

**MEETING OF  
THE HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom  
(See below for more details) \**

**6:30 p.m.**

**January 07, 2026**

**AGENDA**

*The Board's action in these matters has been deemed to be quasi-judicial in nature.  
If any person believes any member of the Board has a conflict of interest,  
that issue should be raised at this point or it will be deemed waived.*

**I. APPROVAL OF MINUTES**

1. December 03, 2025

**II. ADMINISTRATIVE APPROVALS**

1. 232 Court Street, Unit #2
2. 6 Dearborn Street
3. 139 South Street, Unit A
4. 39 Holmes Court
5. 163 Islington Street

**III. PUBLIC HEARINGS (OLD BUSINESS)**

A. REQUEST TO POSTPONE- Public Hearing requested by Capital Security Financial Services, owner, for property located at 40 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the store-front entry doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 30 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

B. REQUEST TO POSTPONE- Public Hearing requested by Peter and Morgan Caraviello, owners, for property located at 366 Islington Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the existing front door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 17 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

C. Public Hearing requested by Ralph 1912, LLC, owner, for property located at 175 Fleet Street, wherein permission is requested to allow new construction to an existing structure (construct 1-story rear addition and install new fencing with landscaping and hardscaping) and the new construction of (2) food kiosks on-site as per plans on file in the Planning Department.



Said property is shown on Assessor Map 117 as Lot 8 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

#### **IV. PUBLIC HEARINGS (NEW BUSINESS)**

1. (Work Session/Public Hearing) requested by Double MC, LLC, owner, for property located at 134 Pleasant Street, wherein permission is requested to allow new construction to an existing structure (construct additions and other exterior modifications) and the new construction of a multi-use building on the site as per plans on file in the planning department. Said property is shown on Assessor Map 116 as Lot 30 and lies within Character District 4 (CD4) and the Historic Districts.

#### **V. WORK SESSIONS (OLD BUSINESS)**

A. REQUEST TO POSTPONE- Work Session requested by Zucchini Crayon Trust, owner, for property located at 77 State Street, Unit 202, wherein permission is requested to allow new construction to an existing structure (enclose second story outdoor patio space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 18-202 and lies within the Character District 5 (CD5) and Historic Districts.

B. REQUEST TO POSTPONE- Work Session requested by Christopher W. Avery Revocable Trust, owner, for property located at 30 Walden Street, wherein permission is requested to allow new construction to an existing structure (expand existing connector hallway to extend living space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 18 and lies within the Waterfront Business (WB) and Historic Districts.

#### **VII. ELECTION OF OFFICERS**

#### **VIII. ADJOURMENT**

*\*Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

[https://us06web.zoom.us/webinar/register/WN\\_Atcn7MWwQ-i6bH\\_ZR8wWQw](https://us06web.zoom.us/webinar/register/WN_Atcn7MWwQ-i6bH_ZR8wWQw)



**MINUTES OF  
THE HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**December 03, 2025**

**MEMBERS PRESENT:** Chair Reagan Ruedig; Vice-Chair Margot Doering; City Council Representative Rich Blalock; Members Martin Ryan, Dr. Dan Brown, Dave Adams, Joy Curth, and Alternates Larry Booz and Susan Strauss

**MEMBERS EXCUSED:** None.

**ALSO PRESENT:** Izak Gilbo, Planner 1, Planning Department

.....

Chair Ruedig called the meeting to order at 6:30 p.m. She read into the record the petitions that were requested to be postponed.

*Mr. Adams moved to **postpone** Old Business Public Hearings Petition B for 40 Market Street and Petition C for 366 Islington Street, and New Business Work Session 1, 77 State Street, Unit 202, and Work Session 2, 30 Walden Street, to the January 7 meeting. Councilor Blalock seconded. The motion **passed** unanimously, 7-0.*

**I. APPROVAL OF MINUTES**

**1. November 05, 2025**

*Dr. Brown moved to **approve** the minutes as submitted, seconded by Mr. Ryan. The motion **passed** unanimously, 7-0.*

**II. ADMINISTRATIVE APPROVALS**

**1. 333 Marcy Street**

The request was approval to replace the existing carriage house doors with a steel-bodied, upward-swinging door with a wood exterior overlay and with four transom lights. The trim around the doorway and the proposed fake hardware were discussed.

**Stipulation:** The applicant shall not use the proposed faux hardware or any other fake hardware.

**2. 58 Manning Street**

The request was to install K-style gutter and downspouts on the rear of the building that would match the building's trim and siding.



**3. 2 Russell Street**

Mr. Gilbo said the applicant wanted to remove from the plan the previously-approved Juliet balconies because they were unnecessary. Mr. Ryan asked what the balconies would be replaced with. Chair Ruedig said the balconies would not be replaced with anything but noted that there were real balconies on the sides of the building.

**4. 1 Raynes Avenue**

Mr. Gilbo said the applicant had some changes to the previously-approved application: the applicant now had a manufacturer for the trash/recycling door and more specifications; the window styles were updated to Marvin Elevate windows and there were also a few new window sizes; and there was a new parking garage manufacturer. Dr. Brown asked if the parking spaces would be decreased. Project architect Carla Goodknight was present and said there would be no decrease in parking spaces.

**5. 526 State Street**

The request was to change a previously approved door to one of a different style. Mr. Gilbo said it would not be visible from the public way.

**6. 53 Pray Street**

The request was for some changes from the previously approved application. Mr. Gilbo said the applicant supplied the specifications for new light fixtures on the front and rear of the building and that new light fixtures were proposed for the garage, boat house, and roof deck. He said there were new vent locations for the HVAC equipment and that a window and door would be shifted so that they would align better.

**7. 164 Daniel Street**

Mr. Gilbo said the applicant was proposing changes that the Commission previously requested: the dormer window size was reduced, the dormers were smaller and moved back, the front canopy was replaced with a flat overhang, the HVAC screening was changed to a vertical fence style, and the outbuilding would be demolished and replaced with a hardscaped patio.

**8. 232 Court Street, Unit #2**

The request was to install an EV charging system. Mr. Gilbo said it would be visible from the public and that the reason for the chosen location was that it was the deeded parking spot for Unit 2. He said it was not known how it would be installed but that the two available colors for the charger were black and avalanche (white).

**Stipulation:** The applicant shall choose the avalanche (white) color for the EV charger and mount it on a white-painted post.



## 9. 18 Ladd Street

Mr. Gilbo said the applicant was previously before the Commission for approval for the second- and third-floor windows. He said a new contractor was hired after the windows were ordered, so the windows came with full screens. He said the applicant wanted to keep the full screens. Mr. Gilbo said there were approximately 20 windows. The Commission decided that the Ladd Street façade's six windows would have half screens and the other windows would have full screens.

**Stipulation:** The windows facing Ladd Street shall have half screens and the rest of the windows can keep the full screens.

## DECISION OF THE BOARD

*Vice-Chair Doering moved to **approve** the administrative items with their respective stipulations. Dr. Brown seconded. The motion passed unanimously, 7-0.*

## III. PUBLIC HEARINGS (OLD BUSINESS)

**A. Work Session/Public Hearing** requested by **Brian and Kyle LaChance, owners**, for property located at **86 South School Street**, wherein permission is requested to allow new construction to an existing structure (construct a new mudroom with steps to the front and rear yards and the installation of new fencing as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 63 and lies within the General Residence B (GRB) and Historic Districts.

## WORK SESSION

[Timestamp 25:40] The owner/applicant Brian LaChance was present. He said he wanted to place the addition on the side. He said instead of having a flat roof, he wanted to extend the addition's roofline down to cover the stairs and give the house a better look. He said he wanted to use composite materials to match the house. He said the gutter would be a K-style one and that its color would match the trim. He said he would put the raised trim back on the back door.

[Timestamp 30:26] Chair Ruedig said the elevations were helpful. Mr. Ryan said going from a flat roof to a sloped one was an improvement, but he thought the overhang on the south elevation seemed like an incomplete termination. Mr. LaChance said it was currently 18 inches but that he could bring it down to 12 inches or less. It was further discussed.

There was no public comment. Chair Ruedig closed the work session and went into the public hearing.

## PUBLIC HEARING

[Timestamp 34:55] Mr. LaChance said the application was as presented before, with the change of bringing the eaves on the back slanted roof and on the new addition on the ends to eight inches instead of the 18 inches shown.



Chair Ruedig opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one spoke, and Chair Ruedig closed the public hearing.

### **DECISION OF THE COMMISSION** [Timestamp 35:40]

*Councilor Blalock moved to **grant** the Certificate of Approval for the petition. Mr. Adams seconded.*

Councilor Blalock said the project would preserve the integrity of the District and would have compatibility of design with surrounding properties.

*The motion **passed** unanimously, 7-0.*

**B. REQUEST TO POSTPONE** - Public Hearing requested by **Capital Security Financial Services, owner**, for property located at **40 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the store-front entry doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 30 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

### **DECISION OF THE COMMISSION**

The petition was **postponed** to the January 7 meeting.

**C. REQUEST TO POSTPONE** - Public Hearing requested by **Peter and Morgan Caraviello, owners**, for property located at **366 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the existing front door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 17 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

### **DECISION OF THE COMMISSION**

The petition was **postponed** to the January 7 meeting.

## **IV. PUBLIC HEARINGS (NEW BUSINESS)**

1. Public Hearing requested by **Ralph 1912, LLC, owner**, for property located at **175 Fleet Street**, wherein permission is requested to allow new construction to an existing structure (construct 1-story rear addition and install new fencing with landscaping and hardscaping) and the new construction of (2) food kiosks on-site as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 8 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

### **SPEAKING TO THE PETITION**



[Timestamp 37:12] Project architect Tracy Kozak was present on behalf of McNabb Properties, along with owner Mark McNabb. She distributed handouts to the Commission. She said initially they were just going to have a bathroom addition and two mobile food trailers but then discovered after meeting with the Technical Advisory Committee (TAC) and the Department of Health that the trailers would have to leave every day. She said the food kiosks were meant to resemble a trolley or food truck but would be permanent and have a foundation. She said the bathrooms would be in the back of the Gilley's building and would also be public ones. She said the project would activate an entrance into Newberry Way and would create a pedestrian way. She said they did not yet know the size or the location of the transformer but it would be screened. She said a wooden fenced area would screen the trash and recycling totes. She said she would return for approvals for color, customer signage and art murals painted on the kiosks after the food vendors were assigned. She said each kiosk would have its own color and that Kiosk #1 would have a side door and Kiosk #2 would have a door on the end. She said the two wall sconces in the application would be omitted and recessed linear LED wall sconces would provide uplighting instead. She said they wanted to change the color of the roof from blue to a copper color. She discussed the curved copper gutters and said there would be granite benches matching the ones on Newberry Way as well as two light poles and handrails. She said the steps going up into the Gilley's trolley would be metal instead of brick, and the kiosks would have metal siding. She said the Pella aluminum clad awning windows would be contemporary and that a solid wood door would lead into the kiosks area.

[Timestamp 54:29] Dr. Brown asked about the timing. Ms. Kozak said it would be Step One of the Newberry Way construction. Chair Ruedig asked if an archaeologist would be present during the excavation. Ms. Kozak said there would not be. The area's history was discussed. Chair Ruedig asked if the applicant could document anything significant that was found and display it in some of the buildings. Ms. Kozak agreed. Mr. Booz asked if the kiosks would be operated separately and colored differently from Gilley's. Mr. McNabb said it would all be under one ownership. He said the kiosks would be unique and that the colors would be determined later. Mr. Ryan said Gilley's was an iconic part of the city, and its blue-collar character was important. He said some people were concerned that they were being priced out of Portsmouth and that there would be no place for them to go anymore. He said the proposed design was artistic and gentrified but thought there was a problem with the character. He noted that there were electric blue and disco-type elements that were foreign to Gilley's. He said the fact that there was no work session was troublesome also. Ms. Kozak said they wanted to keep it a "working person" food place and that the kiosks would serve street food like tacos, fish and chips, and so on. She said the colors were subject to change once the applicant knew who the food vendors would be. She noted that Gilley's was hard to find because it was set back from the sidewalk, so Kiosk No. 1 would have signage on it because it was closer to the sidewalk and people would see it from Congress Street. Mr. Ryan said the scale and massing were fine, but the colors, detailing and flower boxes missed the mark of the blue-collar icon. Ms. Kozak said they would clean up the barbed wire, concrete barrier, and empty parking lot. Mr. McNabb said the food truck concept would have been shinier because the trucks were stainless steel. He said he did not care for the proposed colors and that they would change. He said they were still holding onto the iconic Gilley's. Vice-Chair Doering said the placement of Kiosk No. 2 overlapped Gilley's kitchen and the metal material bothered her more than the color. She said she thought of Gilley's as a wooden trolley, and having the sleeker structures next to it was jarring. She suggested moving



the two kiosks around so that they did not overshadow Gilley's. Mr. McNabb said it was a good point but due to fire codes, they had to maintain ten feet. He said the kiosks would have a much smaller scale than Gilley's. Councilor Blalock said he felt like it should have been a work session. He said he was concerned that the new building would cover half of the Gilley's sign. He said he did not want the new buildings to look like 1940s cabooses and wanted the story of Gilley's to be easy to tell to an observer. Mr. Booz suggested that the kiosks have square doors and windows to match Gilley's instead of round ones. Dr. Brown said it was an upscale but good change. Mr. Adams said he liked the idea of moving Kiosk No. 1 to the corner to reinforce the street. He said Gilley's did not need to be copied and that he was not bothered by the roof shapes. He said he had concerns about using the two new buildings as backdrops for art. He asked if the applicant would consider using one uniform color for the site. Mr. McNabb agreed. Ms. Curth said she liked the concept but thought the roof was too dramatic of a change. Ms. Strauss said it took her a year to find out about Gilley's and was glad attention was being made to make a change. Chair Ruedig said her concern was that the Gilley's design was nicer and salt-of-the-earth and the new structures and the walkway part were very whimsical, with round doors and windows. She said it was too much of a contrast to the Gilley's structure and thought there should be more simplicity to make the historic Gilley's trolley structure stand out more. She suggested that the applicant return for a work session.

Chair Ruedig opened the public hearing.

#### **SPEAKING TO, FOR, OR AGAINST THE PETITION [Timestamp 1:30:00]**

Susan Sterry of Broad Street said she had lived in Portsmouth all her life and had gone to Gilley's a lot. She said the current property on Fleet Street was not the iconic Gilley's that she knew but was worth saving. She said Mr. McNabb was beautifying that end of town. She said the new Gilley's and kiosks would attract more tourists to that end of town. She suggested putting up a commemorative sign about the old Gilley's somewhere on the property.

David Loney of 296 Pleasant Street said he loved the plan because it paid homage to Gilley's and was a great opportunity. He said project would remove the concrete and barbed wire and would also make the Hanover Street parking lot look better.

No one else spoke, and Chair Ruedig closed the public hearing.

#### **DECISION OF THE COMMISSION**

*Vice-Chair Doering moved to **continue** the petition to the January 7 meeting, seconded by Councilor Blalock. The motion **passed** unanimously, 7-0.*

#### **V. WORK SESSIONS (OLD BUSINESS)**

**A.** Work Session requested by **Double MC, LLC, owner**, for property located at **134 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (construct additions) and exterior modifications as per plans on file in the planning



department. Said property is shown on Assessor Map 116 as Lot 30 and lies within Character District 4 (CD4) and the Historic Districts.

[Timestamp 1:39:28] Architect Tracy Kozak and owner Mark McNabb were present. Ms. Kozak said they would not change the drive-thru and that the new addition would be a free-standing building. She reviewed the new renderings. She said they moved the new building a few feet south to allow for vehicular maneuverability through the drive-thru. She said they would install three steps into the central entrance on Pleasant Street. She discussed the elevations and retaining wall and said they wanted to use a glazed brick on the top structures of the addition.

[Timestamp 1:53:42] Vice-Chair Doering said the new buildings looked heavy and bulky and the roofs with the fancy dormers bothered her. She said she liked the simpler box structures in that location and next to the more modern building. Ms. Strauss said it felt like an entire neighborhood had established itself due to all the different parts and thought the existing building's latest iteration lacked connection in its appearance with the other building. Mr. Booz said he thought the new buildings blended in but thought the original building was not consistent with the rest. He said the building's roof also bothered him. Mr. Ryan said the project was progressing well, noting that it was now two separate buildings instead of a complex. He said the entrances on the front building were a bit weak, noting that one was like a strip mall and the big arch was too much. He suggested breaking it up. He said the entrance with the shed roof needed to be more uplifted. He said the modern building gave him a sense of Phoenix or Los Angeles because it had the language of a hot, dry climate and thought it should speak more to its New England environment. Mr. Adams said the applicant did a stunning job with the grocery store conversion and that it fit into the desired theme. He said the roofs were used successfully in the different pieces and parts that came down Pleasant Street and broke up the modules on that street. He said that more could be made of the entryways but he had no problem with the roof ornaments because they kept the roofs from being bland and fit in with the houses across the street that had decorated roofs. He said he did not think the change in the windows on the two significant flanking parts on Pleasant Street was a successful one because it went too far in changing the rhythm and scale and seemed to reinforce a Tudor style of a half-timbered look. He said he would prefer a different siding material. Ms. Kozak said they wanted the material to be less formal than the brick. She said the CD4 form-based zoning required 75 percent glazing on the first-floor fenestration. She said it was a lot of glazing and was meant for the State Street storefronts. She said they were trying to find a design that met the ordinance but still met the character of the little punched windows. It was further discussed. Mr. McNabb said he agreed with Mr. Ryan's and Mr. Adams' comments and thought there could be something more effective than the southern-looking top. He said he liked the glass on the center entrance but thought he could come up with something more effective with the glass. He said the front was fine with no more than 10 feet from the sidewalk and did not think the two buildings should mirror one another. Councilor Blalock said it was a hard transition but thought the project was progressing. Chair Ruedig said she agreed about the modern prairie style look but thought the building could be just as attractive by being simplified and going back to the roots of the mid-century utilitarian building. She said on the new construction, it was a balance of figuring out all the pieces that fit together, and she didn't see why a lot of room ornamentation was needed. She said the oculus windows did not reference anything nearby and seemed frivolous. She said the massing was improving. It was further discussed.



**Public Comment** [Timestamp 2:13:55]

David Loney of 296 Pleasant Street said he liked the improvements and the massing but was against the amount of glass on the downstairs portion and thought it should have more brick.

No one else spoke, and Chair Ruedig closed the public comment session.

Vice-Chair Ruedig said her previous concern about the transition between the two buildings was the focus on the brick building on the left, which was tall and had a big roof on top. She said it was almost like a wall between the transition from the modern building to the old building. She said the big hip roofs in the back made the building look massive. She asked if the square white building shapes could be carried into where the brick building currently was and allow that shape to be the transition. She said the eyebrow windows in the hip roofs were more successful than the little oculus windows. She said the roof problem might be fixed once something was done with the entryways, however. Mr. McNabb said the entryways made the building look bigger at the top and did not think that the roofs were massive in that context. The renderings were further discussed. Mr. McNabb agreed to return for another work session. Mr. Adams said it did not look like there was a roof problem in the rendering's view from the remodeled grocery store to the little block of building forms and he thought they blended in well.

*Councilor Blalock moved to **continue** the work session to a future date, seconded by Mr. Adams. The motion **passed** unanimously, 7-0.*

**VI. WORK SESSIONS (NEW BUSINESS)**

**1. REQUEST TO POSTPONE** - Work Session requested by **Zucchini Crayon Trust, owner**, for property located at **77 State Street, Unit 202**, wherein permission is requested to allow new construction to an existing structure (enclose second story outdoor patio space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 18-202 and lies within the Character District 5 (CD5) and Historic Districts.

**DECISION OF THE COMMISSION**

The work session was **postponed** to the January 7 meeting.

**2. REQUEST TO POSTPONE** - Work Session requested by **Christopher W. Avery Revocable Trust, owner**, for property located at **30 Walden Street**, wherein permission is requested to allow new construction to an existing structure (expand existing connector hallway to extend living space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 18 and lies within the Waterfront Business (WB) and Historic Districts.

**DECISION OF THE COMMISSION**

The work session was postponed to the January 7 meeting.



**VII. PLANNING BOARD REFERRAL MEMO [Timestamp 2:25:00]**

Chair Ruedig said she asked Planning Board Chairman Rick Chellman why the Board had asked whether 43 and 53 Austin Street should be added to the Historic District, even though only a small corner of the 43 Austin Street house was in that buffer zone. She said Mr. Chellman said it was a slow and complicated process to figure out how to conform to the deed restrictions on the 43 Austin Street property and the 53 Austin Street property's nonprofit use. He said the Historical Society also had oversight over the design. He said the Planning Board thought it would make sense for the property to be in the Historic District for those reasons as well as grants. Chair Ruedig said the two properties were already eligible for grants and that adding them to the Historic District seemed out of step with the Commission's methodology of redefining those boundaries. She recommended that the Commission continue with their initial recommendation that just the properties on Middle Street be added to the Historic District, but she noted that in the coming year while working on the new Master Plan, other opportunities could be identified for historic resources that were not covered in the Historic District and could use the extra level of protection. Vice-Chair Doering said it felt like spot zoning, and it was further discussed. Chair Ruedig said the Commission's response to the Planning Board would be a quick memo stating that the Commission was just interested in preserving their initial intention of simply keeping the properties on Middle Street but would like to have further discussion when they were in the Master Plan process.

Councilor Blalock said it was his last meeting as City Council representative for the Committee. The Commission wished him well.

**VIII. ADJOURNMENT**

The meeting adjourned at 9:02 p.m.

Submitted,

Joann Breault  
HDC Meeting Minutes Taker



# **HDC**

## **ADMINISTRATIVE APPROVALS**

**January 07, 2026**

- |    |                           |                       |
|----|---------------------------|-----------------------|
| 1. | 232 Court Street, Unit #2 | -Recommended Approval |
| 2. | 6 Dearborn Street         | -Recommended Approval |
| 3. | 139 South Street, Unit A  | -Recommended Approval |
| 4. | 39 Holmes Court           | -Recommended Approval |
| 5. | 163 Islington Street      | -Recommended Approval |



## 1. 232 Court Street, Unit #2 -Recommended Approval

**Background:** The applicant is seeking approval for the installation of an electric vehicle charging system. This was approved with the stipulation that the charger and post be black. The property owner had already purchased the white charger and wishes to have the stipulation removed.

