN CONSTRUCTION TILL 1953
CHURCH DEMOLISHED AFTER



1877
UNIVERSALIST CHURCH & HOUSING



1892
UNIVERSALIST CHURCH & HOUSING



1910
UNIVERSALIST CHURCH & HOUSING

H0.3

HISTORIC TIMELINE 134 PLEASANT STREET PORTSMOUTH, NH 03801

08/28/2025



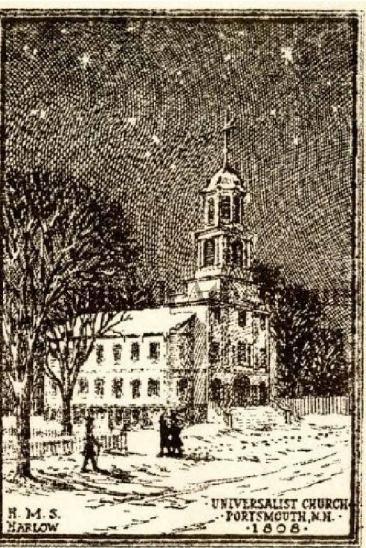
SAMUEL LANGDON HOUSE



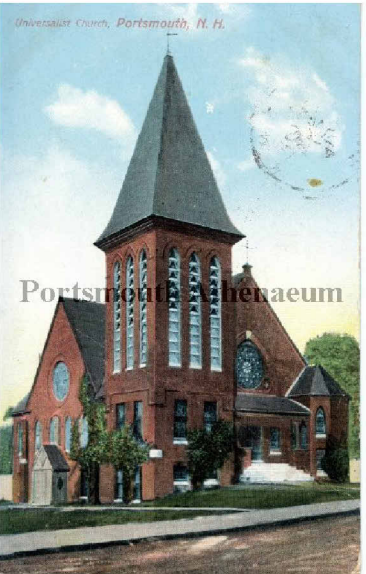
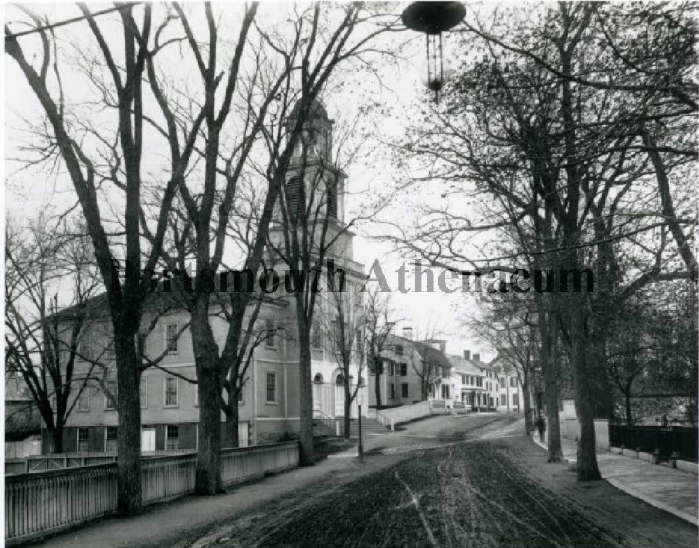
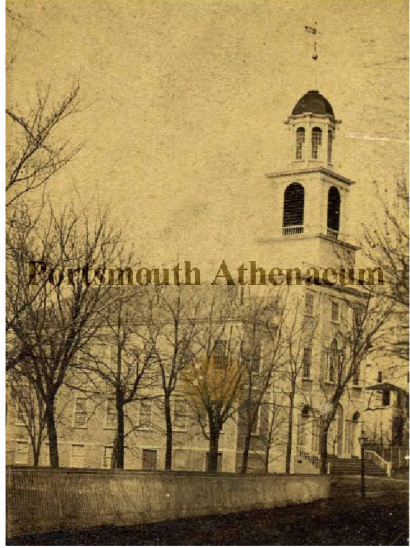
The **Rev. Samuel Langdon** house was built in 1747 by Hopestill Cheswill, a reknowned master carpenter (who also built the John Langdon and Thomas Thompson Houses across the street). Samuel Langdon was born in Boston in 1722. At age 23 he officiated as an army chaplain at the first seige of Louisburg . In 1747 he hired Cheswill to built 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 decendents, including the Pickering and Goddard families; and was eventually bequeathed to the universalist church, being known as the Parsonage of the Universalist Church.

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.

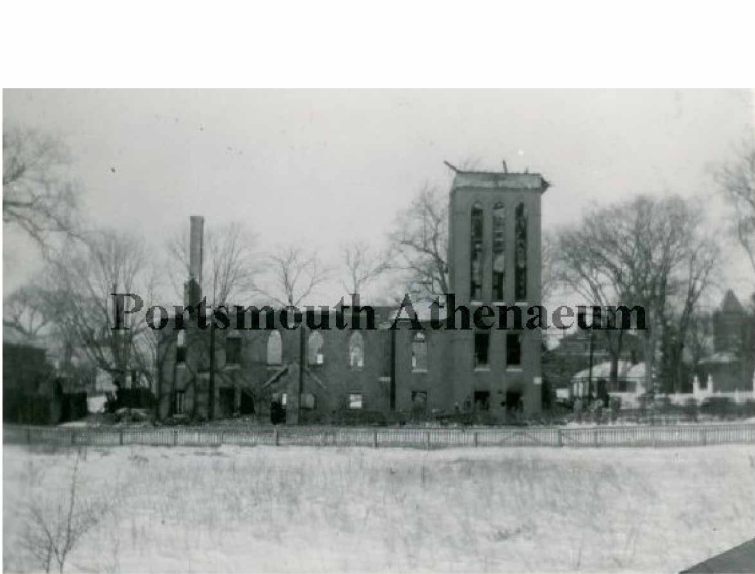
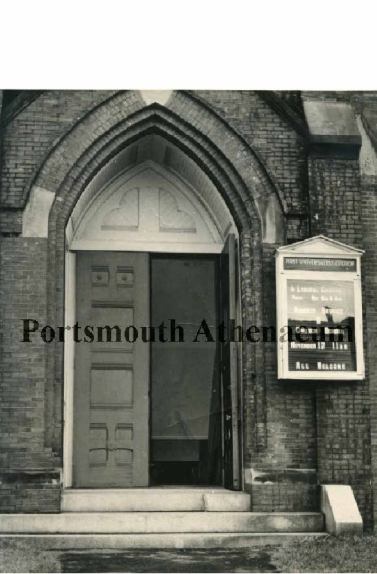
The church was rebuilt in brick in 1897 in a neo-romanesque style. In 1945, the Universalist Church formed a federation with the nearby Unitarian Church (known as the South Church) on State Street. The following year, the two congregations worshiped under the same roof while maintaining separate historical 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 1808