**Staff Comment:** Recommended Approval

### Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



1:06

LTE

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108

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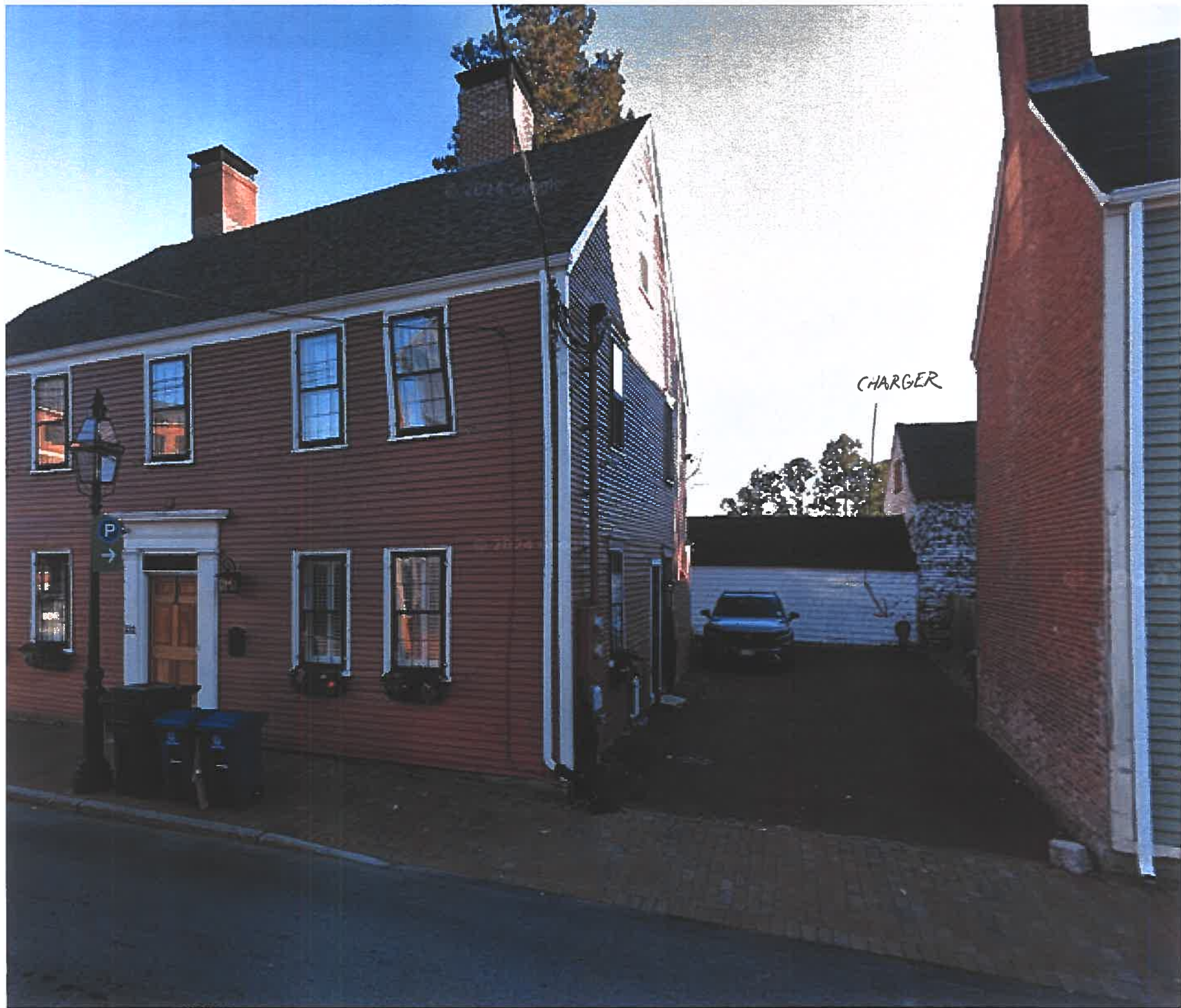
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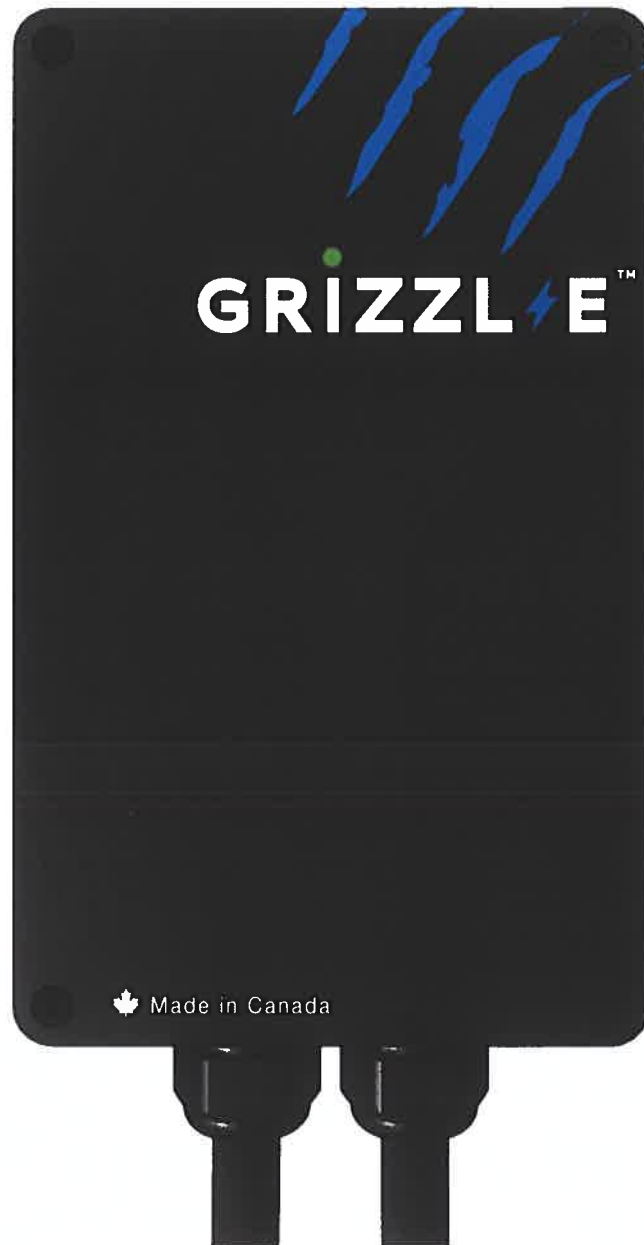




# Grizzl-E Classic 40A

[Overview](#)

[Tech Specs](#)







0

## Color

Black

Extreme

Avalanche

## Plug

NEMA 6-50

NEMA 14-50

## Condition

New

Refurbished

## Warranty

3 years

5 years warranty

**349.99 USD**

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Save 30% or more with your rebate  **FORWARD**

The Grizzl-E is a simple, powerful, heavy-duty, and portable electric vehicle charging station made in Canada and built to withstand the harshest conditions. Grizzl-E comes in three different varieties: Classic Black, Avalanche White, or Extreme Camo.

Grizzl-E features a heavy-duty aluminum enclosure and premium output cable. Compatible with all BEVs and PHEVs sold in North America. UL Tested and Certified. Energy Star Certified.



unpacking/repacking. Refurbished carry 3 or 5 (optional) years of warranty and are fully operational.

## PRODUCT INFORMATION

## SHIPPING & RETURNS

### SKU

GRI-6-24-PB

### Model number

GRI-6-24-PB

### Material

Aluminum Enclosure

### Country of origin

Canada

### Type

Charger

### Weight

10.00 kg / 22.05 lbs

### Dimensions

L - 340 mm / 13.39 in

W - 240 mm / 9.45 in

H - 380 mm / 14.96 in

### Type

AC Level 2

### Connector

Type 1 (SAE J1772)

### Max power

40A 10 kW

### Plug type

NEMA 14-50, NEMA 6-50

### Protection

UL Type 4 Indoor/Outdoor Rating

### Certifications

UL E510712, Energy Star

### Smart function

No Internet Connection

### Default warranty

3 Year

### Adjustable current

32A, 24A, 16A

### Output cable length

25ft (7.6m)

### Enclosure dimensions

10.25" x 6.25" x 3.75"

### Operating temperature

-30C .. +50C (-22F .. 122F)

**Get 50% off for the selected accessories with the charger purchase!**



## 2. 6 Dearborn Street

## -Recommended Approval

**Background:** The applicant is seeking approval for the replacement of the rear entry decking posts and decking boards and new skirting.

**Staff Comment:** Recommend Approval

### Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_













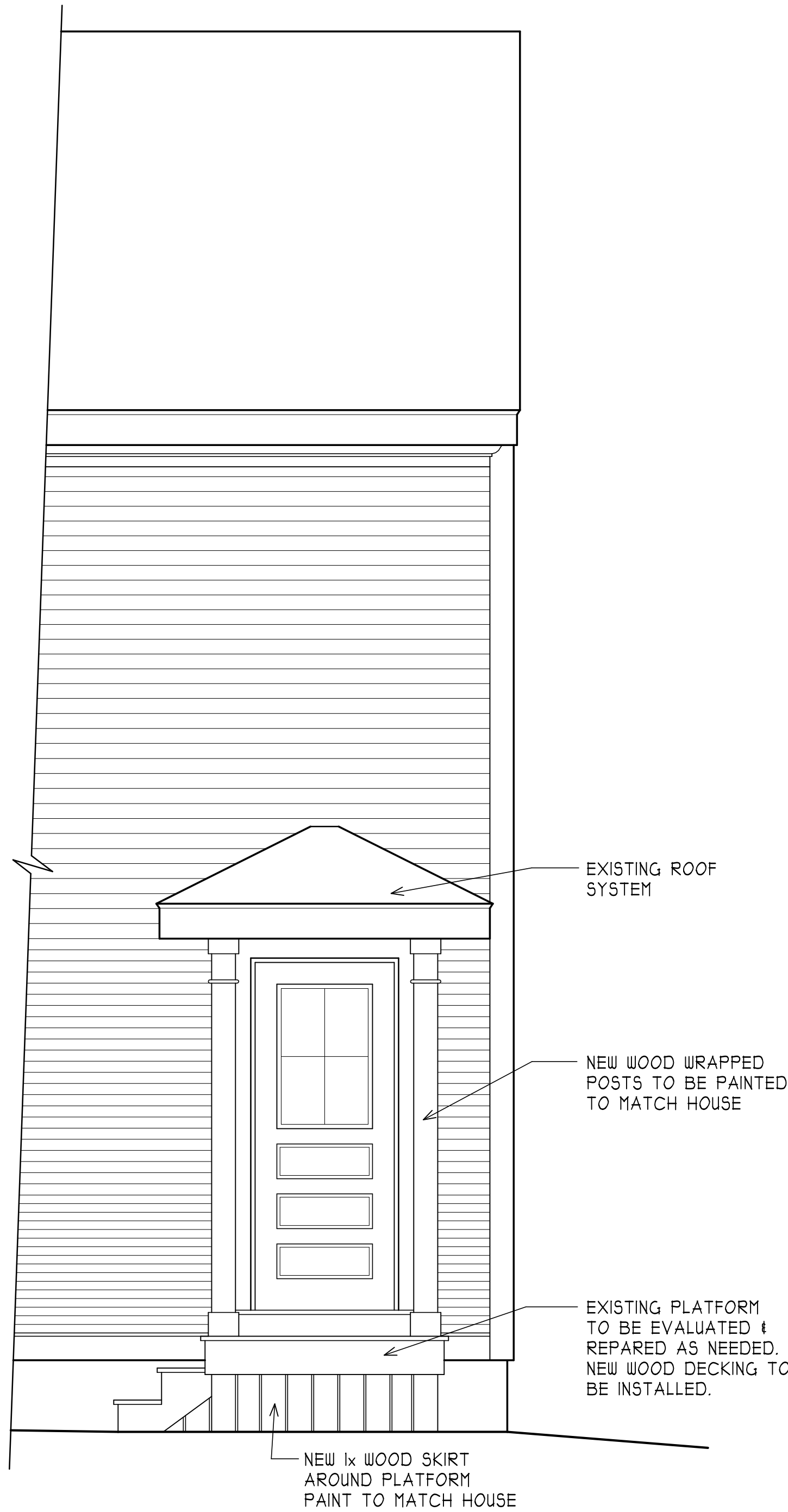




REVISIONS		NO.	DATE	REVISION
1	8/22/25	1		DEVELOP REAR COVERED ENTRY DETAILS.

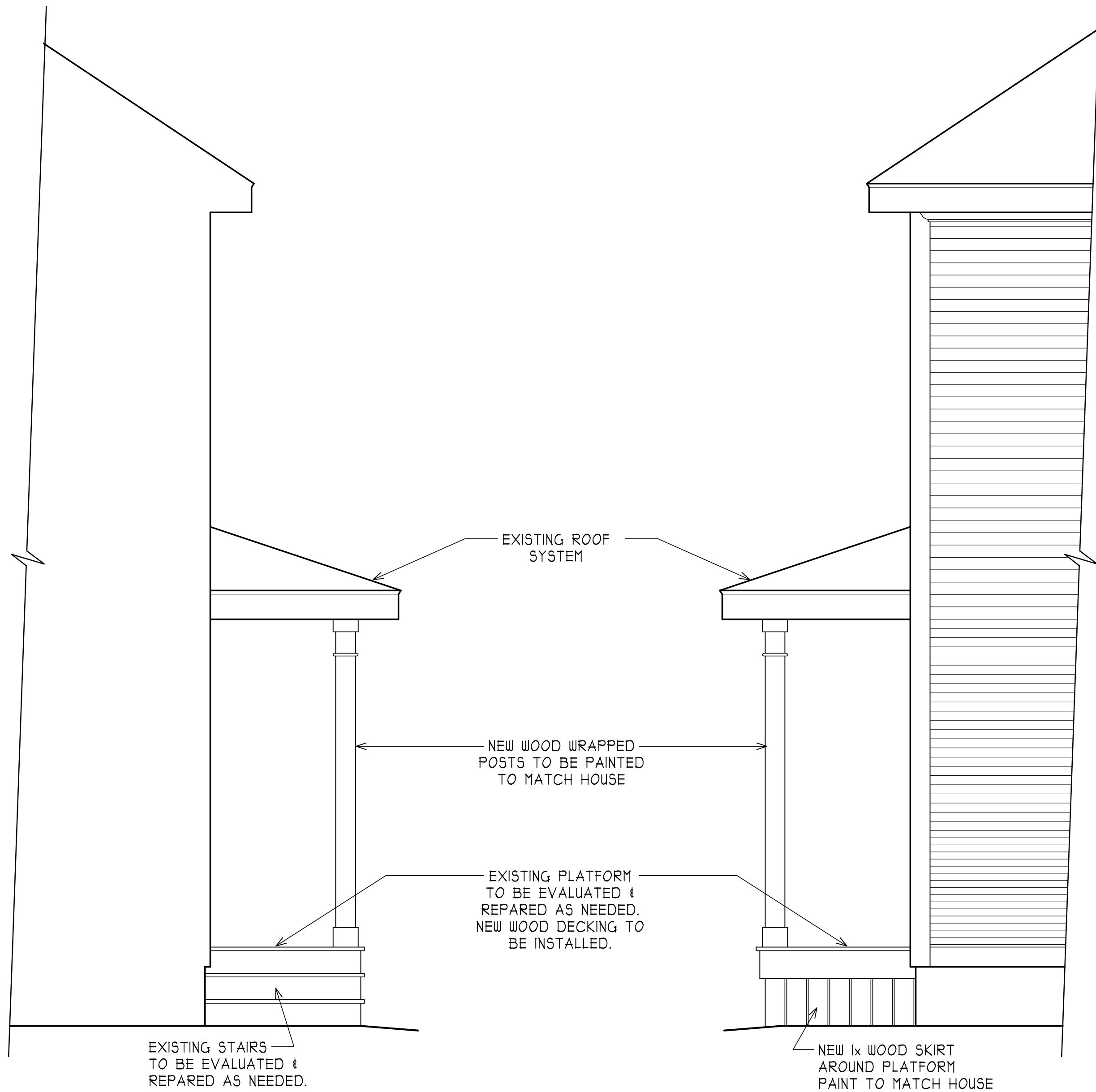
REAR COVERED  
ENTRY DETAILS

AS-BUILT / RENOVATION  
6 DEARBORN STREET  
PORTSMOUTH, NH



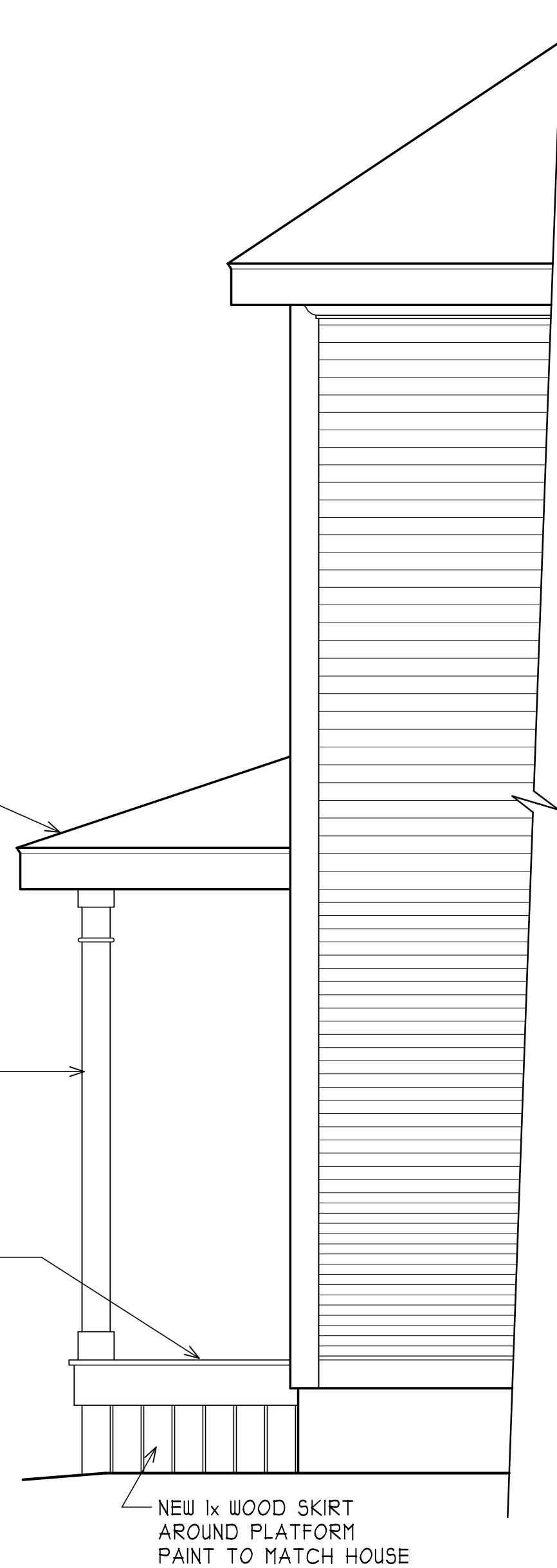
REAR ELEVATION

SCALE: 1/2" = 1'-0"



RIGHT-SIDE ELEVATION

SCALE: 1/2" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/2" = 1'-0"



**3. 139 South Street, Unit A -Recommended Approval**

Background: The applicant is seeking approval to relocate (1) window.

Staff Comment: Recommend Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



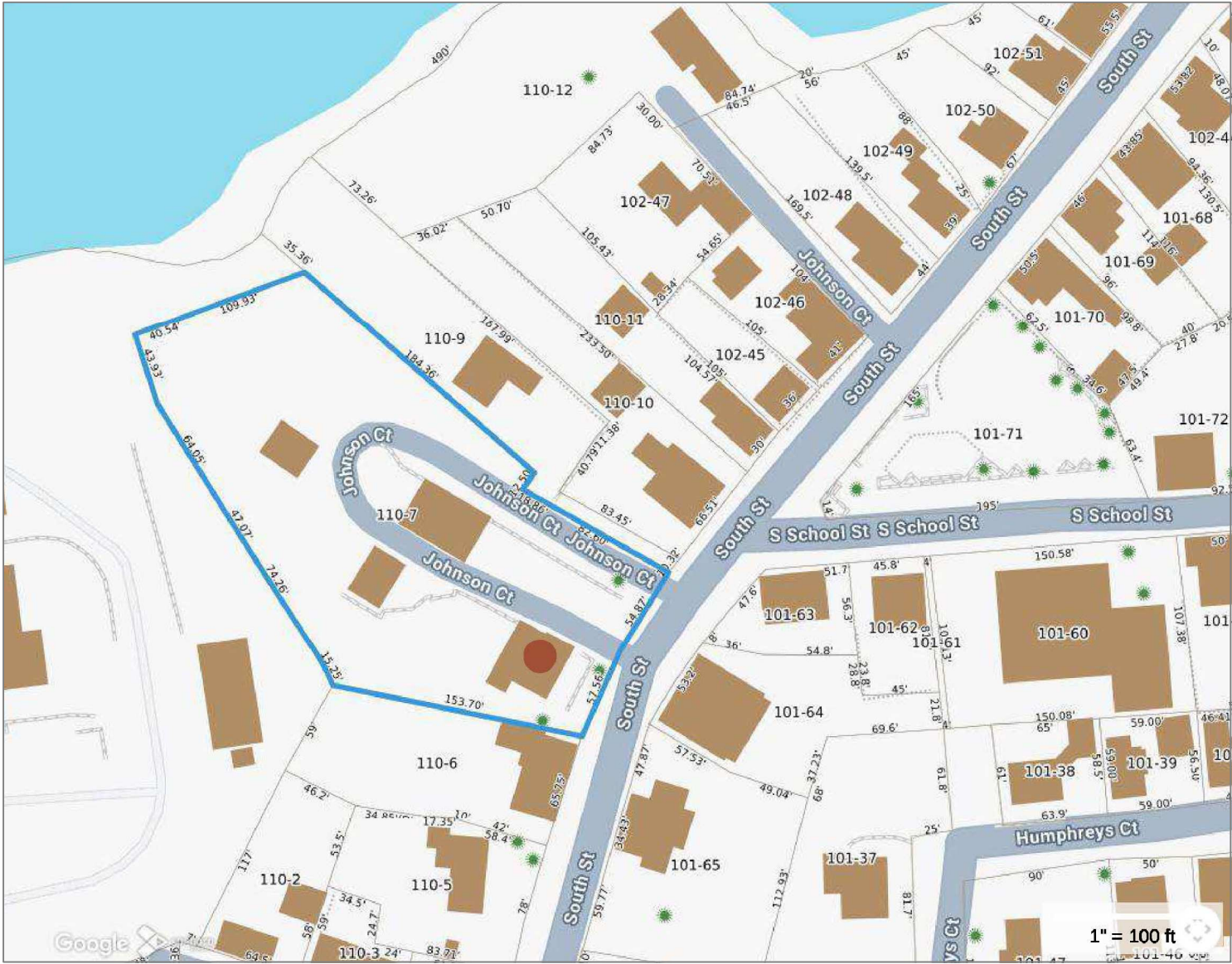


Table of Contents

- 1. Cover Sheet and Locus Map (139A South is part of a HOA)
- 2. Existing and Proposed Left Side Elevation
- 3. Existing and Proposed Back Elevation

Amendments to a Previously Approved Application

- 1. Relocate previously approved window from Side Elevation to Back Elevation









1. Existing Back Elevation

2. Proposed Back Elevation



#### 4. 39 Holmes Court

#### -Recommended Approval

**Background:** The applicant is seeking approval for a material change from Hardie to ACRE for the paneling and trim. The omission of previously approved trim and molding, and a slight change in the light sizing of the third floor window due to being changed from a double-hung to a casement for egress.

**Staff Comment:** Recommend Approval

#### Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_





420 Court Street, Portsmouth, NH 30801

December 19, 2025

Mr. Izak Gilbo  
City of Portsmouth Planning Dept  
Historic District Commission  
Portsmouth, NH 03801

Hi Izak,

We are writing to request HDC Administrative Approval on items at #39 Holmes Ct for Stephen and Katherine Singlar.

The siding is cedar clapboard as requested by the committee. For the panel detail Hardie sheet was specified in the plans, however, we used ACRE for the trim and detail paneling material. It is a sustainable product from upcycled rice husks which gives the look and feel of real wood, which we felt would be truer to the objective of the project. Please see the attached snapshot of the approved plans and a letter from the ACRE distributor.

In other areas, we took steps to have the exact molding detail fabricated. The Singlar's, did not want any additional molding detail around the windows and crown. This decision is supported by the house next door, which is of the same time period and style as #39 Holmes, and does not have those details. We feel we are in keeping with the surrounding buildings and hope you find these finishes are complete as is.

The window that was changed from a double hung to a casement on the 3<sup>rd</sup> floor escape balcony due to City egress and life safety requirements, was matched as close as possible to the light sizing of the original windows. Because of the change in size and style to meet these requirements, it was not possible for a perfect match.

Please let us know if you need any additional supportive material or pictures.

Thank you for your time and consideration.

Sincerely,

Patrick Driscoll  
Owner Star Island Builders  
(603)249-6886



To: The Members of the Historic Preservation Commission of the City of Portsmouth  
New Hampshire

Re: ACRE as an Appropriate Material for Use in Historical Architecture

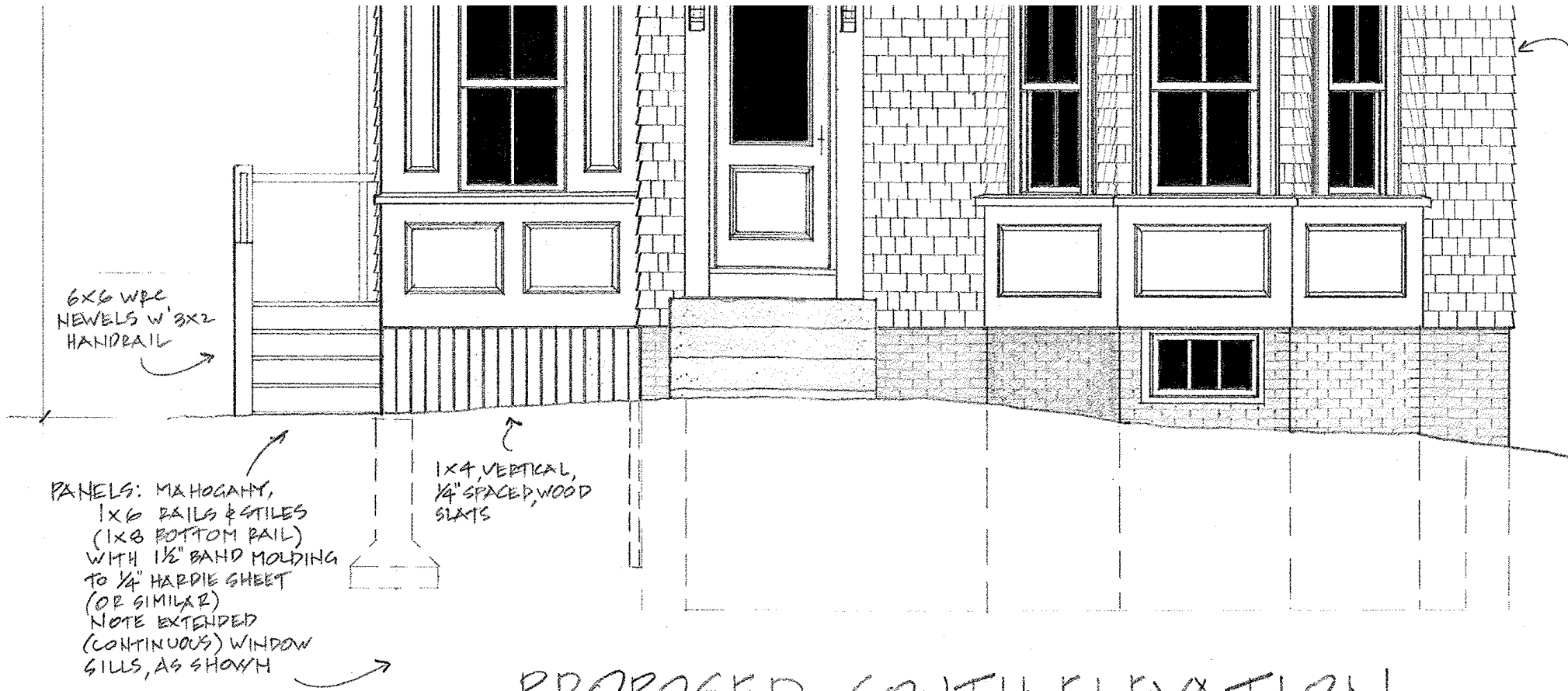
ACRE by Modern Mill is a sustainable building material made from upcycled rice husks, which are typically considered agricultural waste. This innovative product is designed to offer the look, warmth and feel of real wood while providing superior durability and weather resistance. It is suitable for various applications including decking, siding, trim, porch flooring and other outdoor and indoor construction projects. ACRE is known for being easy to work with, environmentally friendly, and resistant to water, pests and rot making it a versatile and eco-friendly alternative to traditional wood and composite materials.

Unlike other non-traditional building materials, the ACRE product has a natural wood grain appearance and not a faux wood grain look resulting in a look that is indistinguishable from the original wood being replaced. This is achieved through the innovative use of the rice husks incorporated into a polymer matrix giving the product its real wood appearance. Because of this technology when replacing traditional building materials, the resulting look is that of the original products.

Additionally, because of the technology used in the ACRE product line you are not limited to a restricted color palate and are able to color match existing color schemes. The acre product line is not pre-colored with pigmentation that is susceptible to UV degradation and therefore limited in its lifetime to hold the color. And unlike traditional building products ACRE does not absorb moisture so the typical failure mode of coatings on traditional building products, chipping and peeling will not occur. The coating will last longer and only need to be painted when the coating fades over time. And yes, the ACRE product can be repainted.

The ACRE product line has been used in numerous historical district renovations across the country in such places as Martha's Vineyard, historic Omni hotels, and New Orleans using ACRE siding, decking, trim and porch flooring.











## 5. 163 Islington Street -Recommended Approval

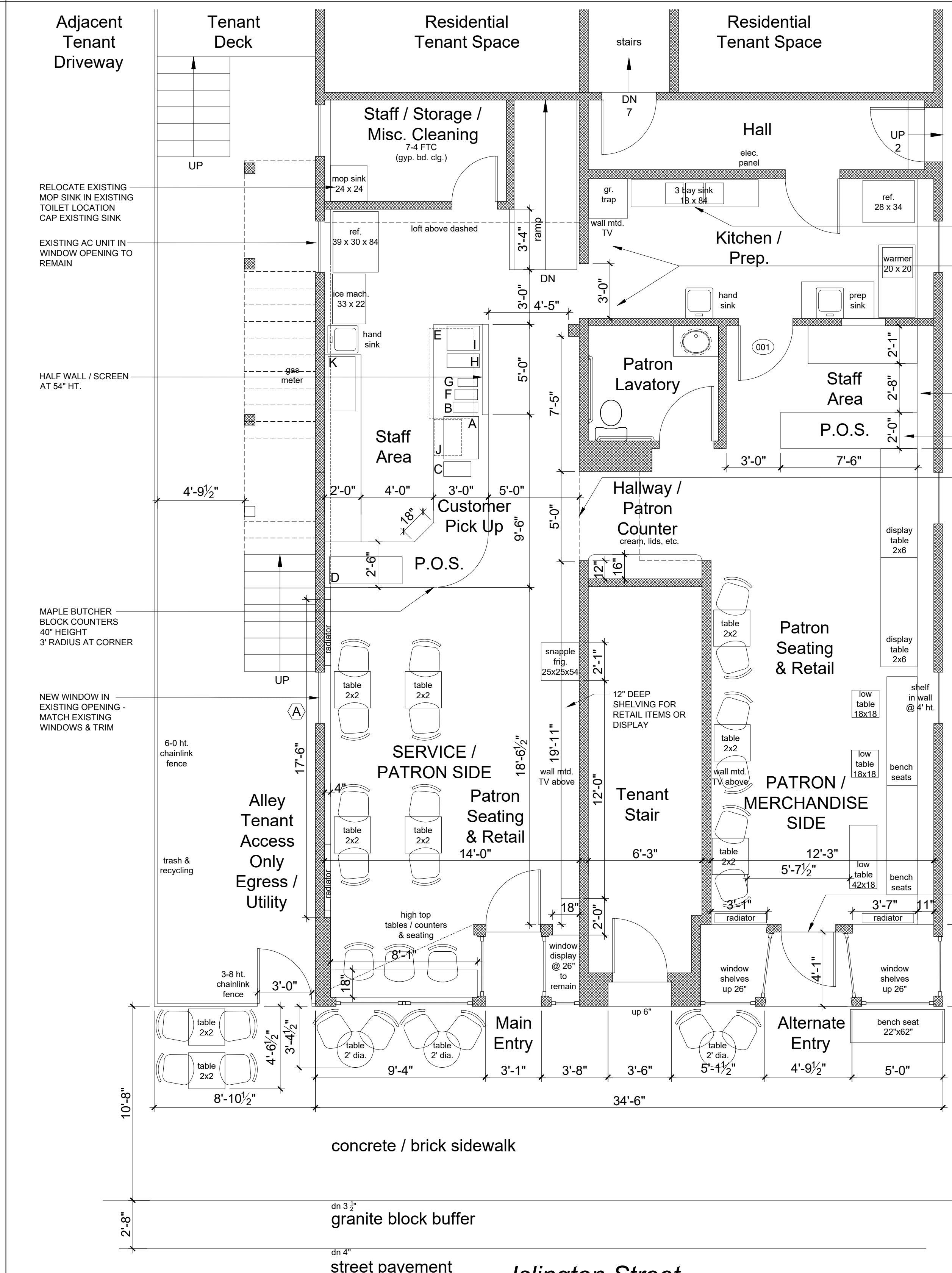
**Background:** The applicant is seeking approval for the installation of (1) window in the same location that a previous window was removed.

**Staff Comment:** Recommend Approval

### Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_





concrete / brick sidewalk

granite block buffer

street pavement

Islington Street

Coffee Shop Renovations - Proposed Floor Plans

0 5 10

- Equipment:**
- A - espresso machine
  - B - espresso grinder
  - C - pitcher rinser
  - D - air pots
  - E - undercounter refrigerator
  - F - grinder
  - G - grinder
  - H - brewer
  - I - brewer
  - J - undercounter ice well
  - K - cambros

- Notes For Review & Comment:**
- occupancy load 29 +/-
  - patrons - 17 seats + bench seating for 6-8, staff - 1-3
  - total area = 1,488 sf (not incl. basement storage / office space)
  - patron area = 327 + 266 + 36 = 629 sf
  - staff area = 141 + 54 + 99 + 43 = 210 sf
  - retail area = 16 + 6 + 14 + 18 + 48 + 34 = 136 sf
  - equipment / counter space / shelving / lavatory = 513 sf
  - need for power actuated door or just a bell?
  - additional outdoor seating? (2) 2 tops or a picnic bench?



Pictures of existing conditions - interior & exterior

**Project Summary & Code Analysis:**

IBC 2021

Occupancy - Group B

Minor renovation of an existing retail store - swap the existing service & retail area w/ the patron / retail area. One new transom window in an existing window opening. Create better work flow for staff by opening the two back of house prep areas & enlarge the opening between the patron areas. Cap the existing plumbing fixtures as required & install supply & drain lines at new service area. New lvt flooring, paint & butcher block counters.

**PORT CITY DESIGN**

architecture  
planning  
interiors

603.312.1707  
953 Islington Street  
Portsmouth, NH 03801  
portcitydesignco.com

**Client - Project:**

**CaffeKilim**  
Turkish Coffee Shop  
163 Islington St.  
Portsmouth, NH 03801

Renovations

Notes/Consultants

2025-12-2 proposed renovations  
2025-12-10 revised  
2025-12-10 revised revision  
2025-12-11 revised revision  
2025-12-15 revised revision

**A1**

PROPOSED RENOVATIONS  
FLOOR PLAN & NOTES

163 Islington St.  
Portsmouth, NH 03801



# CASEMENT & AWNING WINDOW



Easy-to-operate Harvey casement and awning windows with improved handle provide clean, contemporary lines and maximum ventilation. There's no need to stretch to reach a top lock because the casement unlocks with one conveniently placed latch. The bottom of the awning tilts outward by turning the compact folding handle.



## HANDLE

Easy-to-use, compact, full-flip folding handles tuck neatly into the cover for a modern, nested appearance.

Single latch, multi-point locking system is standard.







## OPTIONS

### ENERGY STAR GLASS



ThermaLock RS  
ThermaLock 3X HPTG

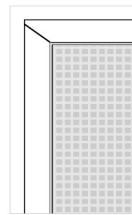


SunGain  
HSHG



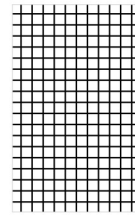
SunShield

### SCREEN | FRAME

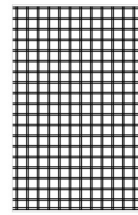


Aluminum

### SCREEN | MESH



VIEWS



Fiberglass

### GRID | TYPE



GBG

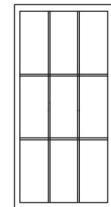


Exterior  
Applied

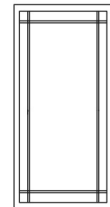


SDL

### GRID | STYLE



Colonial



Prairie

### MORE OPTIONS & FEATURES

Grids come in 5/8" and 1" sizes

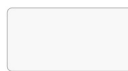
Custom grid configurations available

Full size screens

Simulated double-hung meeting rail  
available on casement

Casement available in sizes up to  
36" x 80", as big as an entry door!

### COLORS | EXTERIOR



White Vinyl  
(Standard)



Almond Vinyl

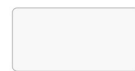


White Interior/  
Black Laminate  
Exterior



Interior/exterior finish also available  
in Matte Black Paint.

### COLORS | HARDWARE



White  
(Standard)



Almond



Black

### Premium Hardware



Oil Rubbed  
Bronze



Brushed  
Nickel



# **Historic District Commission**

## **Staff Report**

**Wednesday, January 07, 2026**



**Project Address:**     175 Fleet Street

**Permit Requested:**   Certificate of Approval

**Application:**         Public Hearing C

**A.   Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 5 (CD5) and Downtown Overlay
- Land Use: Commercial
- Land Area: 4,037 SF +/-
- Estimated Age of Structure: c.1940
- Building Style: Vernacular
- Number of Stories: 1
- Historical Significance: Contributing
- Public View of Proposed Work: Fleet Street and Hanover Street
- Unique Features: Original Diner
- Neighborhood Association: Downtown



**B.   Proposed Work:**   Construct rear addition, add fencing and landscaping, and the installation of (2) food kiosks.

**C.   Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Construct rear addition (to include bathrooms)
- Install fencing and landscaping
- Construct and install (2) food kiosks on site



**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 NARRATIVE

- BUILD A NEW ADDITION TO THE REAR OF GILLEY'S KITCHEN STRUCTURE, FOR PUBLIC BATHROOMS & CUSTODIAL.
- BUILD 2 NEW FOOD KIOSKS
- INSTALL NEW CEDAR FENCE TO CONCEAL TRASH RECEPTACLES.
- INSTALL NEW LANDSCAPING AND HARDSCAPE TO COORDINATE WITH PREVIOUSLY APPROVED IMPROVEMENTS TO NEWBERRY WAY (aka Haven Court).

REVISIONS TO FOOD KIOSKS SINCE LAST MEETING:

1. Moved Kiosk 1 further the South, widening food court and enhancing views from Fleet Street to existing Gilley's building.
2. Swapped service window and door locations at Kiosk 1 (due to relocating Kiosk 1).
3. Changed metal panel cladding and trim, to wood composite trim and fiber cement panel.
4. Changed paint colors of Kiosk siding and trim to match existing Gilley's color scheme.
5. Changed end windows on long sides of Kiosks to spandrell glass to accomodate interior kitchen equipment.
6. Added recessed concealed linear LED soffit lighting.



GILLEY'S FOOD COURT

SHEET LIST -HDC	
SHEET NO.	NAME
G0.1	COVER
G1.1	SITE PLAN
G1.2	LANDSCAPE PLAN
G1.3	ROOF PLAN
G2.1	ELEVATION, WEST
G2.2	ELEVATION, SOUTH
G2.3	ELEVATION, EAST
G2.4	ELEVATION, NORTH
G2.5	FOOD KIOSKS ELEVATIONS
G3.1	3D BIRDSEYE AXONOMETRIC
G3.2	PERSEPECTIVE from FLEET AT THE WILDER
G3.3	PERSEPECTIVE into COURTYARD FROM FLEET
G3.4	PERSEPECTIVE from FLEET AT JJN
G3.5	PERSEPECTIVE from FLEET LOOKING UP NEWBERRY WAY
G3.6	PERSEPECTIVE from TOP OF NEWBERRY WAY
G3.7	PERSEPECTIVE from PARKING GARAGE LOOKING AT RESTROOM ADDITION
G3.8	PERSEPECTIVE NIGHT
G4.0	MILLWORK DETAILS
MATERIALS PACKAGE	

HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING (CONTINUED)  
JANUARY 2026

G0.1

COVER

GILLEY'S ADDITION

SCALE:  
12/19/2025





NEW BIKE  
RACKS  
NEW 6' HIGH  
CEDAR BOARD  
FENCE & GATES

NEW STEPS  
& RAILING  
PLANTER  
CONCRETE  
PAVEMENT

BRICK SIDEWALK  
(FUTURE FLEET  
ST CITY  
IMPROVEMENTS)  
COLORED  
CONCRETE  
RIBBON  
PATTERN



NEW CEDAR  
FENCE & GATE

TRASH CORRAL

EXISTING  
CONDENSER

EXISTING TO REMAIN

CUST.

TLT.

TLT.

GAS  
METERS

NEW ADDITION  
REBUILT RAISED  
PLANTING BED

+/-12" GRANITE CURB

NEW DOOR & STEPS

GRANITE FACED RETAINING WALL

DICHROIC GLASS PANEL SCREEN

PUBLIC TRASH &  
RECYCLING AREA

TRANSFORMERS

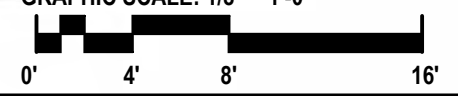
CONCRETE PAD

NEWBERRY WAY

SITE PLAN

GILLEY'S ADDITION

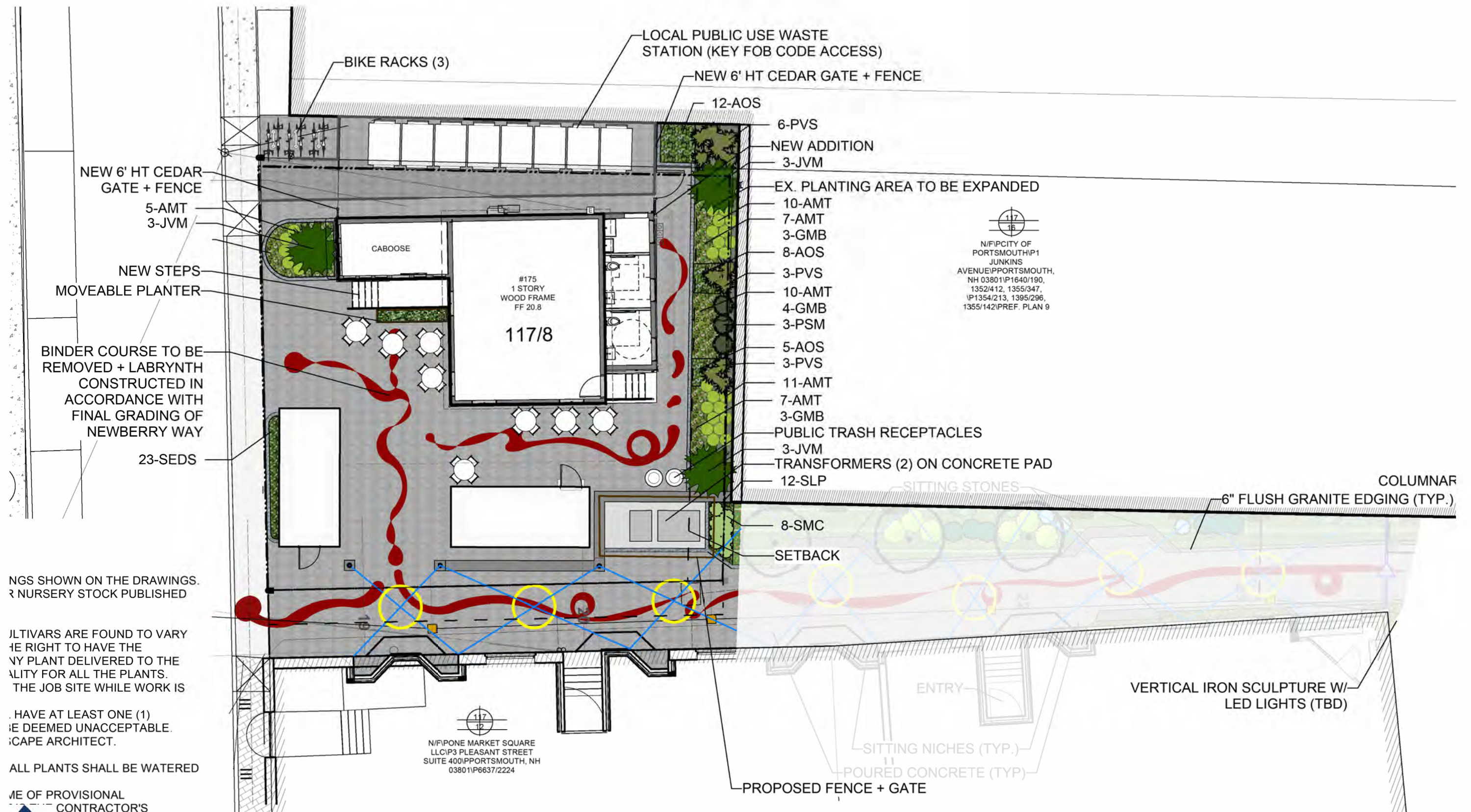
GRAPHIC SCALE: 1/8" = 1'-0"