UNIVERSALIST CHURCH 1897-1947



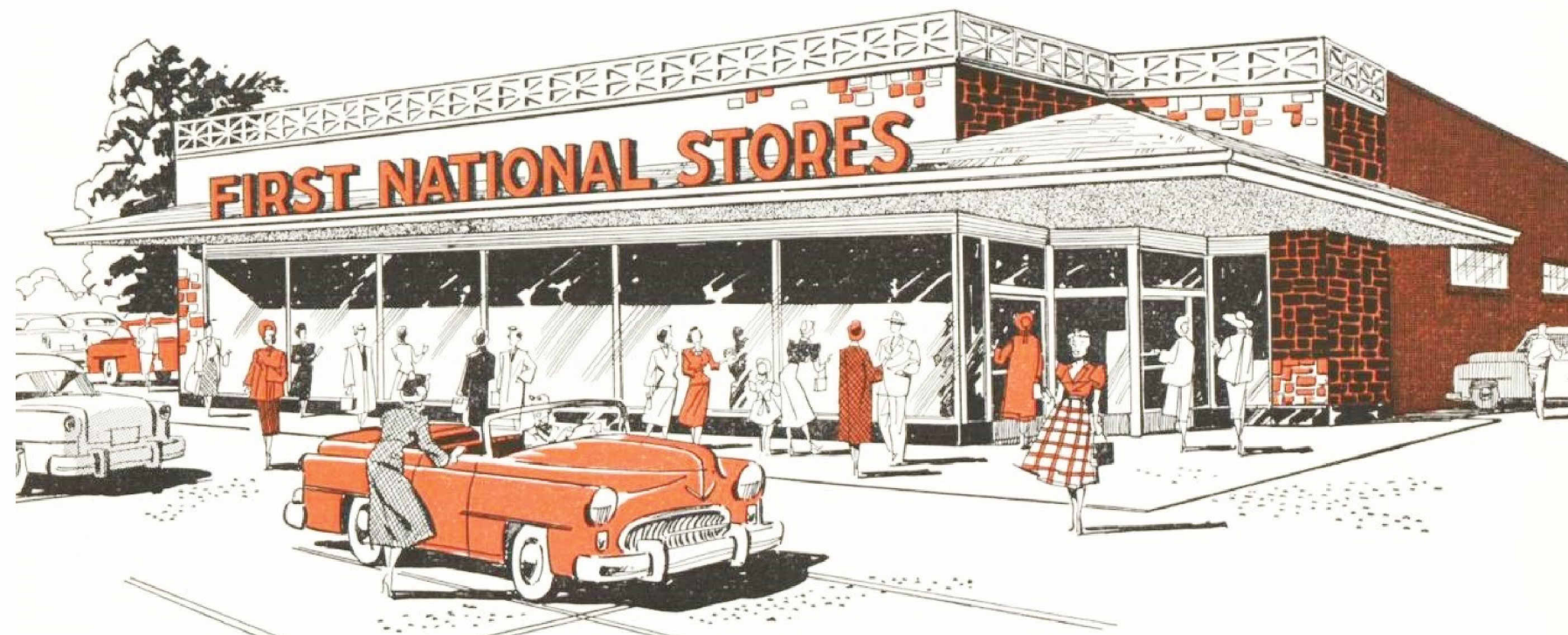
H0.4

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

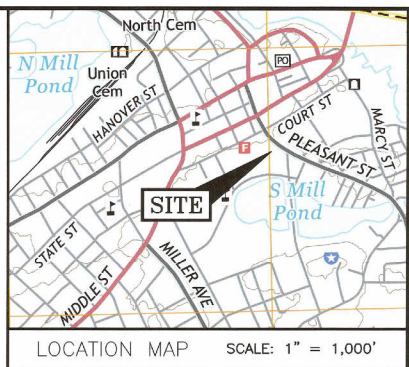
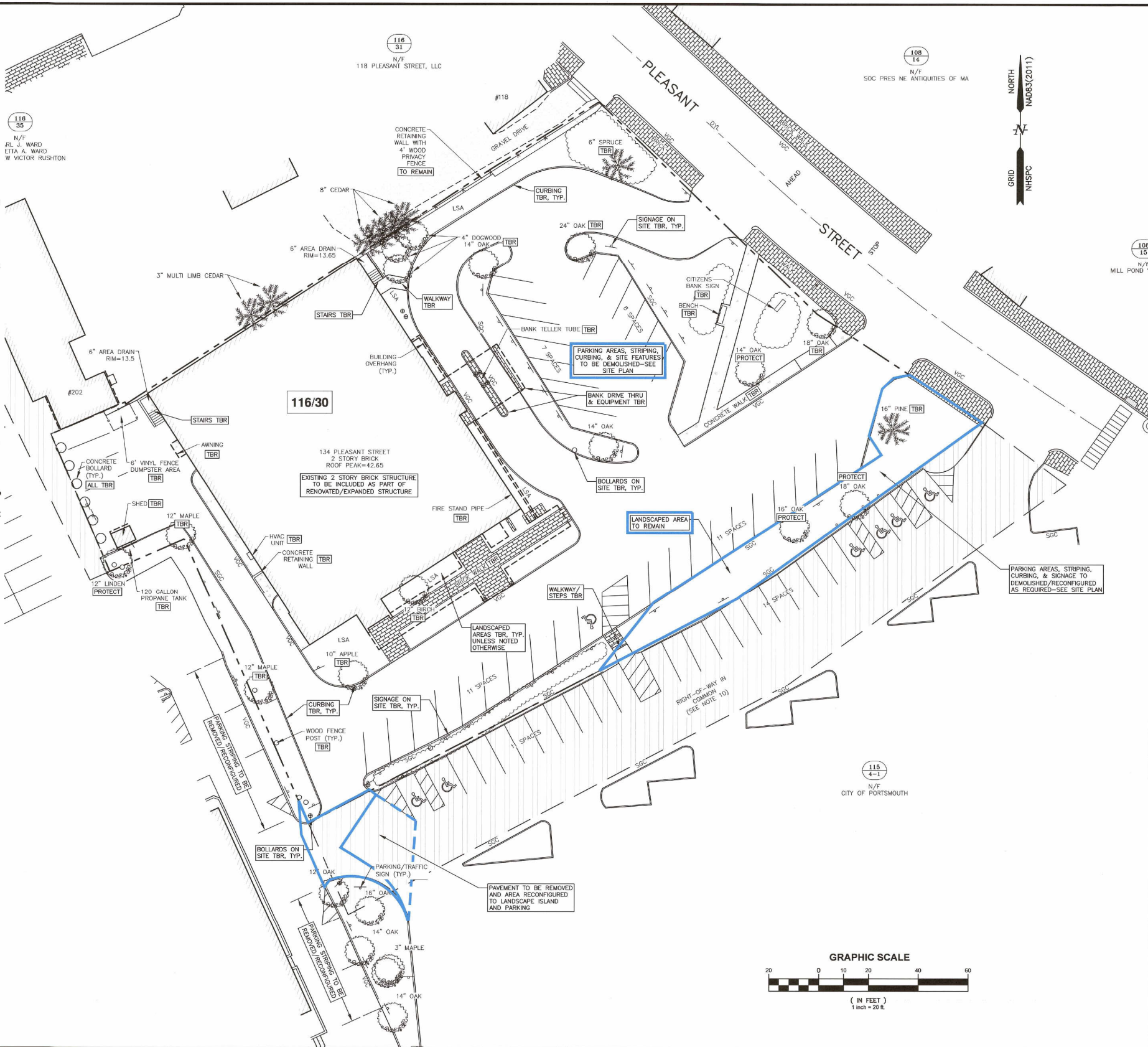
08/28/2025