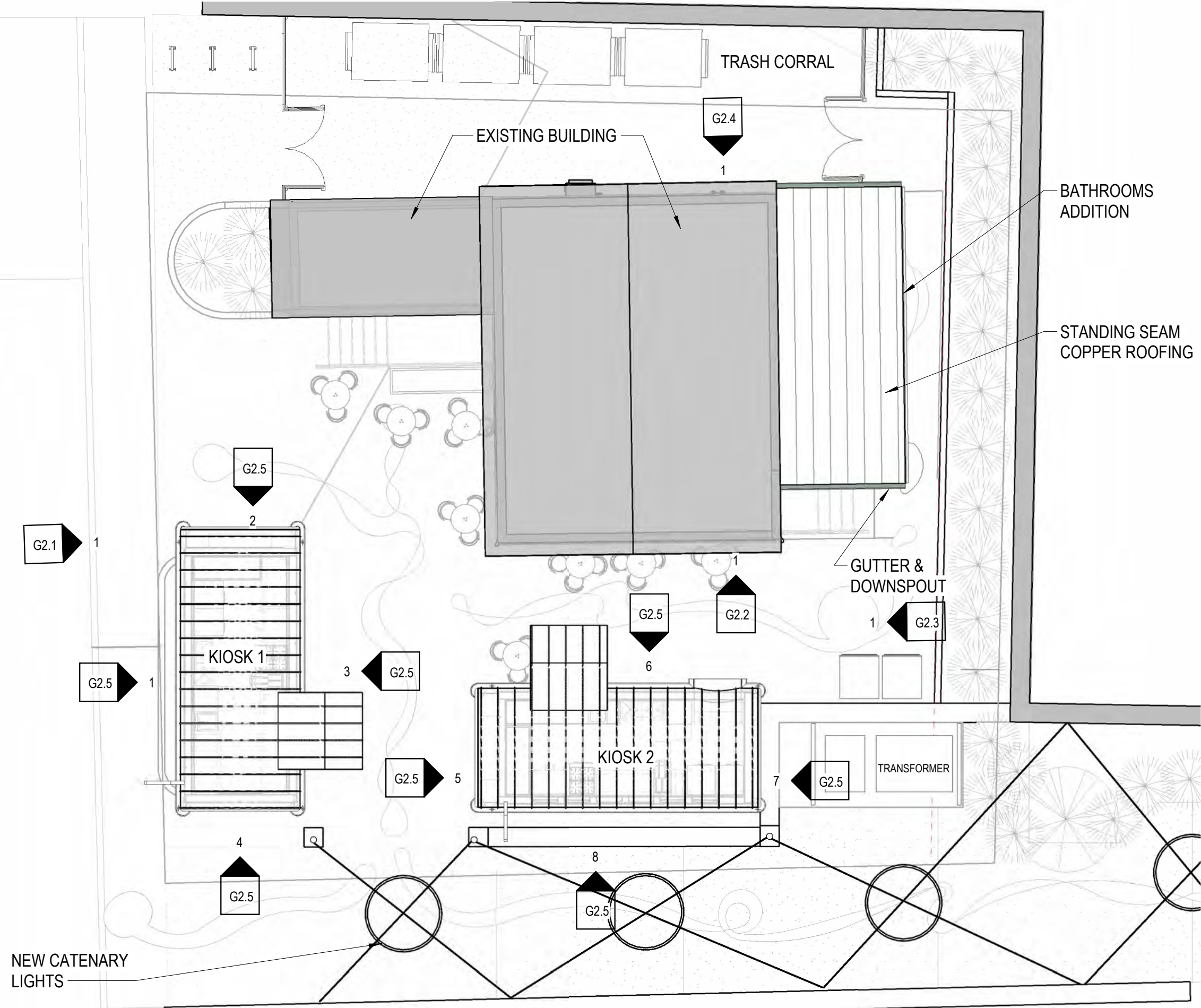
G1.1

12/19/2025  
PROJECT NO:1002.1







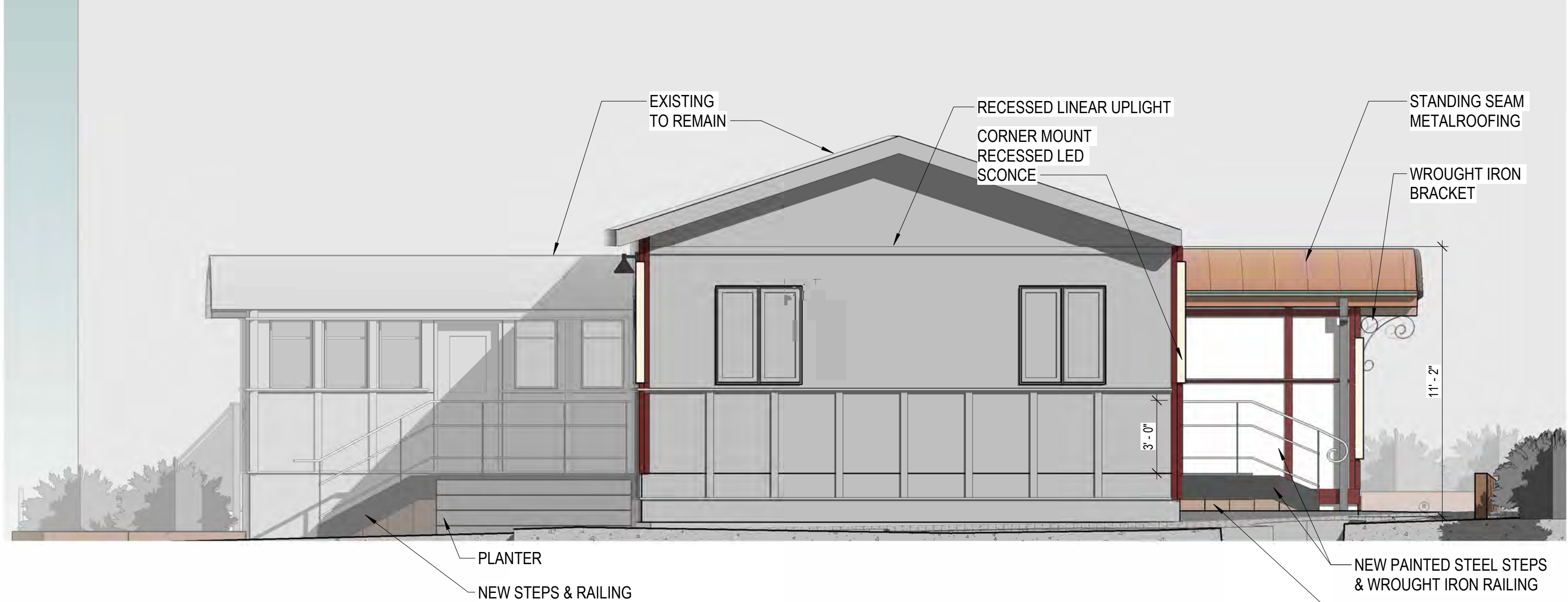


ROOF PLAN  
GILLEY'S ADDITION



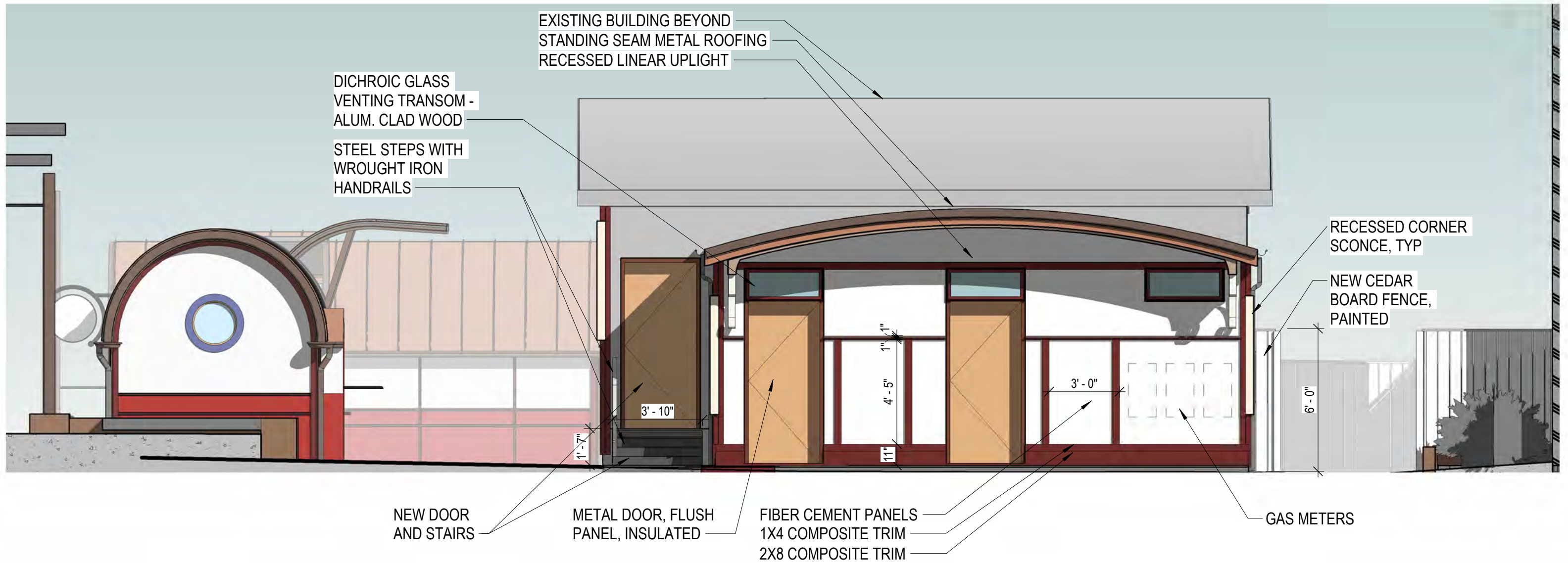






1 GILLEY'S ADDITION - SOUTH ELEVATION  
1/4" = 1'-0"





1 GILLEY'S ADDITION - EAST ELEVATION  
1/4" = 1'-0"

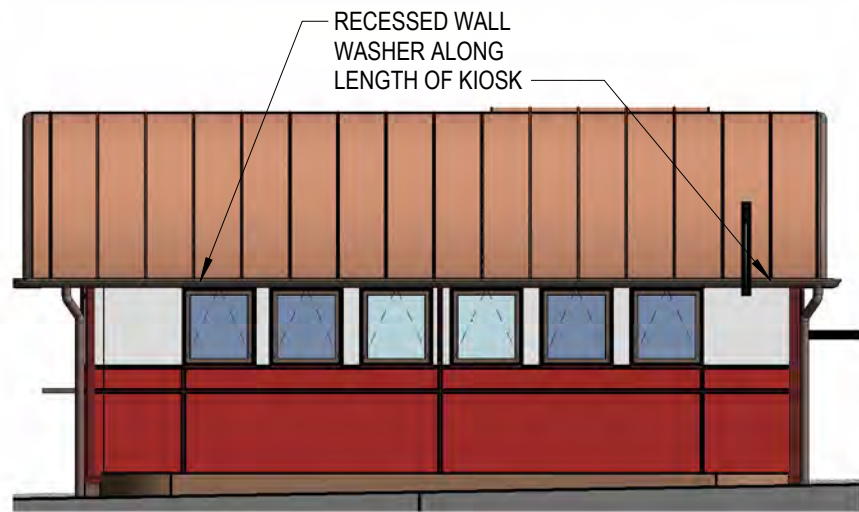






1 GILLEY'S NORTH ELEVATION TRASH ENCLOSURE  
1/4" = 1'-0"

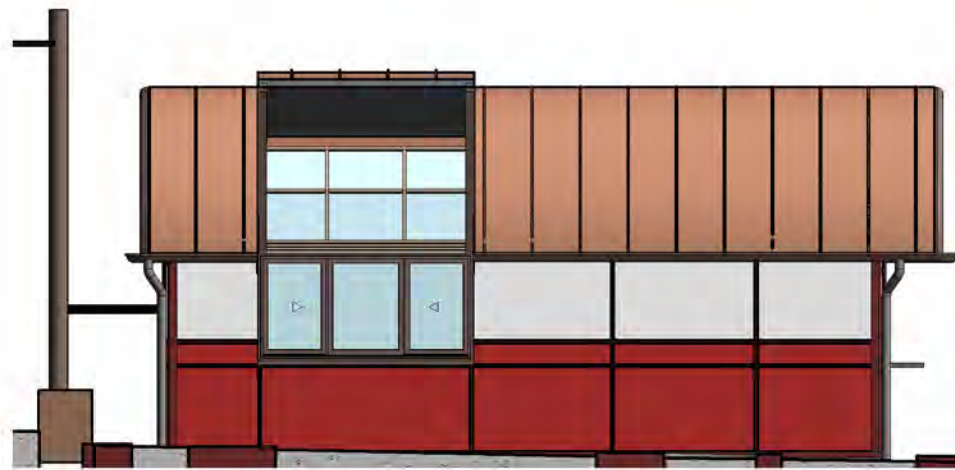




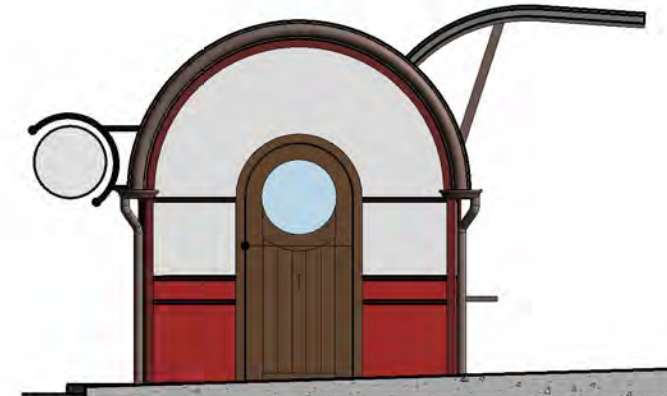
1 KIOSK 1 WEST  
3/16" = 1'-0"



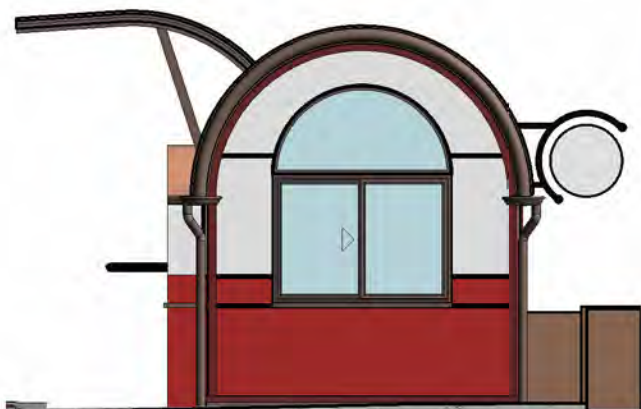
2 KIOSK 1 NORTH  
3/16" = 1'-0"



3 KIOSK 1 EAST  
3/16" = 1'-0"



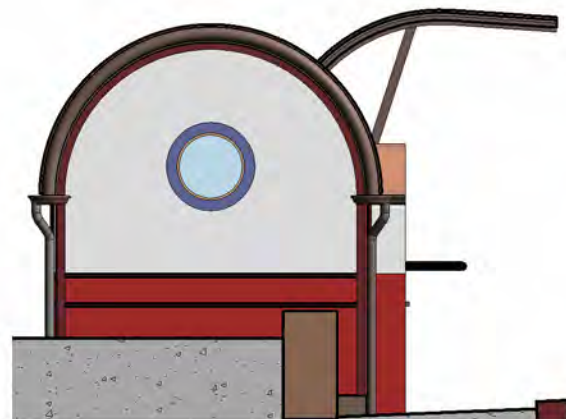
4 KIOSK 1 SOUTH  
3/16" = 1'-0"



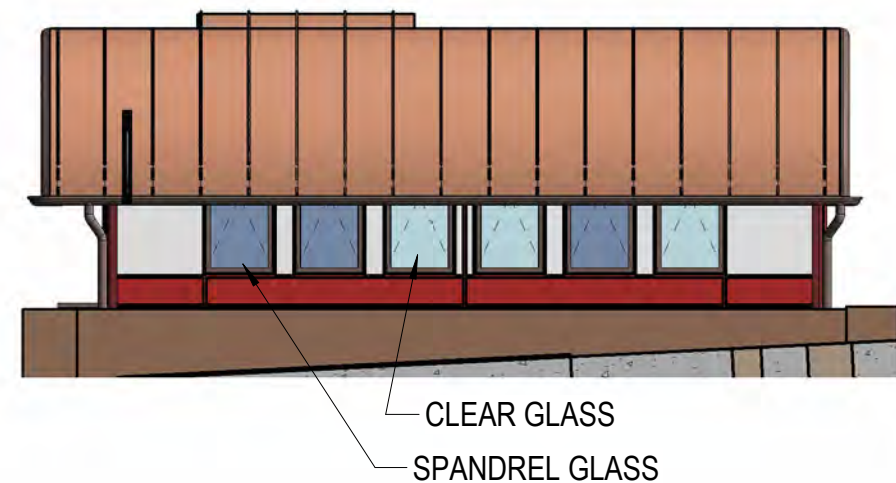
5 KIOSK 2 WEST  
3/16" = 1'-0"



6 KIOSK 2 NORTH  
3/16" = 1'-0"



7 KIOSK 2 EAST  
3/16" = 1'-0"



8 KIOSK 2 SOUTH  
3/16" = 1'-0"



























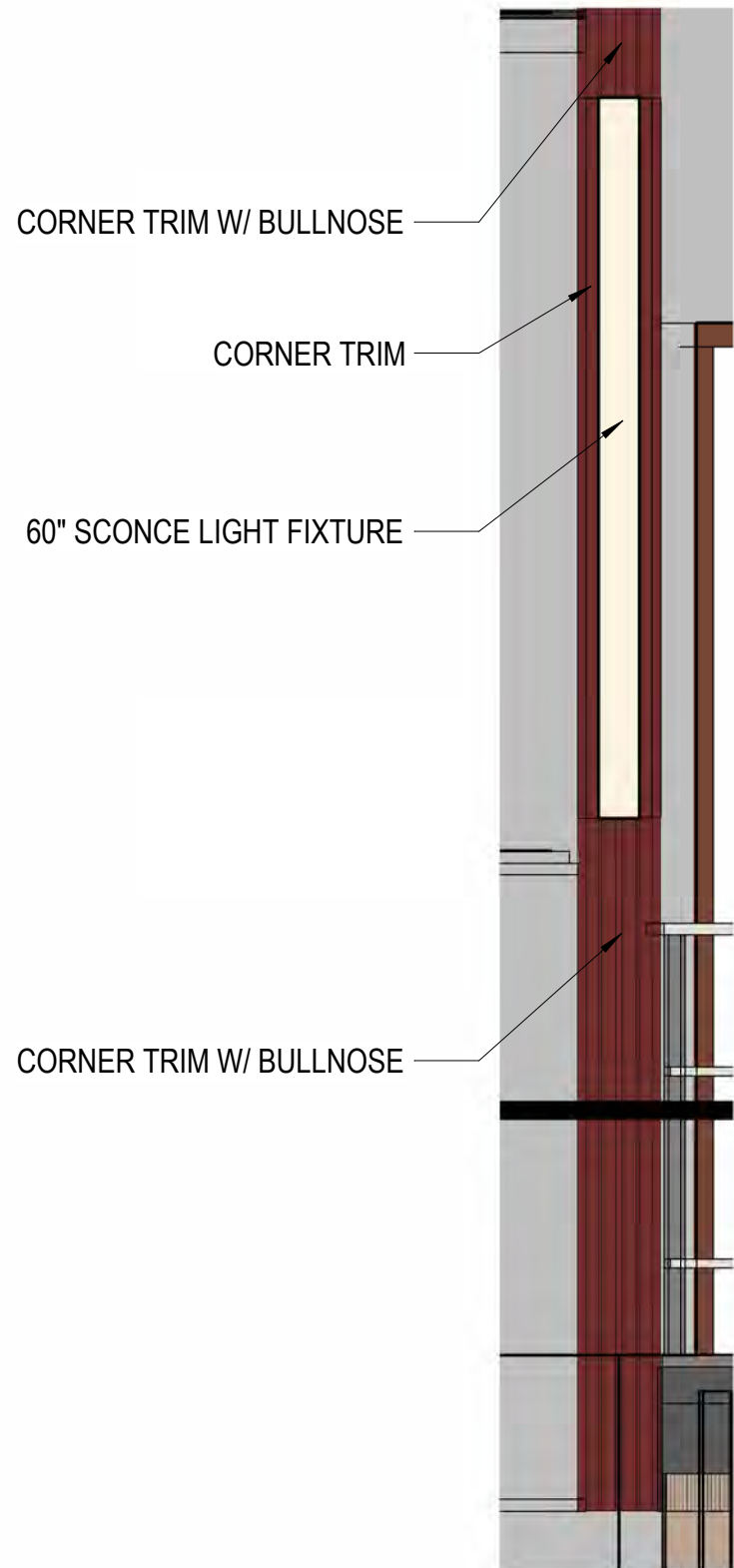




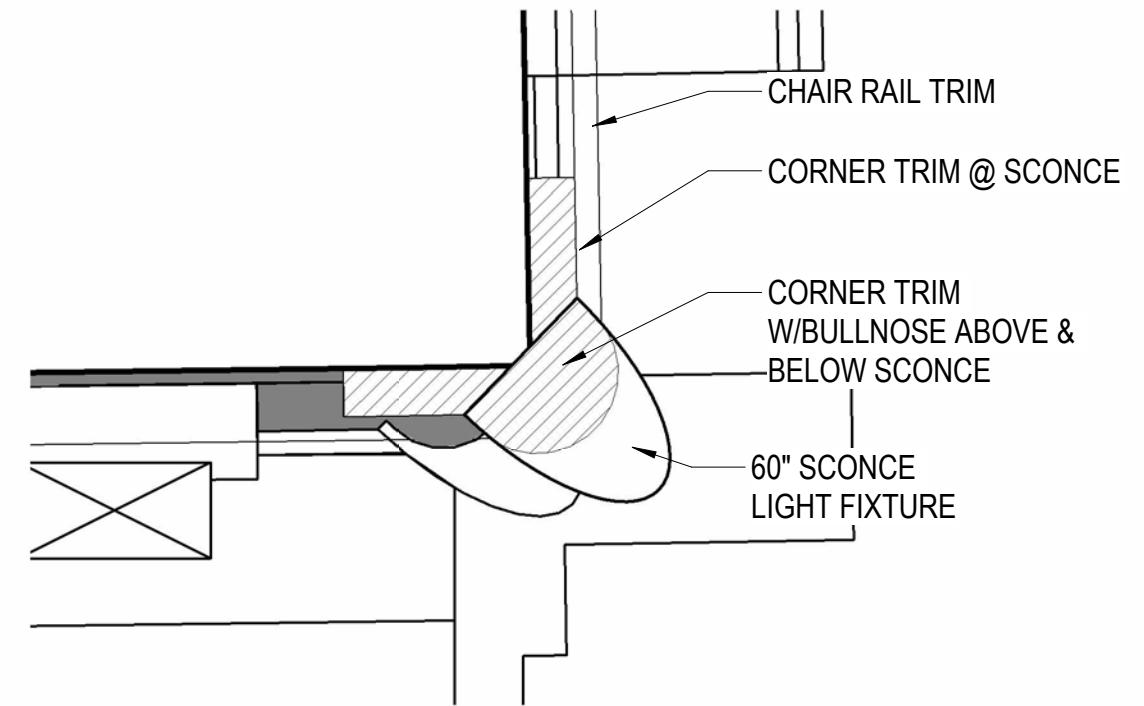








2 CORNER TRIM AND SCONCE ELEVATION - @ EXISTING BUILDING ADDITION  
3/4" = 1'-0"



1 WALL CORNER TRIM AND SCONCE DETAIL - PLAN VIEW @ EXISTING BUILDING ADDITION  
3" = 1'-0"



Materials Schedule				
Sheet	Material	Manufacturer	Model/Make	Finish/Color
1	Siding - Fiber Cement Panels	American Fiber Cement Corp.	Cembrit Solid	Luna & Custom red to match existing
2	Wood Composite Trim	Miratec	5/4"x Custom profiles	Field painted
3	Metal Roofing, Standing Seam	ATAS International Inc.	Curved Field-Lok	Vivid Metallic, Jasper (copper color)
4	Gutters	Riverside Sheet metal	Round, Radius	Copper, aged
5	Doors (bathrooms)	TruDoor	Transom, dichroic glass	Steel, painted
6	Doors (food kiosks)	Custom	Wood, Arch Top, round lite	Clear finish, Walnut
7	Windows	Pella	Reserve Contemporary	Alum Clad, aged copper
8	Granite Benches & Curbs	Swenson Granite	Benches	Carolina Coral & Autumn Pink
9	Railings	Custom	Wrought iron	Black



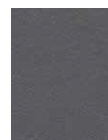


## Cembrit **Solid**

Cembrit Solid is a through-colored panel with an acrylic paint surface. It's designed this way so it closely matches the surface's acrylic paint layer. This means if you choose the Solid product line for your façade, every edge of the board will feature the same hue as the surface color, giving the wall an unblemished appearance.



S 030  
Mercury

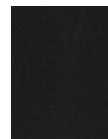


S 071  
Orcus

### Grays



S 101  
Pluto



S 131  
Juno



S 151  
Pallas



S 191  
Erebus

### Blacks



S 212  
Luna



S 282  
Saturn

### Whites



S 334  
Jupiter



S 353  
Mars

### Reds



S 515  
Venus



S 525  
Triton

### Yellows



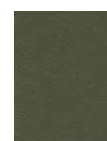
S 606  
Rhea



S 616  
Ceres



S 656  
Terra



S 676  
Callisto

### Greens



S 747  
Neptune



S 757  
Mimas

### Blues



## MiraTEC Treated Exterior Composite Trim



The Original TEC Trim™, MiraTEC Treated Exterior Composite trim is manufactured through the original TEC process and combines the eye-catching beauty of authentic woodgrain with the long-lasting performance of an engineered product. Because it is not hardboard, MiraTEC trim will not delaminate, is moisture, rot and termite resistant, and is backed by a 50-year limited warranty.

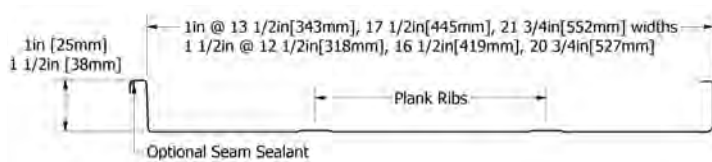
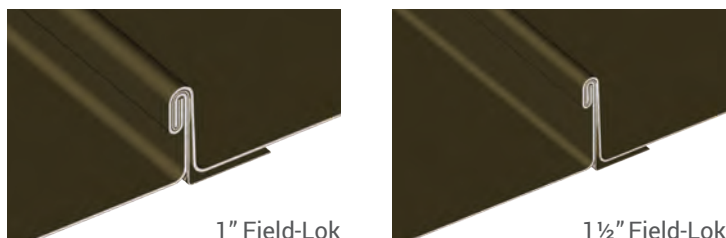
MiraTEC Treated Exterior Composite Trim is the first wood composite trim to earn an evaluation report from ICC Evaluation Service (ICC-ES). To view ESR-3043, visit the ICC website at: [http://www.icc-es.org/reports/pdf\\_files/ICC-ES/ESR-3043.pdf](http://www.icc-es.org/reports/pdf_files/ICC-ES/ESR-3043.pdf)

Competitive and long term performance testing shows MiraTEC resists moisture, rot and termites and outperforms the competition in several key areas:

- **Moisture resistant:** As measured by ASTM D1037 for water absorption and thickness swelling.
- **Rot resistant:** Tested per AWPA E16 Field Test for Evaluation of Wood Preservatives to be Used Out of Group Contact: Horizontal Lap-Joint Method.
- **Termite resistant:** As measured by AWPA E7 Standard Method of Evaluating Wood Preservatives by Field Tests with Stakes.







## CURVED FIELD-LOK™

SKU: FLX (convex, min. radius 8'-0" aluminum, 12'-0" steel)

### MATERIAL

.032 aluminum  
24, 22\* ga. metallic coated steel  
24 ga. 55% Al-Zn alloy coated steel with acrylic coating  
16, 20 oz. copper\*

### PANEL SPECS

Coverage: 1" seam - 13½", 17½", 21¾"  
1½" seam - 12½", 16½", 20¾" | Custom widths available  
Minimum Length: 4'-0"  
Seam Height: 1", 1½"

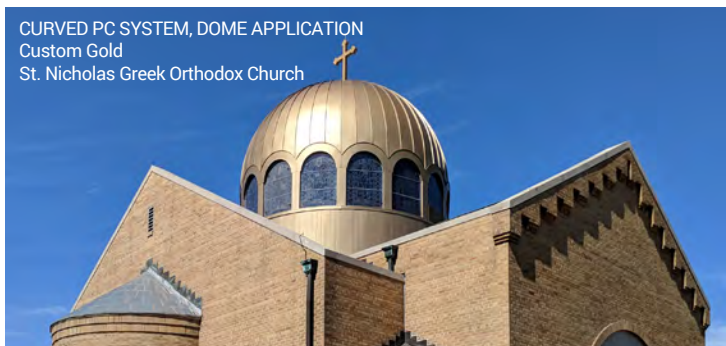
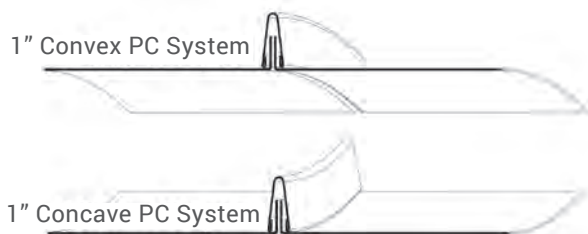
### TEXTURE

Smooth

### MINIMUM SLOPE

2:12 depending on climate conditions

[www.atas.com/curvedfieldlok](http://www.atas.com/curvedfieldlok)



## CURVED PC™ SYSTEM

SKU: PCX (convex, minimum radius 2'-9"),  
PCV (concave, minimum radius 4'-0")

### MATERIAL

.032, .040 aluminum  
24 ga. metallic coated steel  
24 ga. 55% Al-Zn alloy coated steel with acrylic coating  
16 oz. copper\*

### PANEL SPECS

Coverage: 11¼", 12⅝", 14⅝"\*\*, 15¼"  
\*\*Copper and Dark Bronze Anodized only  
Minimum Length: 3'-0"  
Seam Height: 1"

### AVAILABLE

Tapered , Dome

### TEXTURE

Smooth or Stucco Embossed

### MINIMUM SLOPE

3:12

[www.atas.com/curvedpc](http://www.atas.com/curvedpc)



## VIVID METALLIC\*



Vivid Metallic Collection (special, non-stock): Looking for a transforming aesthetic? This collection includes distinctive shifting metallic colors to create one of a kind designs.



Tourmaline



Jasper



Opal



## JASPER

LOW SUPPLIES: PLEASE CALL





15 Reardon Road - Medford, MA - 02155  
Tel.: (781) 396-0070 - Fax: (781) 396-8890

[Accessories](#)[Gutters](#)[Radius](#)[K-Style](#)[Half-Round](#)[Box](#)[Brownstone](#)[Custom](#)[Liner](#)[Colors](#)

## Radius Gutters / Curved Gutters

Custom made to order - Inside and outside curved gutters



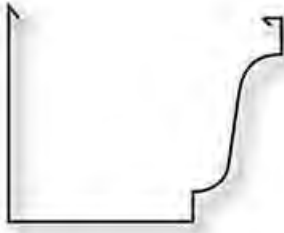
Riverside Sheet Metal specializes in the custom fabrication of radius gutters. The most common profiles are [half-round](#), [k-style](#), [box](#) and [brownstone](#) gutters, but we can also manufacture custom designed [gutter liners](#) and radius gutter liners.

Radius gutters, or curved gutters can most times be manufacture to accommodate regular hangers, or to have custom made hangers installed. Riverside can also pre-install hangers, outlets and end caps.

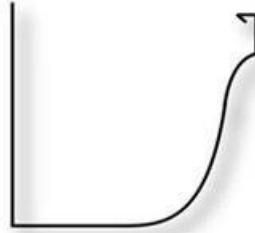
To have a radius gutter made, we need to know the profile of the curved gutter, the radius of the arc (if not exact, please provide us with a rigid template), if it's an **inside** or **outside radius** and the material for the gutter (normally copper or aluminum).

Radius gutters are **normally fabricated all in one piece** (5" and 6" k-style, brownstone, box and half round). Additionally, gutters with custom profiles may be manufactured in different lengths. On those, all seams are thoroughly soldered on copper gutters, ensuring a long lasting joint, while the same are riveted on aluminum gutters.

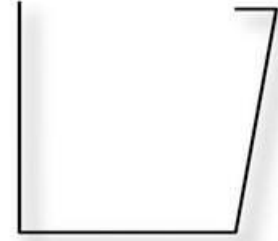




5" & 6" k-style radius gutter  
Up to 11' lengths



5" & 6" brownstone radius gutter  
(Example) Up to 11' lengths



5" & 6" simple box radius gutter  
(Example) Up to 11' lengths



5" & 6" half-round radius gutter  
Up to 11' lengths

#### Radius K-Style Gutters

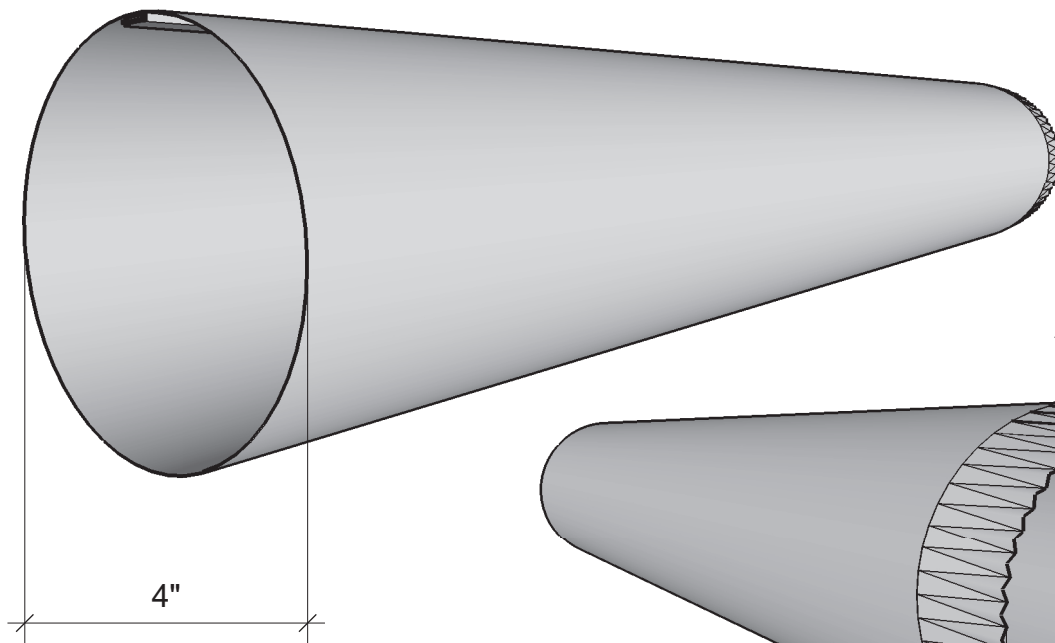


#### Radius Brownstone Gutters

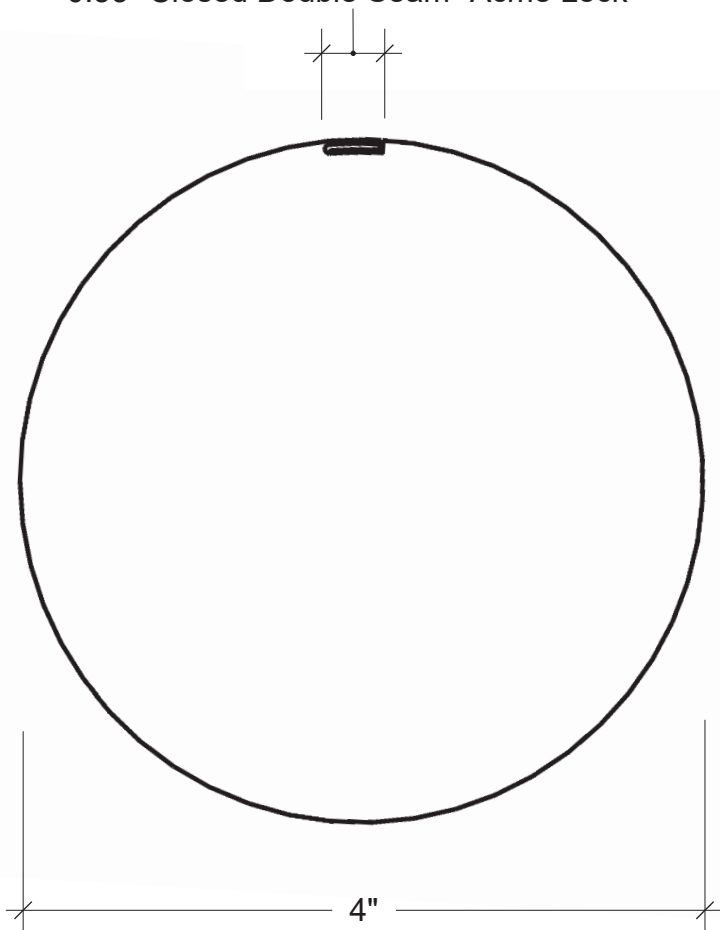
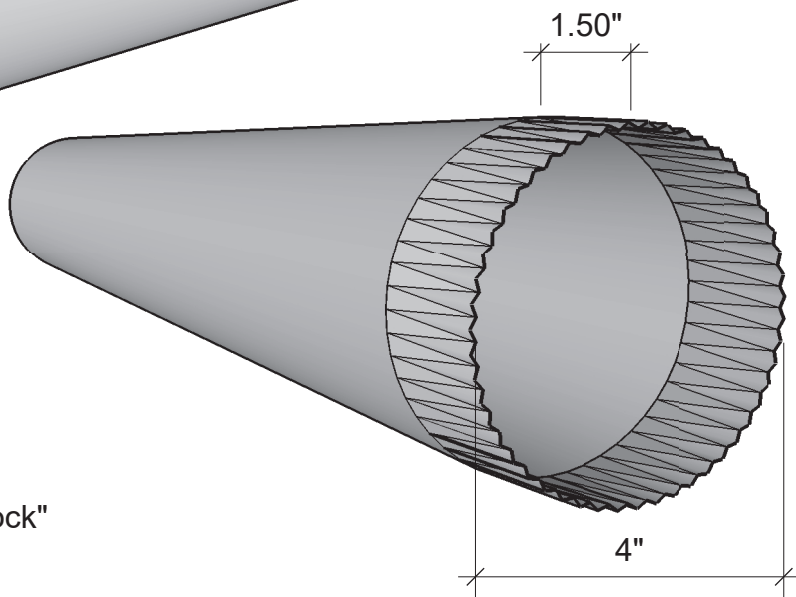


#### Radius Half-Round Gutters





0.33" Closed Double Seam "Acme Lock"



#### Material Types Available

- ☐ 24 ga. Pre-Fin Kynar Steel Color: \_\_\_\_\_
- ☐ 24 ga. Galvalume Mill Finish
- ☐ .027 Aluminum Color: \_\_\_\_\_
- ☐ .032 Pre-Fin Kynar Alum Color \_\_\_\_\_
- ☐ .040 Pre-Fin Kynar Alum Color \_\_\_\_\_
- ☐ 16 oz. Copper
- ☐ 20 oz. Copper
- ☐ 16 oz. Lead Coated Copper
- ☐ 26 ga. Stainless Steel
- ☐ 24 ga. Stainless Steel

#### Notes:

Downspout is only available in 10'0" sections

Downspout is crimped on one end for easy installation

4



1310 E. Cornwallis Rd.  
Durham, NC 27713  
P-(919) 544-8887 F- 544-8898

info@kmsheetmetal.com - www.kmsheetmetal.com

## 4" Round Downspout

REVISIONS		
MM/DD/YY	REMARKS	
1	...ORIGINAL DRAFT OF DRAWING	
2		
3		
4		
5		

1001  
D



[METAL DOORS](#) ▾[WOOD DOORS](#) ▾[DOOR FRAMES](#) ▾[HARDWARE](#) ▾[LITE KITS](#) ▾[SPECIALTIES](#) ▾

Featuring Doors and Frames Made in the USA!

[Hollow Metal Door Frames \(https://www.trudoor.com/commercial-hollow-metal-door-frames/\)](https://www.trudoor.com/commercial-hollow-metal-door-frames/) > **Transom Frame**

(<https://prod-trudoor-media.s3.us-west-2.amazonaws.com/wp-content/uploads/2019/05/21112044/commercial-hollow-metal-transom-frame-e1593364728903.jpg>)



## Hollow Metal Transom Frame

Starting at **Inquire**

Nationwide Delivery

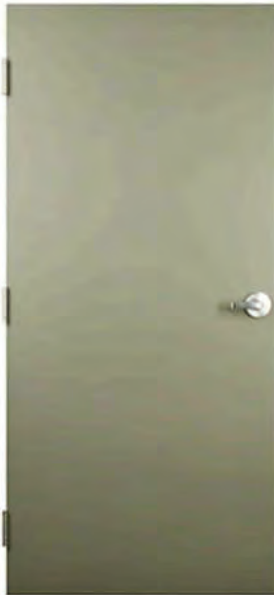
A hollow metal transom frame is a door frame with a fixed horizontal transom bar and glass above the door. A steel panel made from a hollow metal door can be used in lieu of glass.

- 16-Gauge Steel – Cold Rolled or Galvanized
- Available Welded or Knocked Down
- Includes Anchors for Any Wall Condition

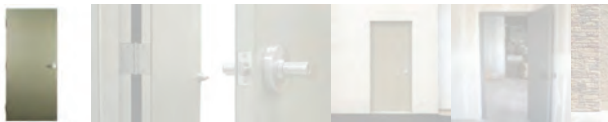
**[CONFIGURE & GET PRICE\(/QUOTE-REQUEST/\)](#)****Product Overview**



Commercial Hollow Metal Doors (<https://www.trudoor.com/commercial-hollow-metal-doors/>) > **Flush Metal Door**



(<https://prod-trudoor-media.s3.us-west-2.amazonaws.com/wp-content/uploads/2019/04/21112338/flush-hollow-metal-door-2.jpg>).



## Flush Commercial Hollow Metal Doors

The flush hollow metal door, or *steel slab door*, is the most common commercial steel door and can be used for virtually any application, including industrial and commercial buildings. Flush doors have no cut-outs for anything other than locksets and hinges but can be prepped for other hardware, glass kits, and louvers.

- Heavy-Duty 18-Gauge Steel
- Rigid Honeycomb or Polystyrene Core
- Ideal for Exterior and Interior Applications

**CONFIGURE & GET PRICE(/QUOTE-REQUEST/)**

Product Overview



# 3M™ Dichroic Film for Laminated Glass

Compatible with EVA, SentryGlas® or PVB interlayer adhesives.  
Available in gold-blue or copper-bronze colors.

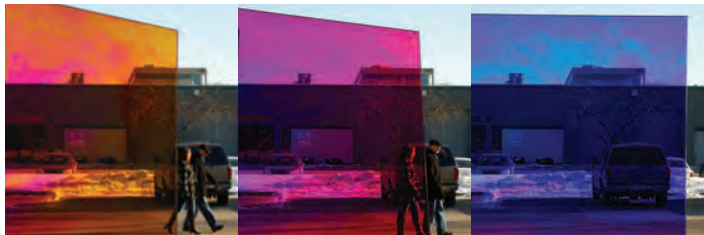
## Flexible

Film can be printed, cut, patterned, bent, or combined with different glass types or interlayer adhesives.

## Versatile

Applications include shading fins, balustrades, exterior glass, partition walls, shower doors, artistic glass and furniture.

### Gold-Blue Dichroic Film



In Transmission (Shown)

In Reflection

Yellow ▶ Magenta ▶ Blue

Gold (straight) Blue (angle)

### Copper-Bronze Dichroic Film



In Transmission (Shown)

In Reflection

Magenta ▶ Blue ▶ Aqua

Copper (straight) Bronze (angle)

## Solar performance of clear laminated glass

	Reflection Visible	Transmission Visible	Transmitted Energy	Reflected Energy	Absorbed Energy	TSER	SHGC
Gold-Blue Dichroic Glass	89%	11%	56%	29%	15%	39%	0.61
Copper-Bronze Dichroic Glass	29%	71%	55%	29%	17%	41%	0.59

## Make an impression at 3M.com/Glass.

**Technical Information:** The technical information, recommendations and other statements contained in this document are based upon tests or experience that 3M believes are reliable, but the accuracy or completeness of such information is not guaranteed.

**Product Use:** Many factors beyond 3M's control and uniquely within user's knowledge and control can affect the use and performance of a 3M product in a particular application. Given the variety of factors that can affect the use and performance of a 3M product, user is solely responsible for evaluating the 3M product and determining whether it is fit for a particular purpose and suitable for user's method of application.