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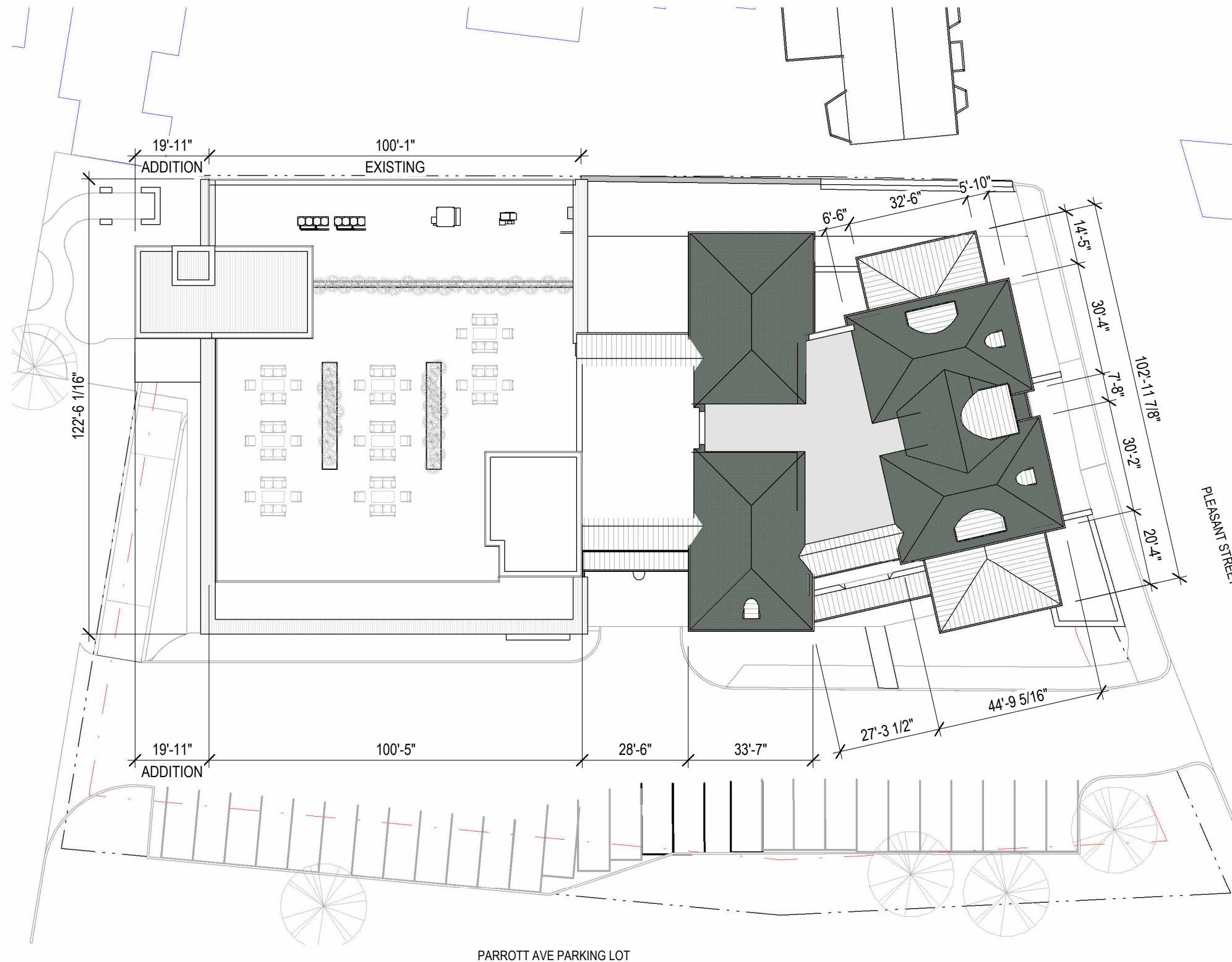
DEMOLITION NOTES:

- 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.

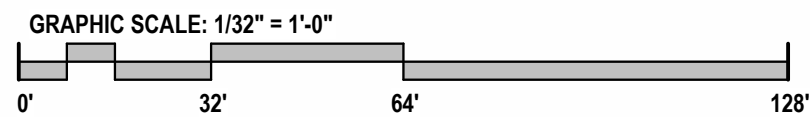


- NOTES:
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-800-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND 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				
 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		



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

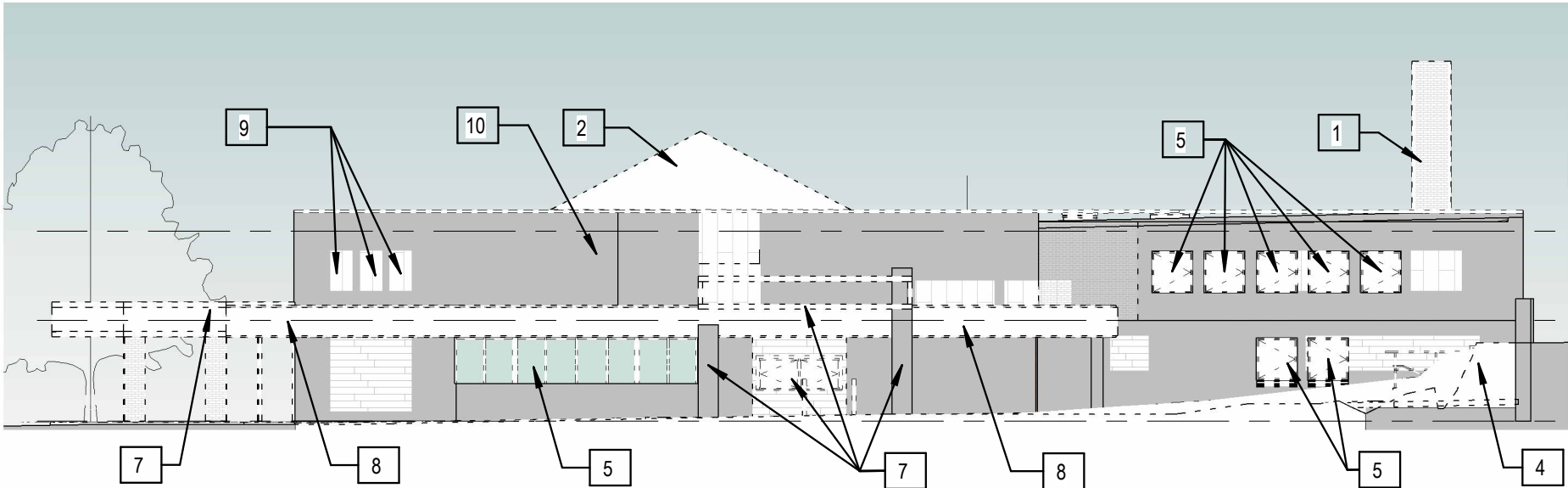


H1.01

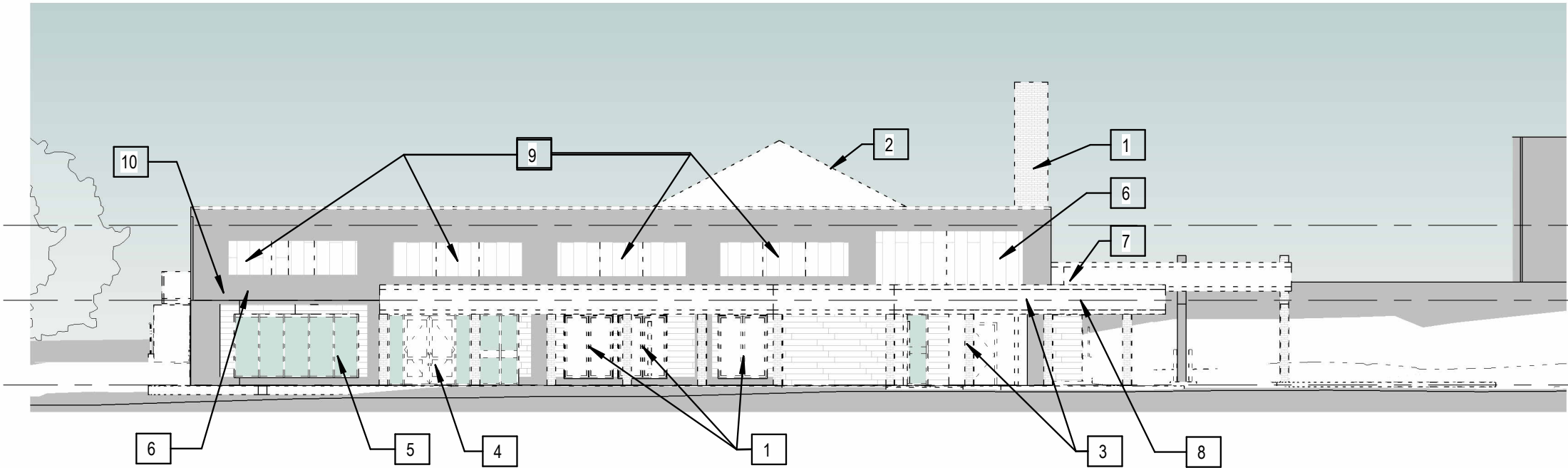
SITE PLAN PROPOSED
134 PLEASANT STREET
PORTSMOUTH, NH 03801

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"



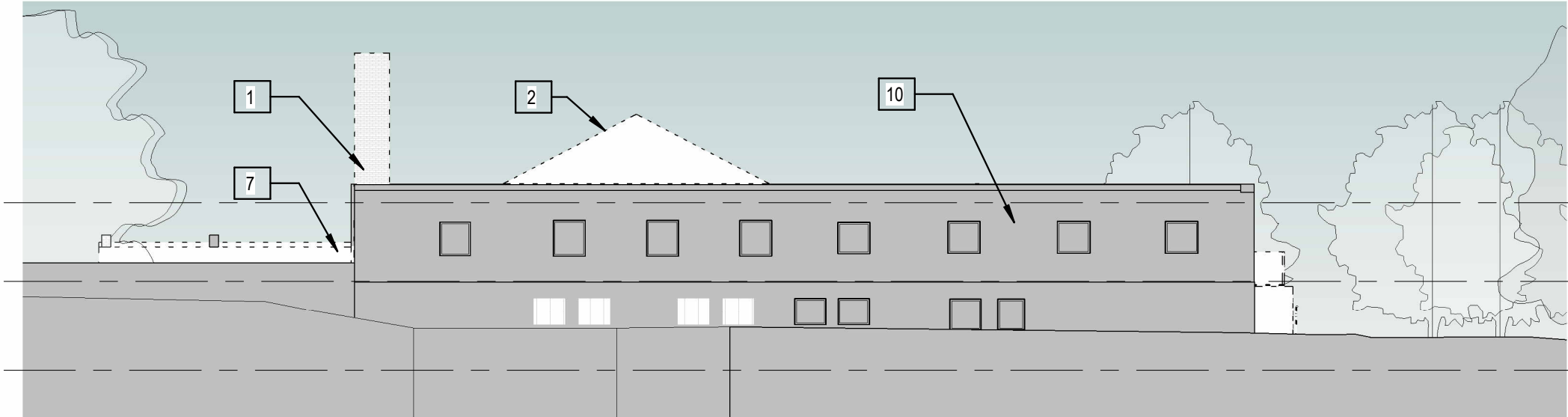
1 HDC DEMO ELEVATION SOUTH
1/16" = 1'-0"

H2.01

DEMO ELEVATIONS 134 PLEASANT STREET PORTSMOUTH, NH 03801

08/28/2025

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.