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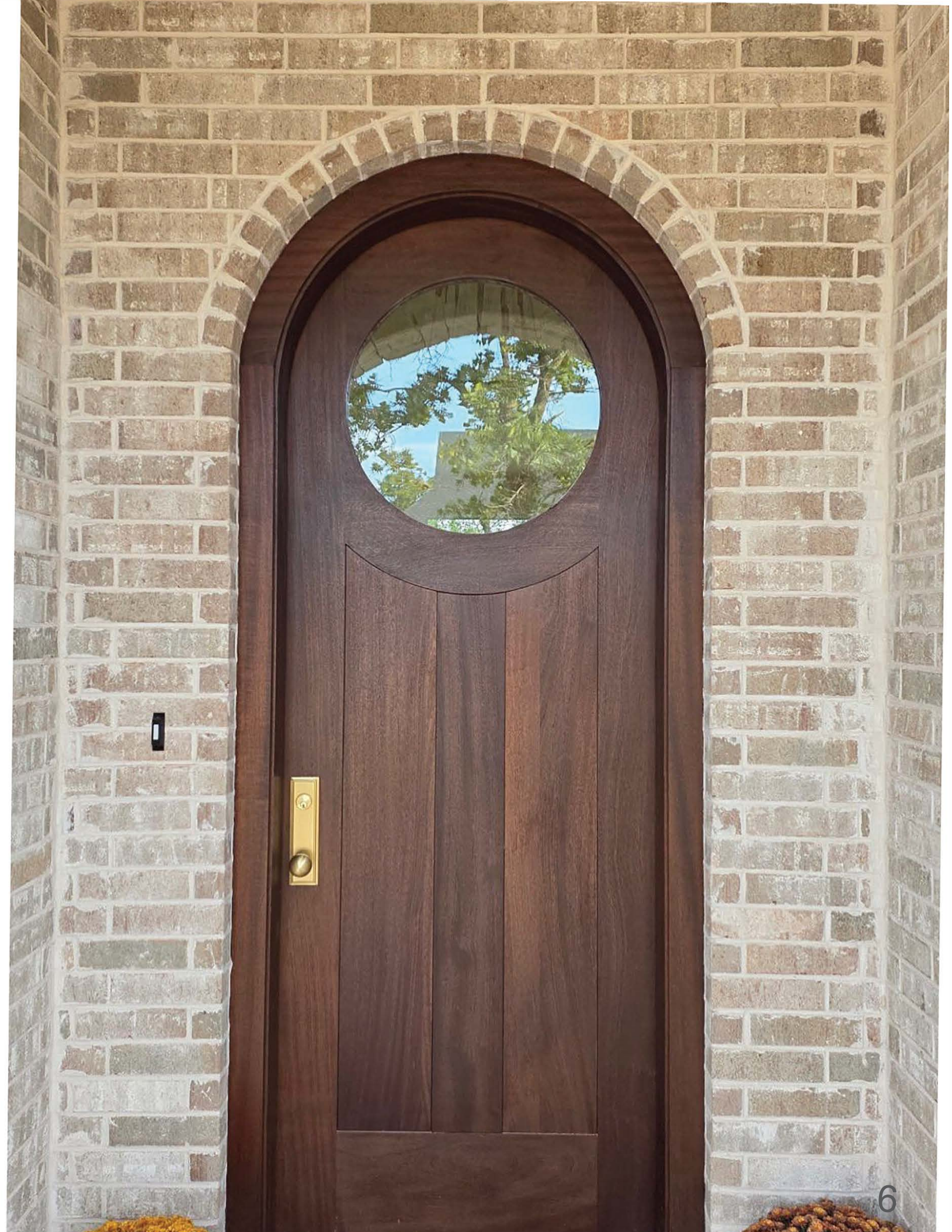


Renewable Energy Division  
3M Center, Building 235-2S-27  
St. Paul, MN 55144-1000  
3M.com/glass

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98-0150-0701-0







# Pella® Reserve™

## Contemporary Clad/Wood



Simple and sophisticated designs that embody the tenets of pure, contemporary style.

Interior



Exterior



- Easy-to-learn Pella Steady Set™ interior installation system**  
 Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.<sup>1</sup> The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.<sup>2</sup> Available on select windows.
- Clean lines**  
 Bring your vision to life with expansive glass options combined with some of the narrowest sightlines in the industry.
- Modern hardware**  
 Our renowned, exclusive hardware has set the bar for the industry. Featuring sleek lines, the Saldo foldaway crank adds the perfect finishing touch.
- Architectural interest**  
 Our industry-leading modern designs with through-stile construction deliver a clean sash joint with pure, 90-degree exteriors. Square grille profiles provide another layer of design flexibility.
- Virtually unlimited customization**  
 If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- Tailor-made solutions**  
 From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- Cutting-edge innovation**  
 Our intentional innovations solve modern-day inconveniences without compromising on design. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most with integrated security sensors.
- Durable interiors and extruded aluminum exteriors**  
 To help save you time on the jobsite, interior finish options are available in a variety of paints, stains and primed and ready to paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- ENERGY STAR® certified<sup>1</sup>**  
 Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- Testing beyond requirements**  
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- Best limited lifetime warranty<sup>2</sup>**  
 Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.<sup>2</sup>

Available in these window and patio door styles:



Special shape windows also available.



Colors

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Pine



Douglas Fir



Mahogany



White Oak



Red Oak



Cherry



Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain



Charcoal Stain




Black Stain

Extruded Aluminum-Clad Exterior Colors

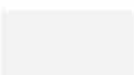
Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>7</sup>




Custom colors are also available.




Black




White




Brown




Fossil




Iron Ore



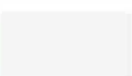
Portobello




Putty




Almond




Classic White




Brick Red




Hartford Green




Pearl Gray




Soft Linen




Satin Steel




Matte Gray




Wolf Gray



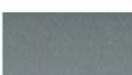
Spice Red



Sage



Frost Blue



Blue Ash

Screens

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window – appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer®

The TuffScreen® is 2.5x stronger than a standard screen.<sup>8</sup> It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

<sup>8</sup>All trademarks are property of their respective owners

Flat

InView™ screens are clearer than conventional screens and come standard.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>2</sup>

<sup>1</sup> Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).

<sup>2</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty) or contact Pella Customer Service.

<sup>3</sup> Ratings are contingent on product configurations.

<sup>4</sup> Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.

<sup>5</sup> Flush multi-slide handle is a Pella exclusive design.

<sup>6</sup> Flush multi-slide handle is not available in Champagne.

<sup>7</sup> EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

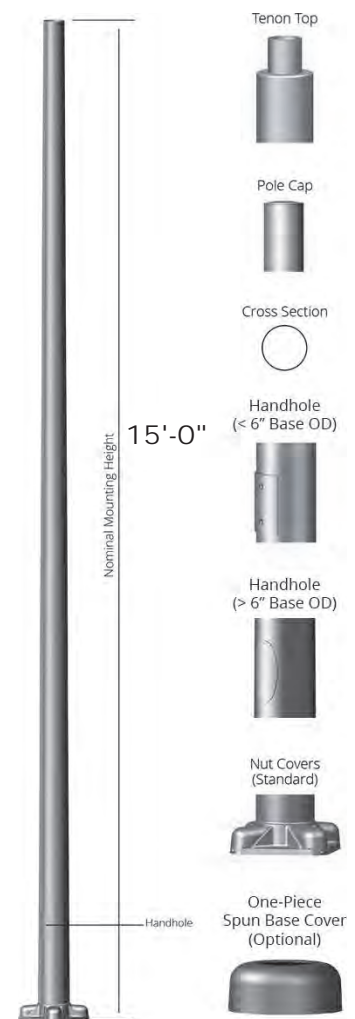
<sup>8</sup> Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.



## Round Tapered Aluminum Light Poles, Anchor Base

### Product Overview

- **Pole Shaft** - The pole shaft is extruded and spun from seamless 6063-T6 aluminum.
- **Pole Top** - A removable top cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. Other pole top options include Tenon Top, Top Cap Only or Open Top which is typical when the pole top diameter matches the necessary slip-fit dimensions.
- **Hand Hole** - A covered hand hole with hardware and grounding provision are provided.
- **Anchor Base & Cover** - The anchor base is cast from 356 alloy aluminum and supplied with nut covers. The completed pole assembly is heat-treated to a T6 temper. Optional spun collar, square cast and decorative base covers available as special order.
- **Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.
- **Hardware** - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.
- **Finish** - Finishes include anodized or painted. Please consult factory for special finishing colors and fixture matching options. When storing light poles outside, remove all protective wrapping immediately upon delivery to prevent finish damage.
- **Design Criteria** - Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side and top mounted fixtures only. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.







Carolina Coral



Autumn Pink







**Project Address:** 134 Pleasant Street

**Permit Requested:** Work Session/Public Hearing

**Application:** Work Session/Public Hearing #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



VIEW FROM PLEASANT STREET AT JUNKINS AVENUE - DAYTIME

**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 addition to the existing building, and a new freestanding building at 134 Pleasant Street; Map 0116 Lot 30.

Existing Building:  
The first floor will be a health club and physical therapy office. The second floor will be 14 one and two bedroom apartments. A new rooftop penthouse with stair addition will have two apartments. The basement will be repurposed from storage, to become an underground parking garage.

New Building:  
The first floor will be retail banking. The second floor will be commercial offices for financial services, and two residential apartments. The basement will be underground parking.

Revisions since last work session:

- Existing Building -
  - Simplified fenestration of penthouse and main entrance
  - Added shallow, copper hipped roof at penthouse
  - Further developed the rear and side elevations.
  - Further details and refinement of cladding and fenestration
- New Building -
  - Redesigned the three entrances: The commerical entrance at Pleasant Street, the commercial entrance facing parking, and the north entrance for residents. The lower pitched roofs over entrances were removed and replaced with one-story parapet walls with railing and canopy details.
  - The pitch of the west roof elements was made more shallow (8:12 instead of 9:12), to lower the scale and transition to existing building form behind it.
  - Cladding at the side forms was changed from recessed panels to horizontal board siding.
  - Further developed the west elevation.
- Hardscape and Landscaping - plantings and hardscape refined
- Window types and Details - masonry, siding, and window details
- Materials - schedule and cut sheets

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Sheet #	Sheet Name
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H1.02	ROOF PLAN
H2.01	EXISTING ELEVATIONS
H2.02	EXISTING ELEVATIONS
H2.10	CONTEXT SITE SECTIONS
H2.11	CONTEXT SITE SECTIONS
H2.20	FRONT ELEVATIONS
H2.21	REAR ELEVATIONS
H2.22	SIDE ELEVATIONS
H3.01	RENDERING - NEW
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H3.03	RENDERINGS
H3.04	RENDERINGS - NEW
H3.05	RENDERING - RENOVATION
H3.06	RENDERING - RENOVATION
H3.07	RENDERING - RENOVATION
H3.10	BIRDSEYE AXONOMETRIC
H4.01	ELEVATION DETAIL, RENOVATION
H4.02	ELEVATION DETAIL, RENOVATION
H4.03	ELEVATION DETAIL, RENOVATION
H4.04	ELEVATION DETAIL, NEW
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H4.06	ELEVATION DETAIL, NEW
H4.07	ELEVATION DETAIL, NEW
H4.08	WINDOWS - NEW
H4.09	WINDOWS - RENOVATION
H4.10	MATERIALS LEGEND
H4.11	MATERIALS - MASONRY
H4.12	MATERIALS - CLADDING, RENOVATION
H4.13	MATERIALS - CLADDING, NEW BUILDING
H4.14	MATERIALS - ROOFING
H4.15	MATERIALS - DOORS & STOREFRONTS
H4.16	MATERIALS - WINDOWS
H4.17	MATERIALS - METAL ACCESSORIES

134 PLEASANT STREET  
RENOVATION & NEW CONSTRUCTION  
  
HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING - JANUARY 2026

REVISED - 12/29/2025

H0.0

COVER SHEET

134 PLEASANT STREET

PORTSMOUTH, NH 03801

12/29/25





111 PARROTT AVE



118 PLEASANT ST



143 PLEASANT ST, GOV. JOHN LANGDON HOUSE

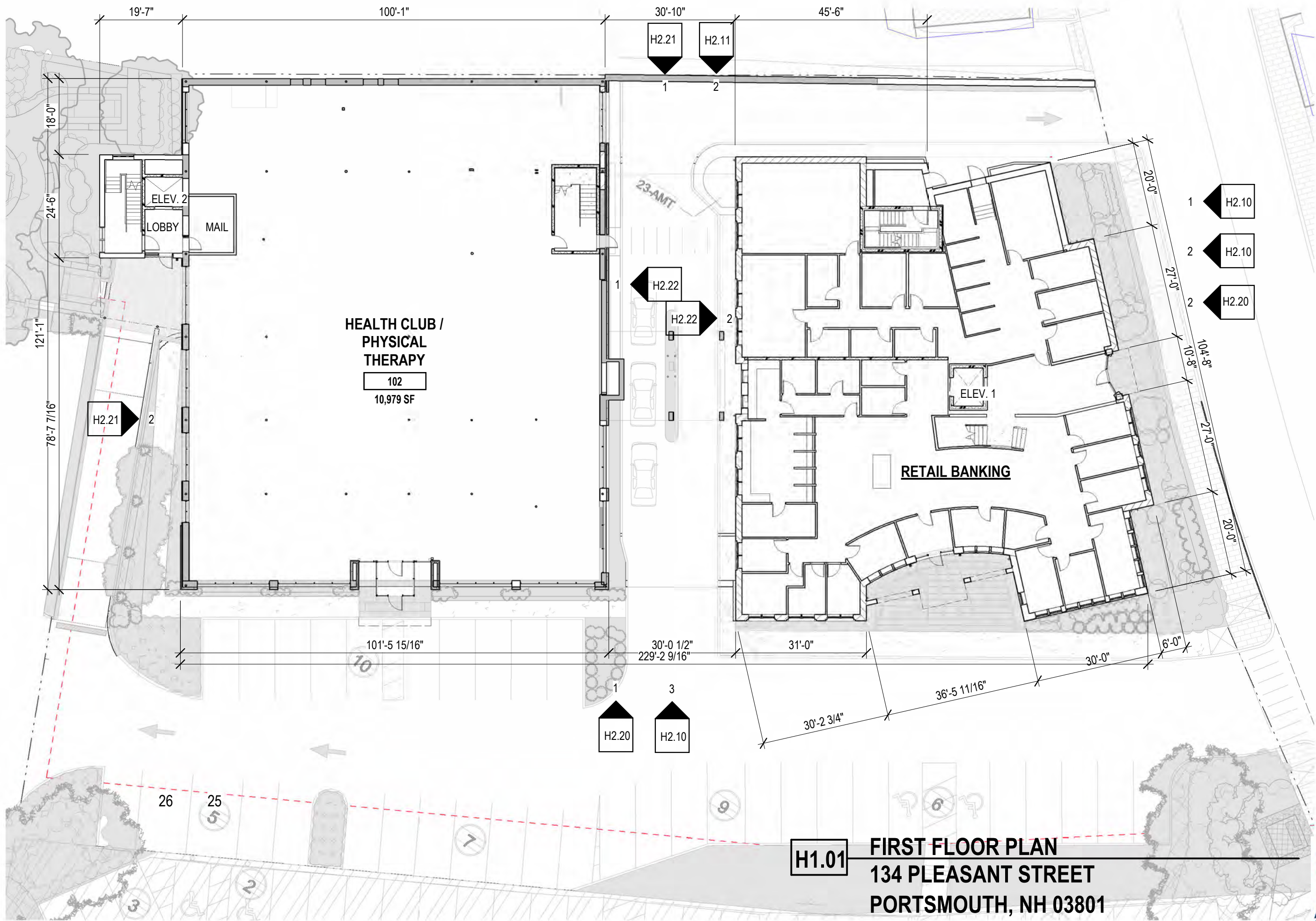




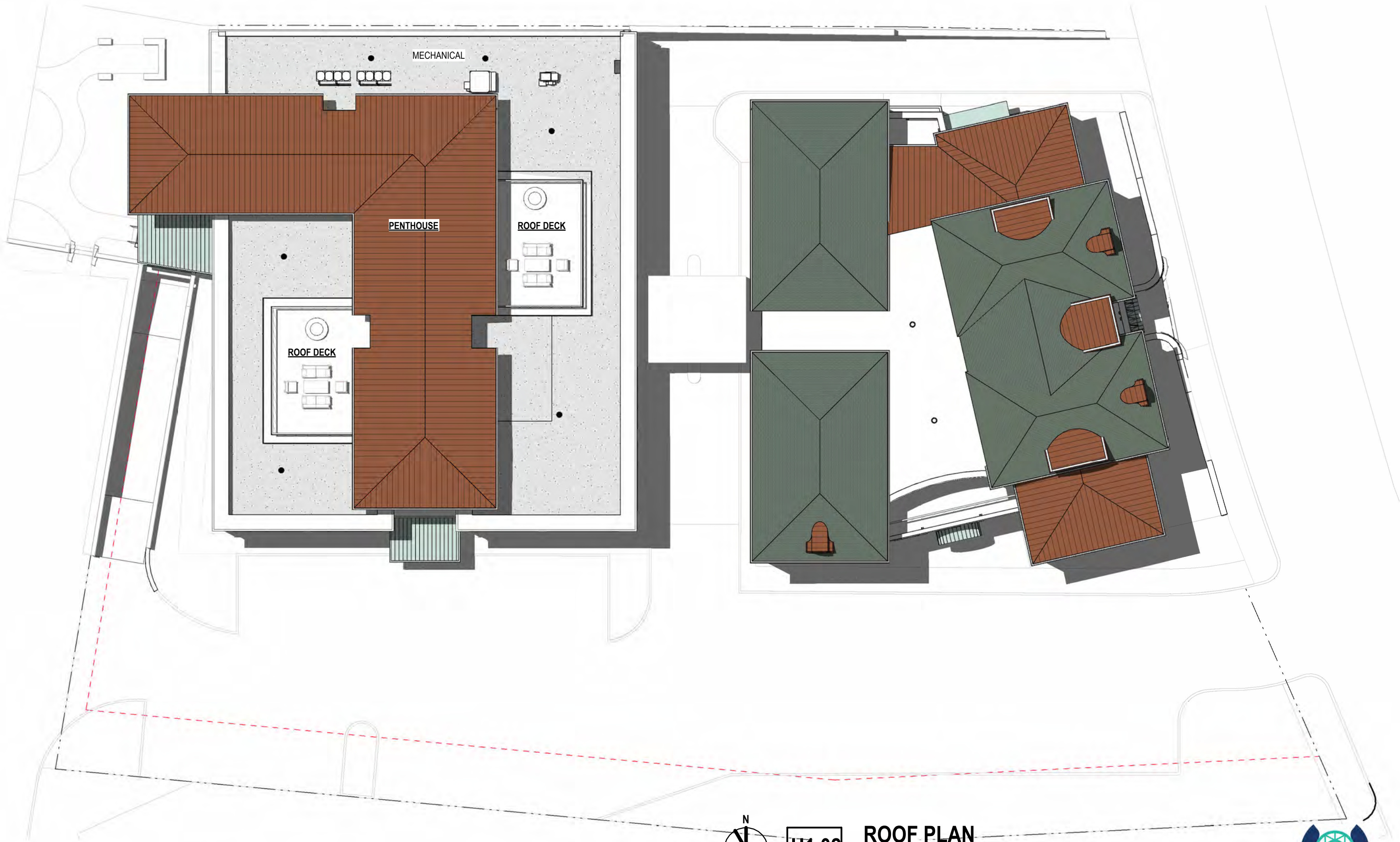
**H0.2** EXISTING PHOTOS  
**134 PLEASANT STREET  
 PORTSMOUTH, NH 03801**

12/29/25









H1.02

**ROOF PLAN**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

12/29/25



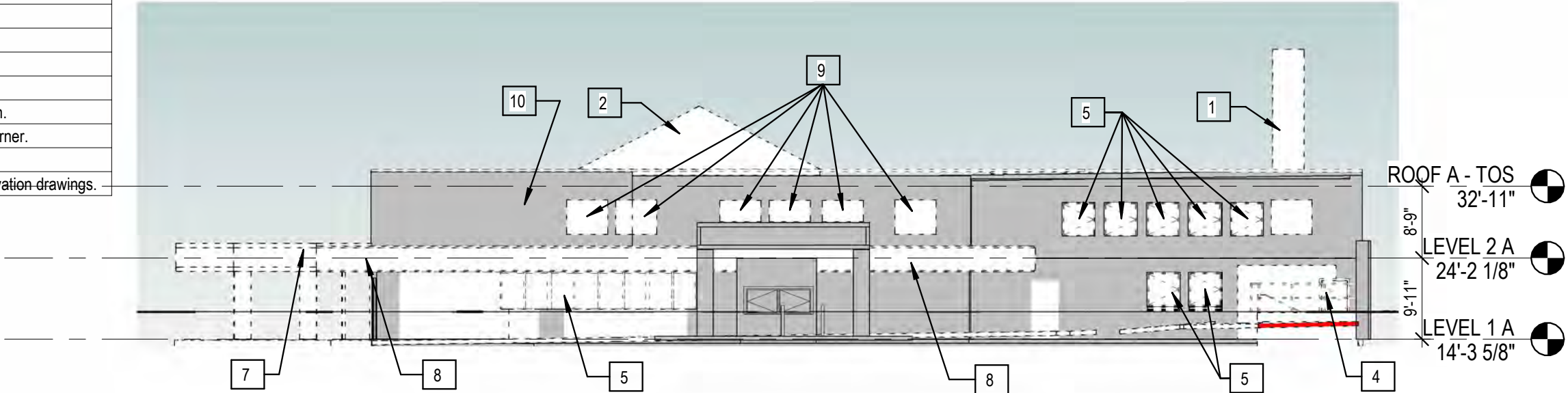
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1

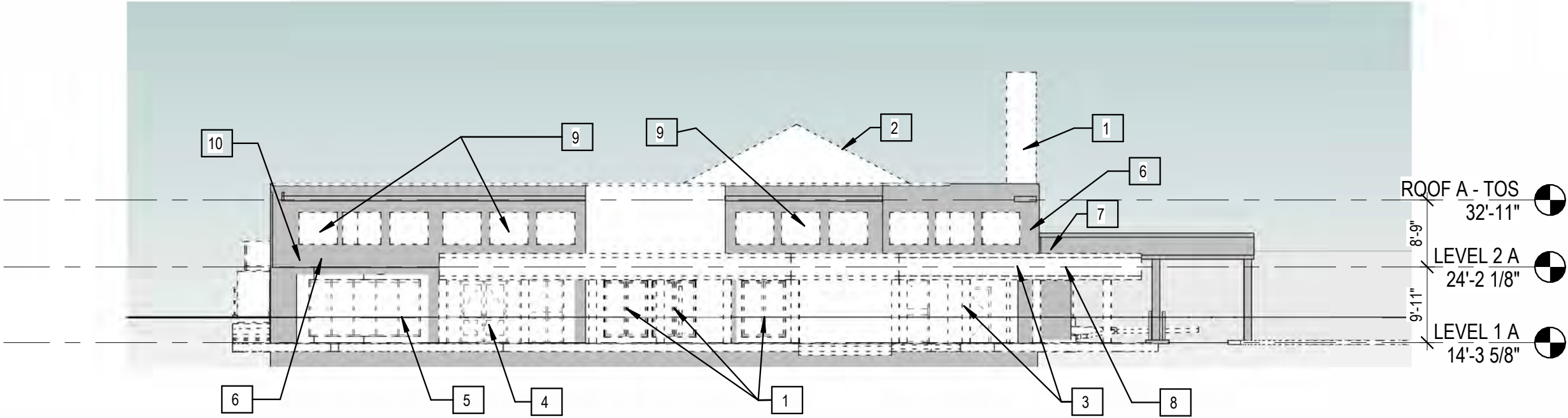
**HDC ROOF PLAN**  
3/64" = 1'-0"