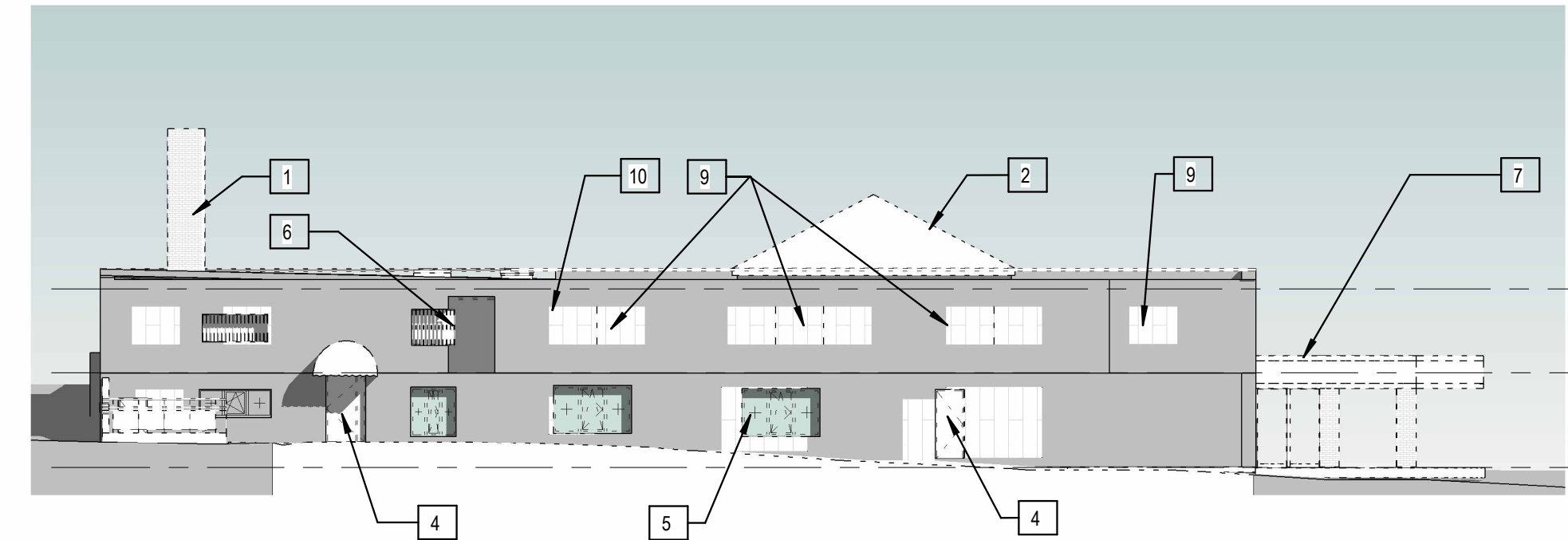


ROOF A
32'-11"

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"

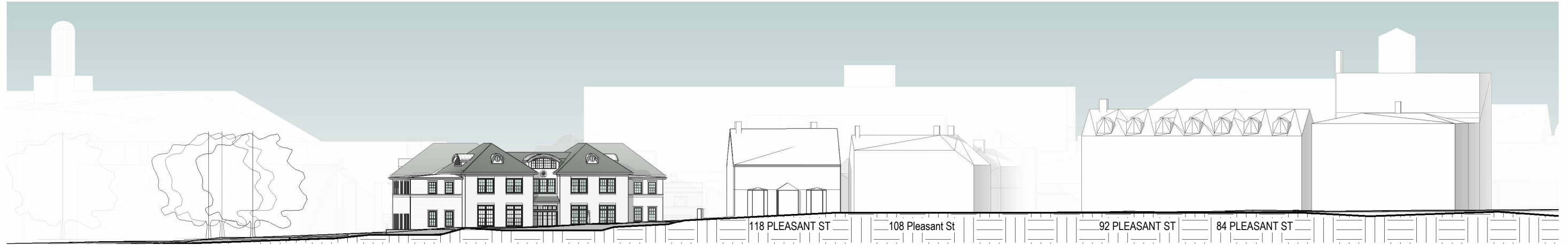
LEVEL 1 A
14'-3 5/8"

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

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

08/28/2025





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



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

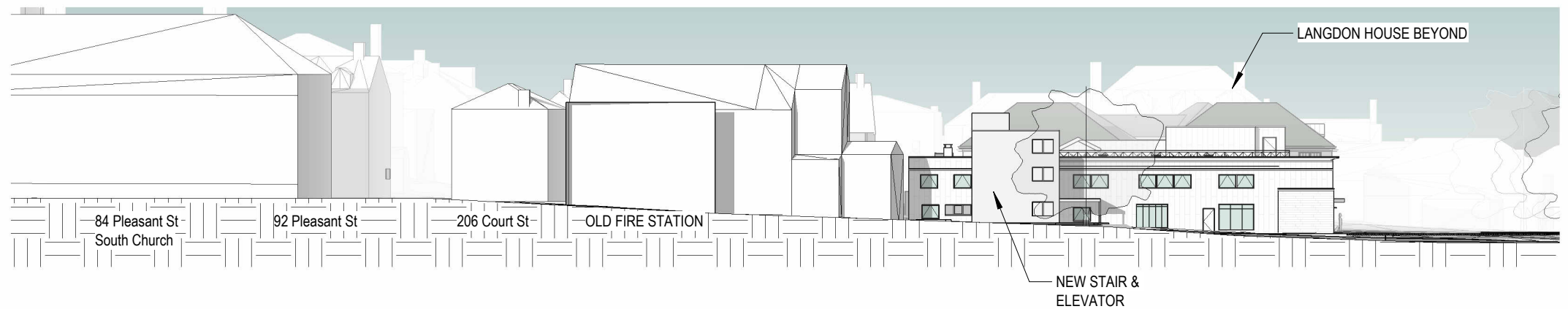


3 SOUTH SITE SECTION
1" = 40'-0"

H2.10

SITE SECTIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

08/28/2025



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

08/28/2025



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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
	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
PORTSMOUTH, NH 03801

08/28/2025





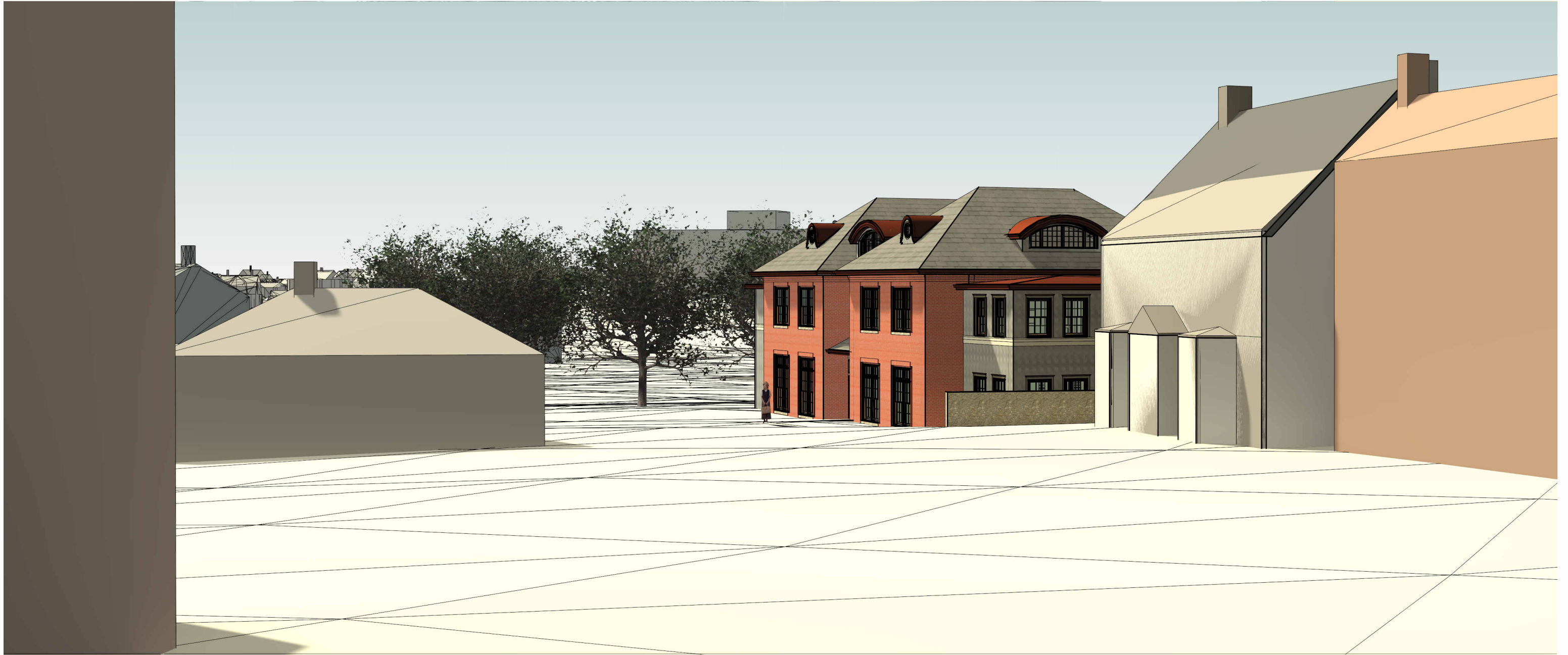
1.1 VIEW FROM PLEASANT STREET AT JUNKINS AVENUE



1 VIEW FROM JUNKINS AVENUE AT CITY HALL

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

08/28/2025



1 VIEW FROM PLEASANT STREET AT TREADWELL HOUSE

H3.02

VIGNETTE
134 PLEASANT STREET
PORTSMOUTH, NH 03801

08/28/2025



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1 HDC PERSPECTIVE 01

H3.03

VIGNETTE
134 PLEASANT STREET
PORTSMOUTH, NH 03801

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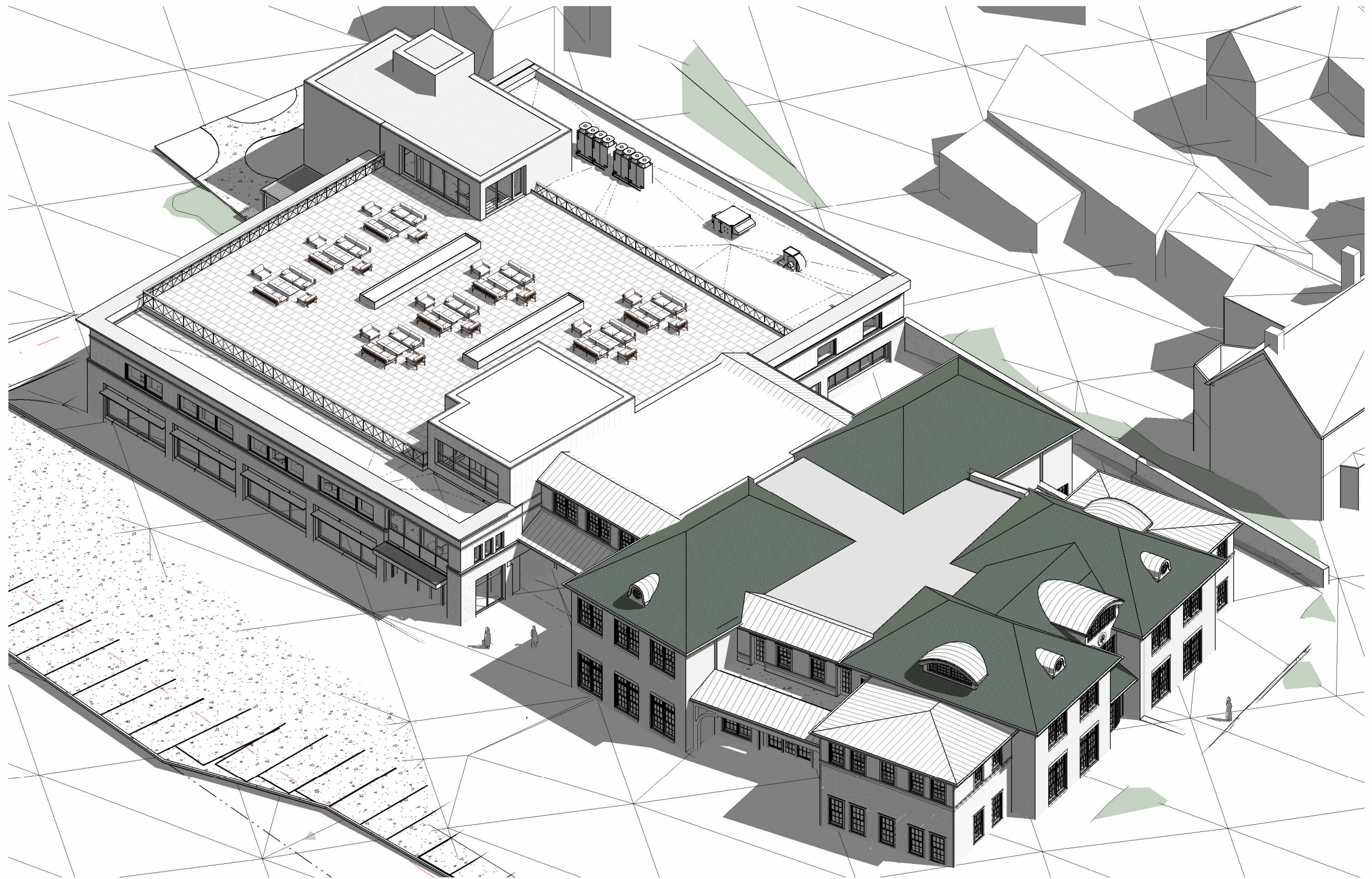
1 HDC PERSPECTIVE 02



2 HDC PERSPECTIVE 03

H3.04 **VIGNETTE**
134 PLEASANT STREET
PORTSMOUTH, NH 03801

08/28/2025



1 HDC BIRDSEYE SE

H3.05 BIRDSEYE AXONOMETRIC
134 PLEASANT STREET
PORTSMOUTH, NH 03801

08/28/2025



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Project Address: 86 South School Street

Permit Requested: Work Session

Application: Work Session #2

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 3,803 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Late Greek
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: South School Street
- Unique Features: N/A
- Neighborhood Association: The South End



B. Proposed Work: Construct a side entry to connect to rear sunroom

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct a side entry to connect with rear sunroom