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 EXISTING ELEVATION EAST  
1/16" = 1'-0"



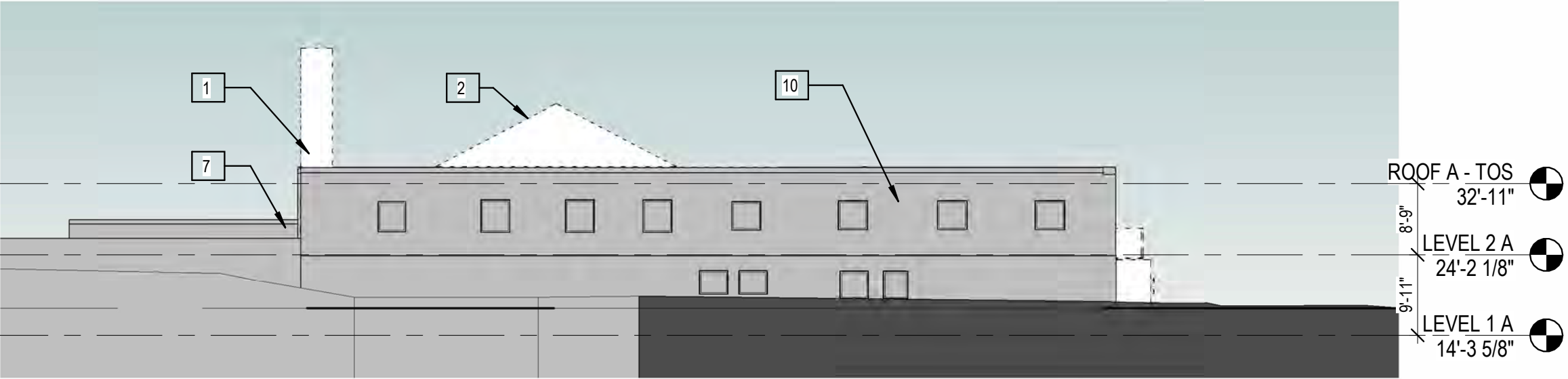
1 HDC EXISTING ELEVATION SOUTH  
1/16" = 1'-0"

H2.01 EXISTING ELEVATIONS  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

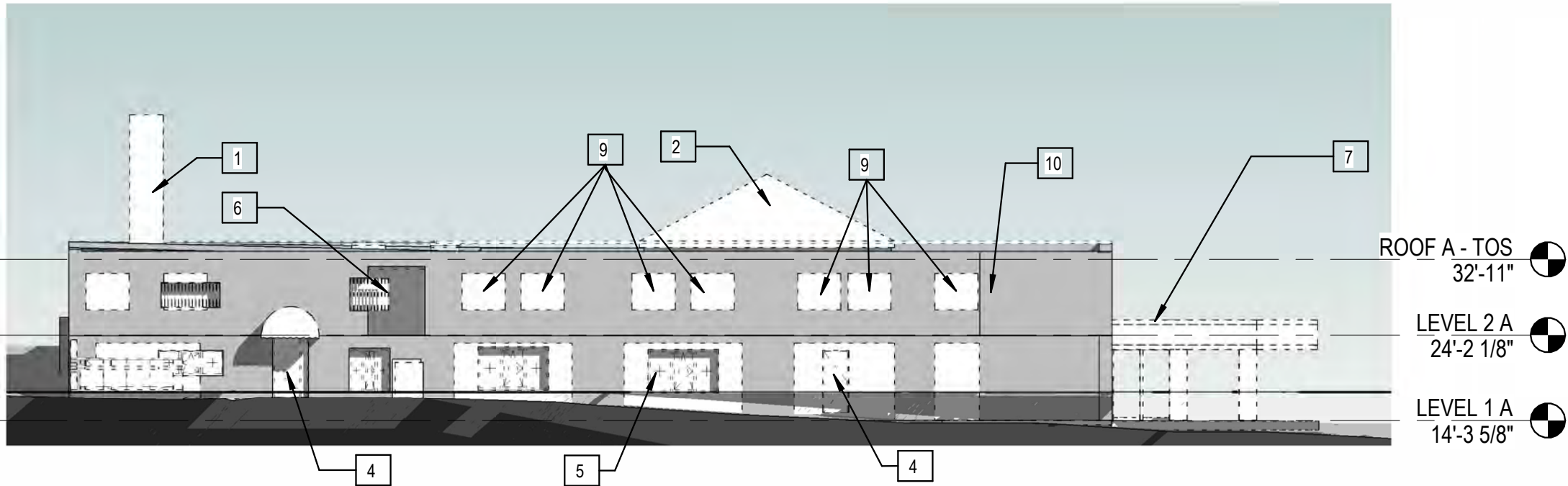
12/29/25



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



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

H2.02

EXISTING ELEVATIONS  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25



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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**

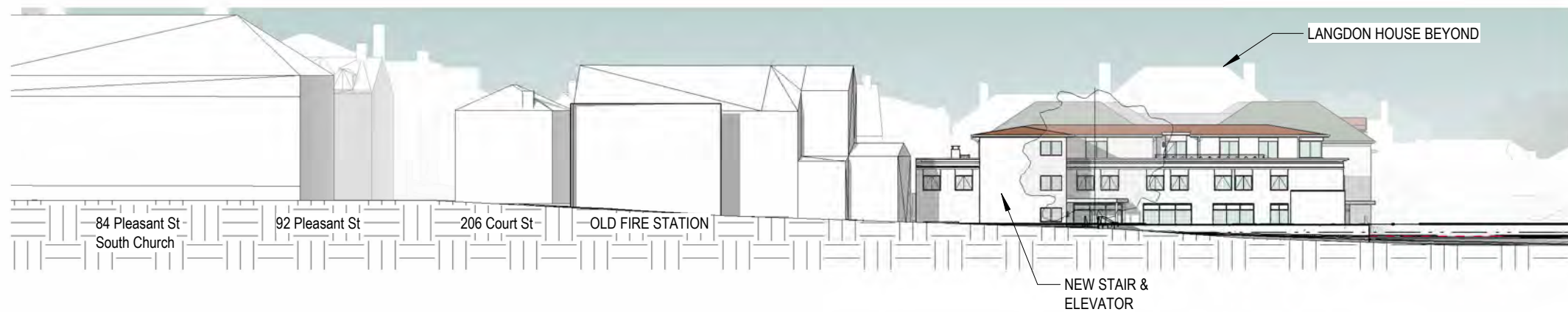
**CONTEXT SITE SECTIONS  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801**

12/29/25

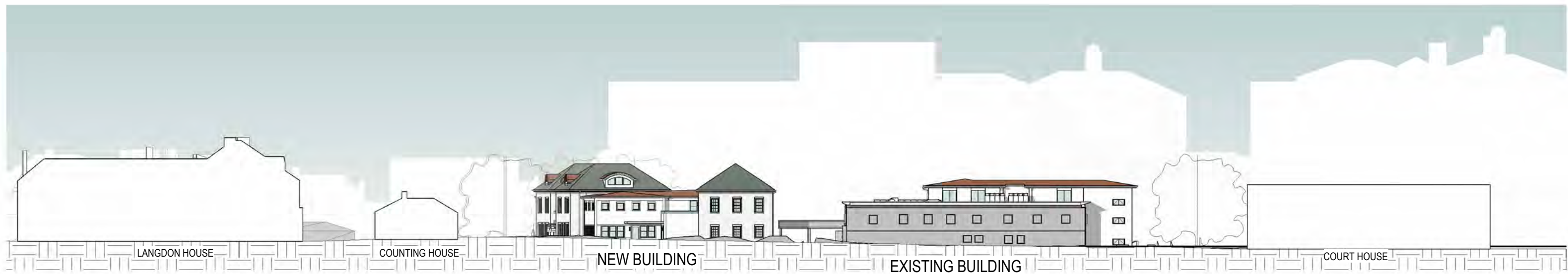


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**1 WEST SITE SECTION**  
1" = 40'-0"

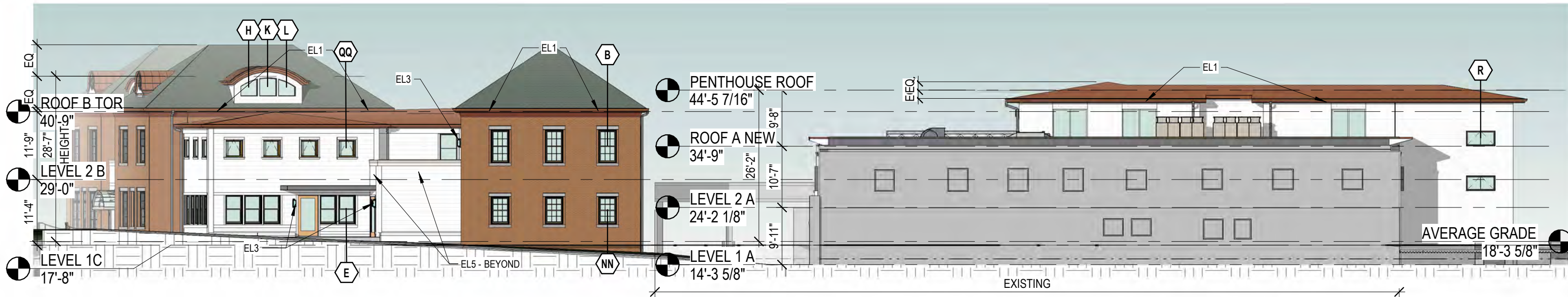


**2 NORTH SITE SECTION**  
1" = 40'-0"













#### ELEVATION KEY NOTES

##### NEW BUILDING

-  GLAZED BRICK
-  ZINC SHINGLE
-  FIBER CEMENT BOARD
-  SLATE ROOFING
-  COPPER ROOFING

#### ELEVATION KEY NOTES

##### EXISTING BUILDING

-  WHITE GRANITE
-  COMPOSITE METAL PANEL
-  WOOD - THERMAL TREATED
-  ALUMINUM SOFFIT PANELS

#### EXTERIOR LIGHTING LEGEND

- EL1 LINEAR RECESSED LIGHTING
- EL2 LINEAR SURFACE MOUNT LIGHTING
- EL3 WALL SCONE
- EL4 PENDANT LIGHTING
- EL5 WALL SCONE

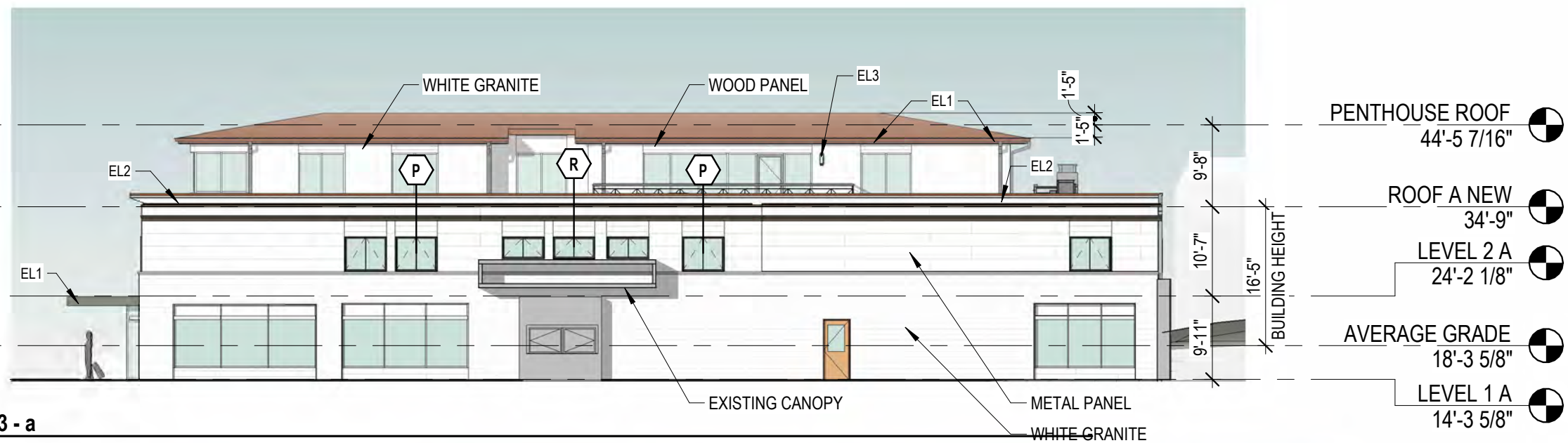
H2.21

## REAR ELEVATIONS 134 PLEASANT STREET PORTSMOUTH, NH 03801

12/29/25



1 **Elevation 3 - a**  
1/16" = 1'-0"



2 **Side Elevation**  
1/16" = 1'-0"



EXISTING  
NEW

#### ELEVATION KEY NOTES

##### NEW BUILDING

- GLAZED BRICK
- ZINC SHINGLE
- FIBER CEMENT BOARD
- SLATE ROOFING
- COPPER ROOFING

#### ELEVATION KEY NOTES

##### EXISTING BUILDING

- WHITE GRANITE
- COMPOSITE METAL PANEL
- WOOD - THERMAL TREATED
- ALUMINUM SOFFIT PANELS

#### EXTERIOR LIGHTING LEGEND

- EL1 LINEAR RECESSED LIGHTING
- EL2 LINEAR SURFACE MOUNT LIGHTING
- EL3 WALL SCONCE
- EL4 PENDANT LIGHTING
- EL5 WALL SCONCE

H2.22

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

12/29/25



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VIEW FROM PLEASANT STREET, NORTH

H3.01

RENDERING - NEW

134 PLEASANT STREET

PORTSMOUTH, NH 03801

12/29/25







VIEW FROM LANGDON HOUSE - DAYTIME



VIEW FROM LANGDON HOUSE - NIGHT



VIEW FROM PLEASANT STREET AT JUNKINS AVENUE - DAYTIME



VIEW FROM PLEASANT STREET AT JUNKINS AVENUE - NIGHT

**H3.02**

**RENDERINGS - NEW**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

12/29/25



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VIEWS FROM PARROTT AVE PARKING LOT

**H3.03** **RENDERINGS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

12/29/25



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VIEWS FROM PARROTT AVE PARKING LOT

H3.04

**RENDERINGS - NEW**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

12/29/25



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VIEW FROM SIDE OF COURT HOUSE

**H3.05** **RENDERING - RENOVATION**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

12/29/25



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**H3.06** **RENDERING - RENOVATION**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

12/29/25





**H3.07** **RENDERING - RENOVATION**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

12/29/25



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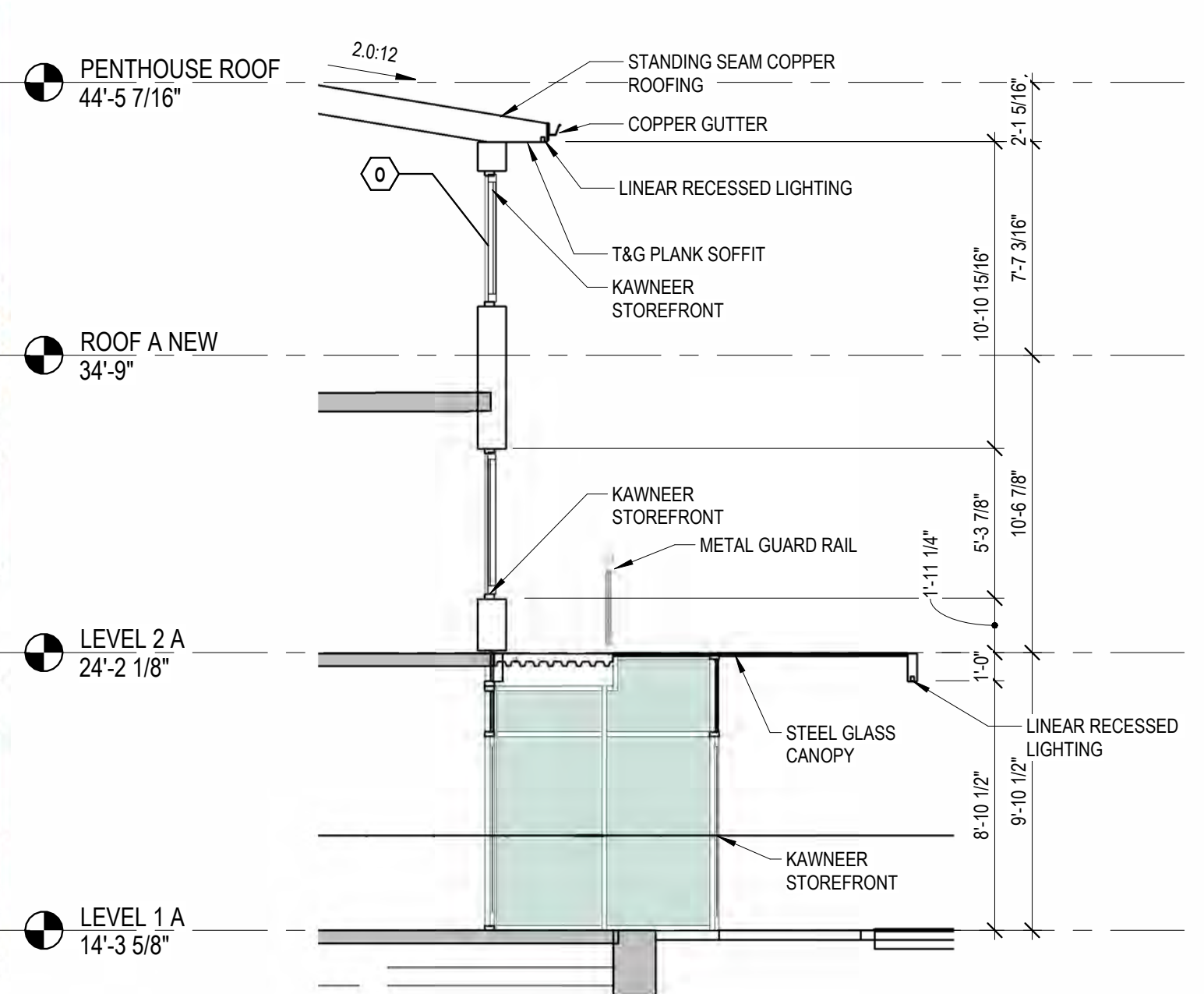
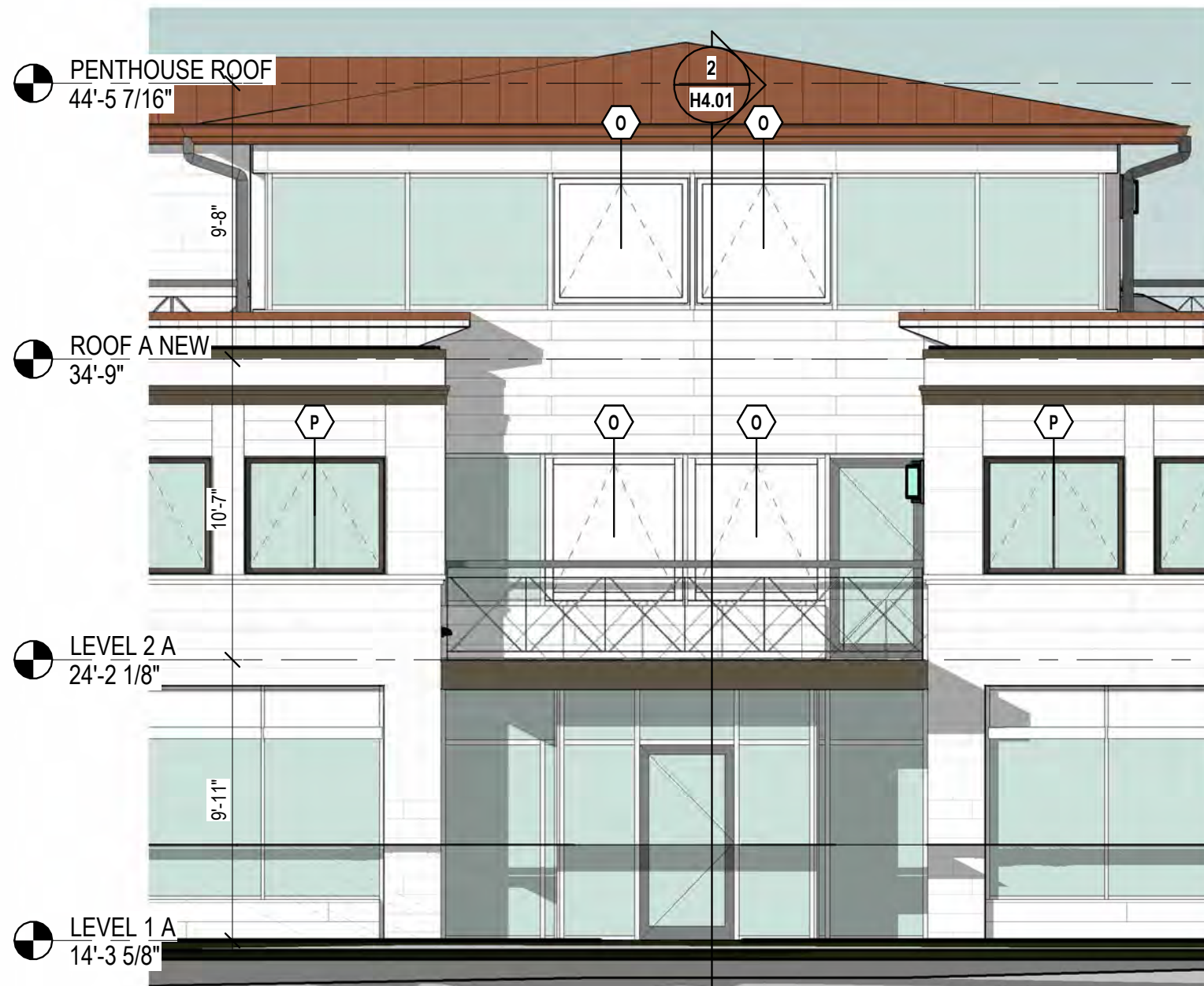


1 HDC BIRDSEYE SE

H3.10 BIRDSEYE AXONOMETRIC  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25