**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

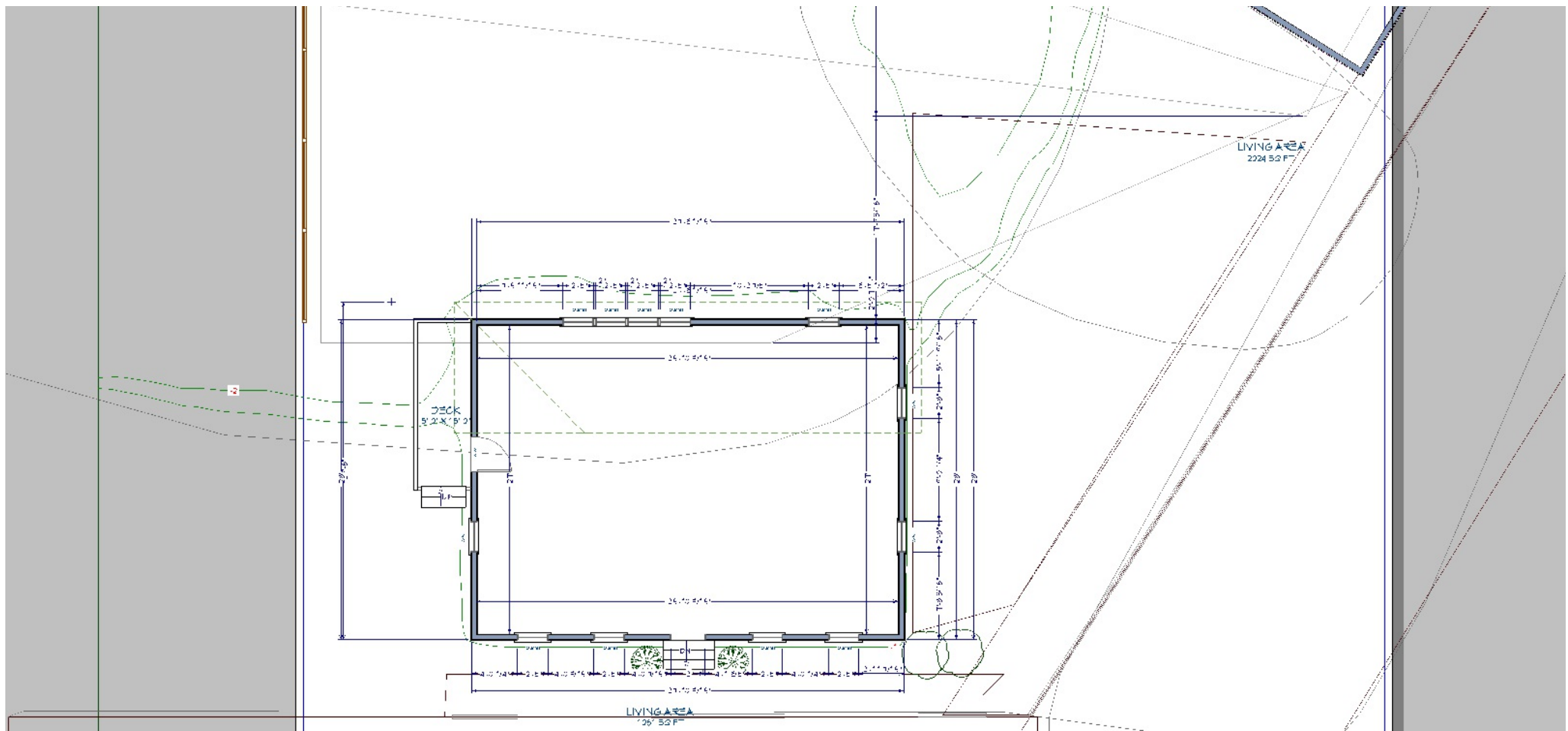
We bought our house on 86 S School St 10 years ago. Because the side door enters directly into the kitchen, we have been discussing adding a mudroom since we moved in. We recently rescued a dog so the need is even greater to reduce the rain, snow and/or dirt being tracked into the house.

Regarding Zoning Variance Section 2, 10.233.20:

This renovation will improve the appearance, function and value of our home, and have a positive impact on the public interest because of these improvements to the property. The values of surrounding properties will be enhanced, not diminished, and the building process will be contained on our property so as not to present any unnecessary hardship to the surrounding properties. In addition, the removal of pavement will improve drainage further enhancing this and the surrounding properties by reducing water runoff.

Regarding Zoning Variance Special Exceptions Section 2, 10.232.20:

- There are no hazards to the public or adjacent properties on account of potential fire, explosion or release of toxic materials.
- By removing pavement to add a porous patio, this project will be beneficial to the neighboring properties by reducing water runoff.
- Changing the flat roof to a slanted one will improve the functionality of the roof, eliminating problems associated with the flat roof, i.e. leaks and snow load, and the looks of our home to be more in keeping with historic features of the neighborhood. The scale of the building does not change.
- There is no impact to the ROW across our property for the apartment building next door.
- There will be no impact to municipal services as the number of bathrooms, fixtures and bedrooms remain the same.
- There will be a decrease in stormwater runoff onto adjacent properties and no impact to water runoff into the street.



LaChance Current

Search Google Maps



Share



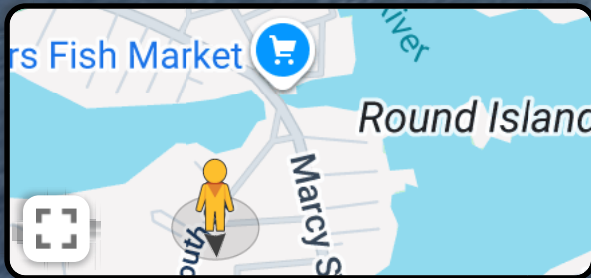
86 S School St

Portsmouth, New Hampshire



Google Street View

Nov 2024



Google



78 S School St

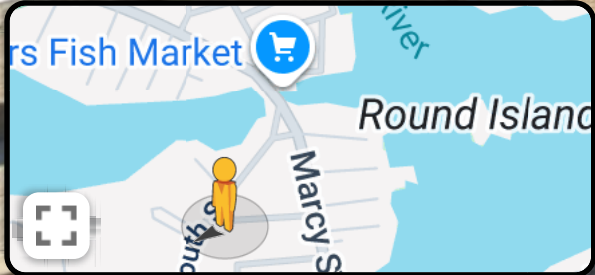


Portsmouth, New Hampshire



Google Street View

Nov 2024



Search Google Maps



Share



116 South St

Portsmouth, New Hampshire



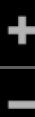
Google Street View

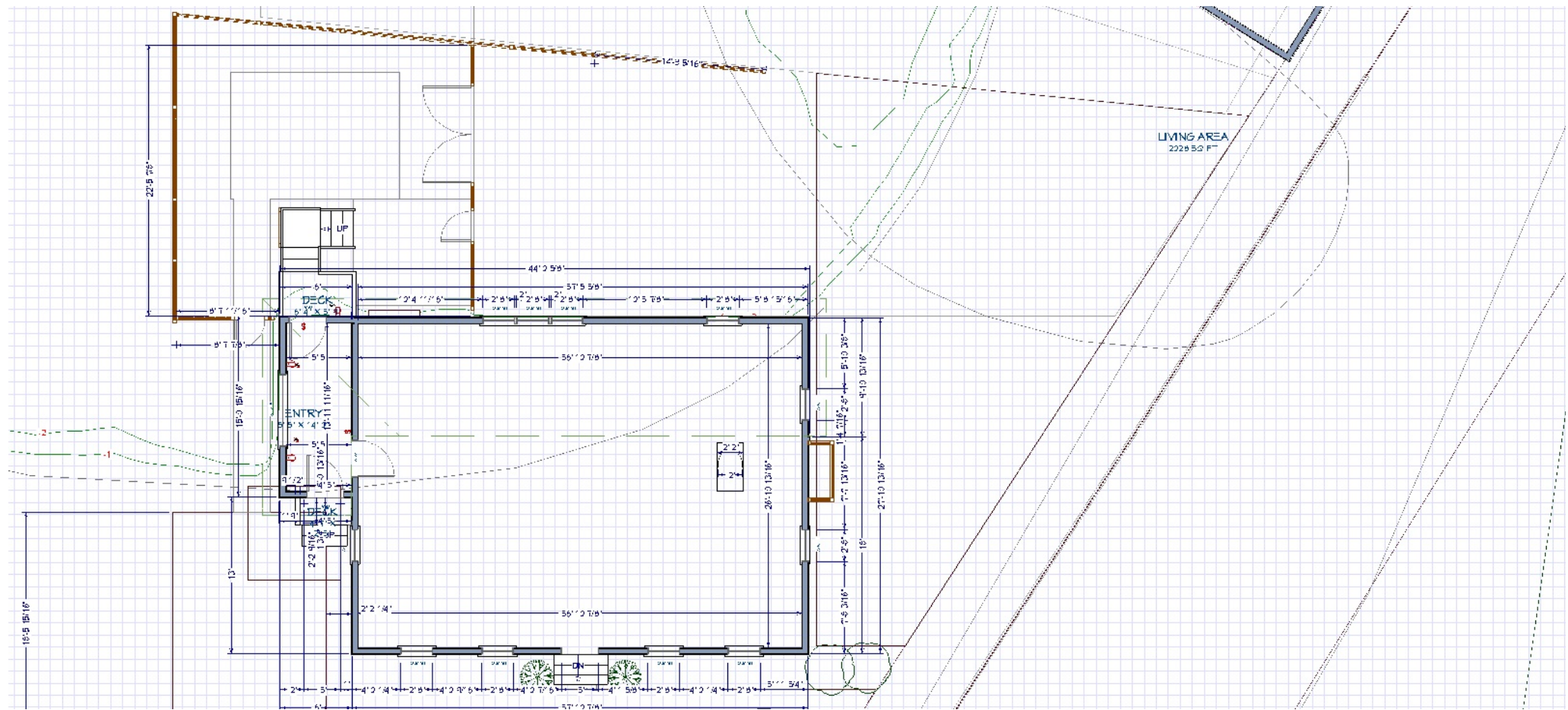
Nov 2024

[See more dates](#)



Google



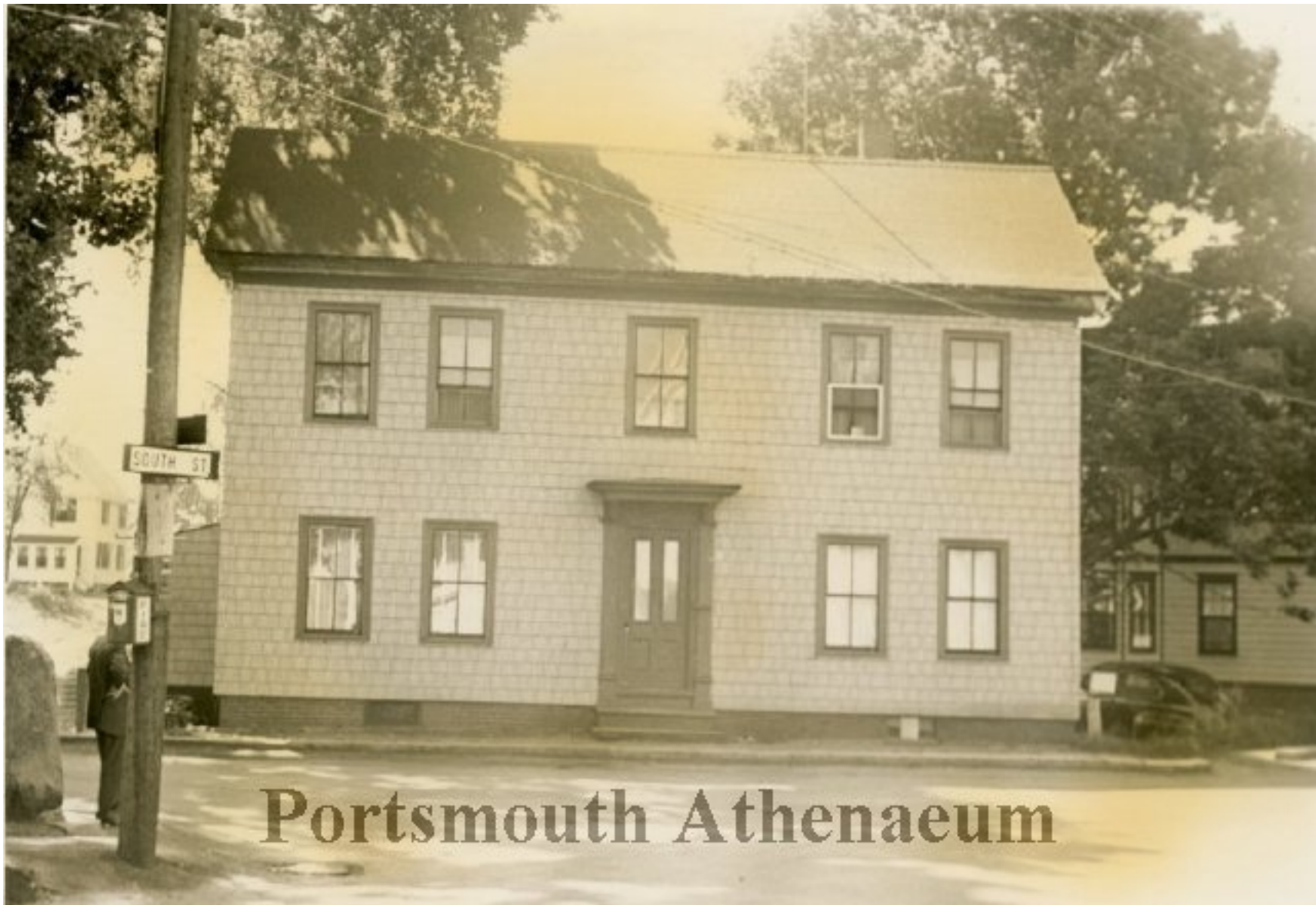


LaChance Proposed Renovation









Portsmouth Athenaeum

Historic picture showing enclosed porch