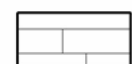

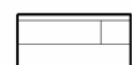



1 ELEVATION - NEW ENTRANCE AT THE EXISTING  
3/16" = 1'-0"

2 SECTION - NEW ENTRANCE AT THE EXISTING  
3/16" = 1'-0"

#### ELEVATION KEY NOTES

##### EXISTING BUILDING

-  WHITE GRANITE
-  COMPOSITE METAL PANEL
-  WOOD - THERMAL TREATED
-  ALUMINUM SOFFIT PANELS



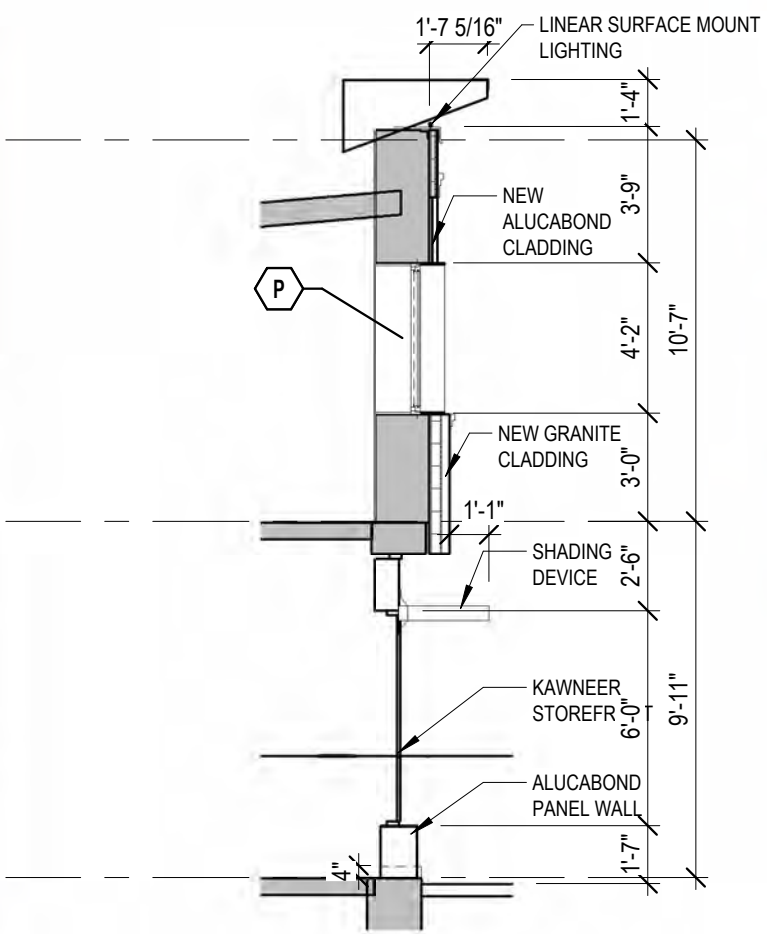
**H4.01** ELEVATION DETAIL, RENOVATION  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25





1 ELEVATION - FRONT - EXISTING BUILDING  
3/16" = 1'-0"



3 SECTION - FRONT - EXISTING BUILDING  
3/16" = 1'-0"



ELEVATION KEY NOTES	
EXISTING BUILDING	
	WHITE GRANITE
	COMPOSITE METAL PANEL
	WOOD - THERMAL TREATED
	ALUMINUM SOFFIT PANELS

**H4.02** ELEVATION DETAIL, RENOVATION  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

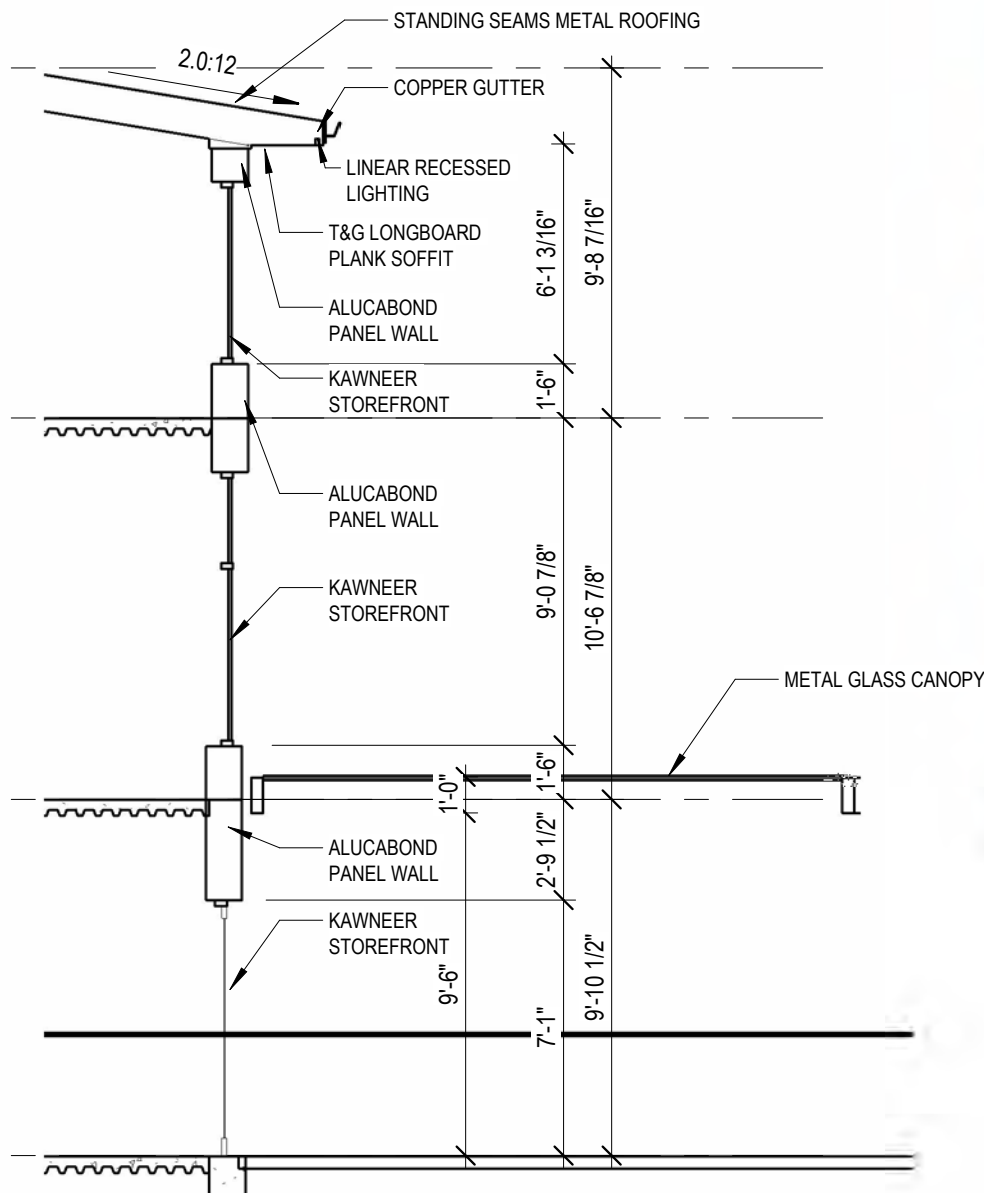
12/29/25







1 ELEVATION - BACK ENTRANCE AND STAIR  
3/16" = 1'-0"

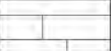
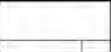
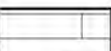
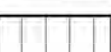


2 SECTION - BACK ENTRANCE AND STAIR  
3/16" = 1'-0"



#### ELEVATION KEY NOTES

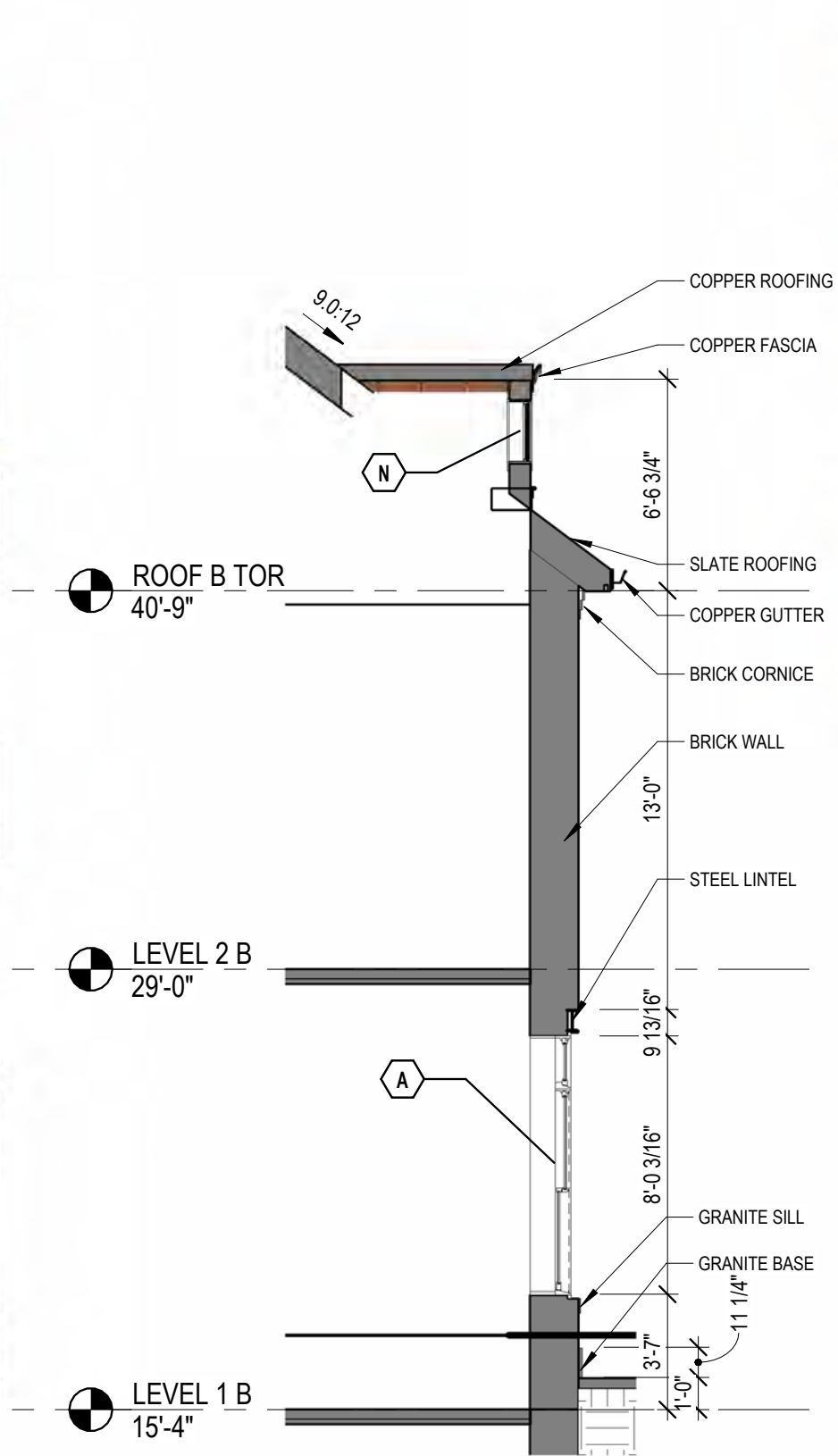
##### EXISTING BUILDING

-  WHITE GRANITE
-  COMPOSITE METAL PANEL
-  WOOD - THERMAL TREATED
-  ALUMINUM SOFFIT PANELS

**H4.03** ELEVATION DETAIL, RENOVATION  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25



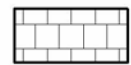


#### ELEVATION KEY NOTES

##### NEW BUILDING



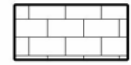
GLAZED BRICK



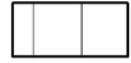
ZINC SHINGLE



FIBER CEMENT BOARD



SLATE ROOFING



COPPER ROOFING

1 PARTIAL ELEVATION - PERPENDICULAR TO PLEASANT ST 01  
3/16" = 1'-0"

2 PARTIAL SECTION - PERPENDICULAR TO PLEASANT ST 02  
3/16" = 1'-0"

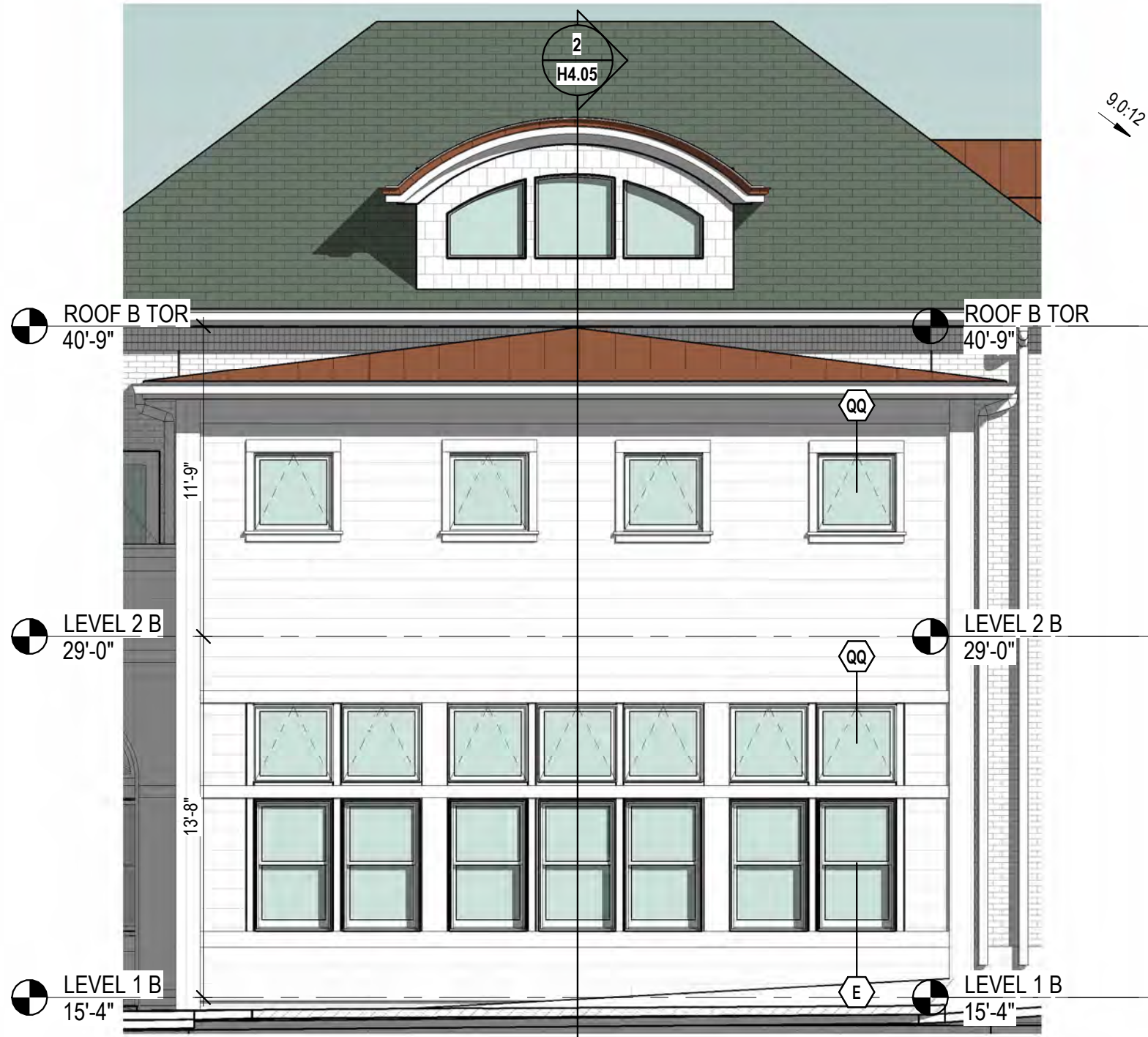
**H4.04** ELEVATION DETAIL, NEW  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25



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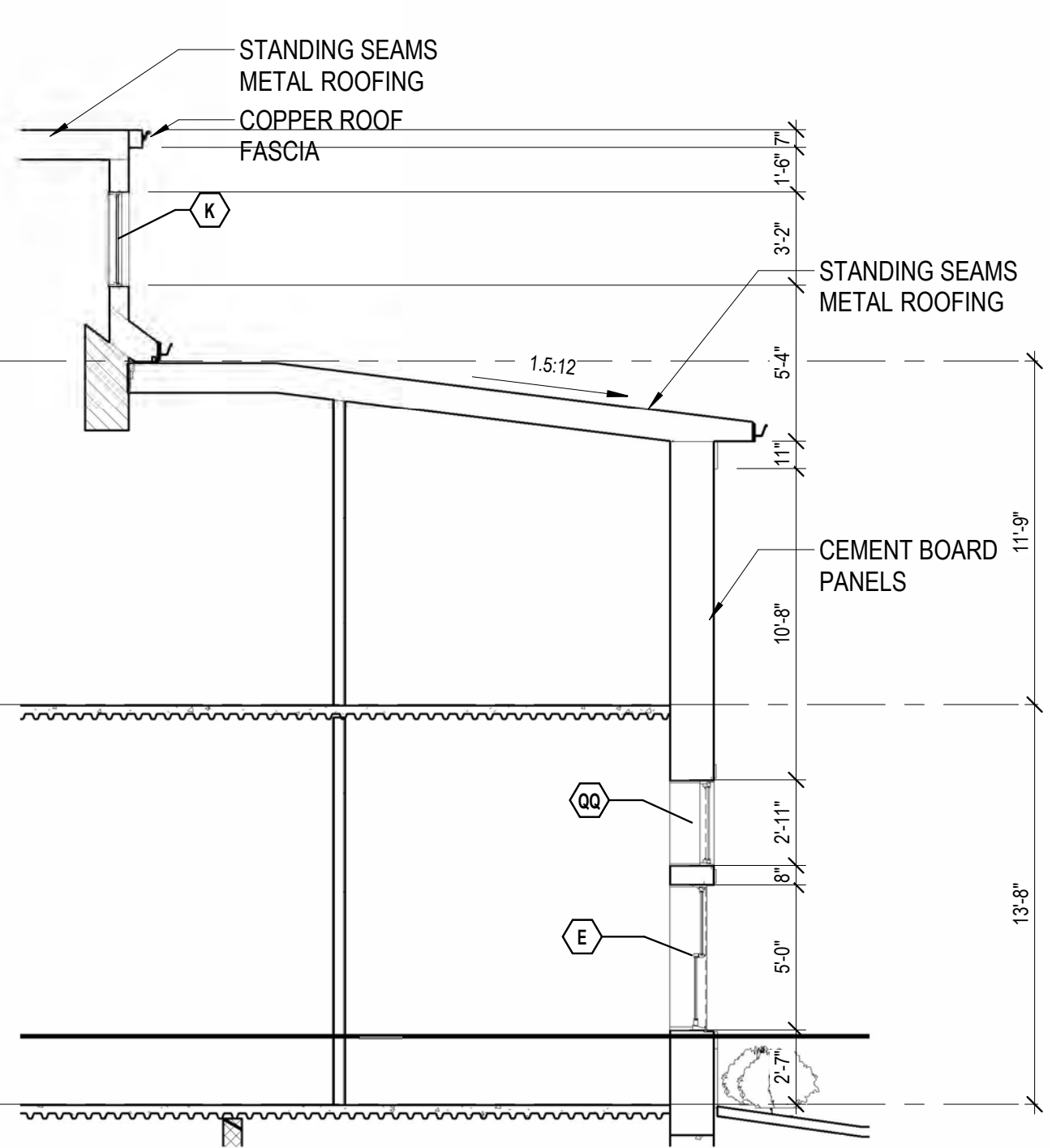


**1** PARTIAL ELEVATION - PERPENDICULAR TO PLEASANT ST 02  
3/16" = 1'-0"



**ELEVATION KEY NOTES**

- NEW BUILDING
- GLAZED BRICK
- ZINC SHINGLE
- FIBER CEMENT BOARD
- SLATE ROOFING
- COPPER ROOFING

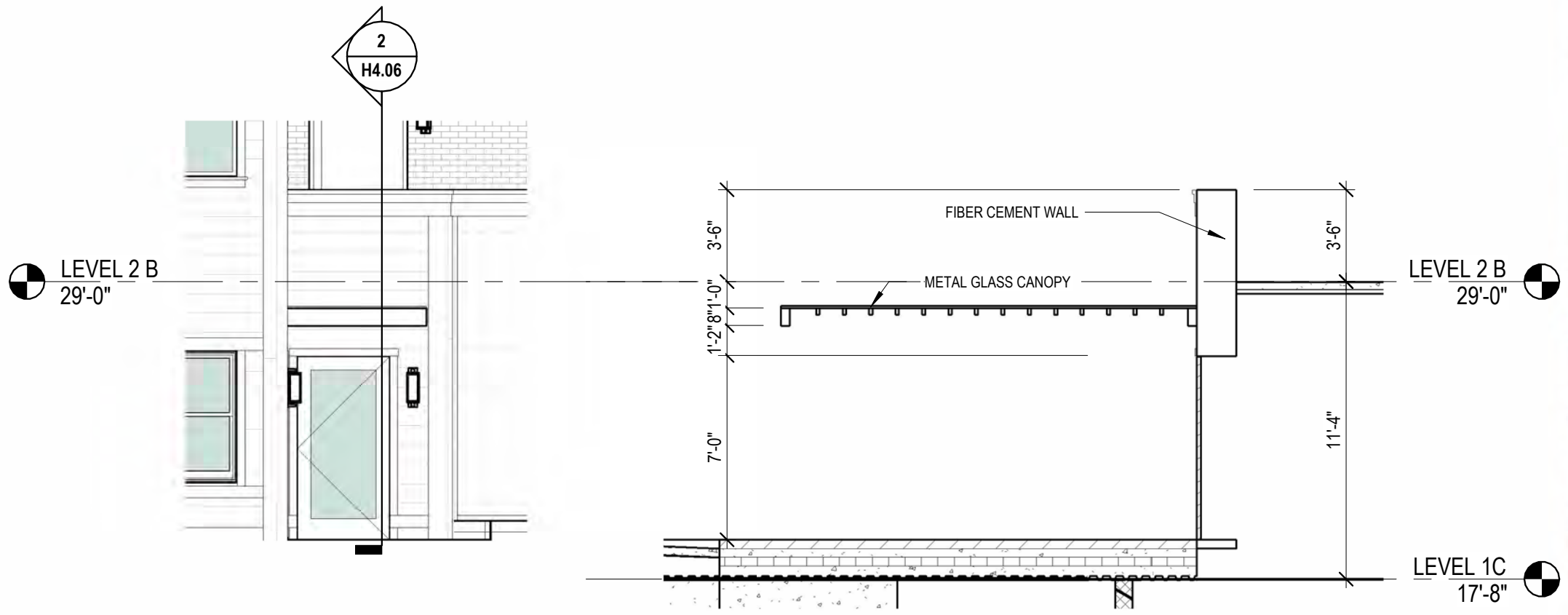


**2** PARTIAL SECTION - PERPENDICULAR TO PLEASANT ST  
3/16" = 1'-0"

**H4.05** ELEVATION DETAIL, NEW  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25


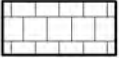

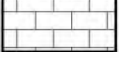





1 Elevation 1 - a - Callout 2  
3/16" = 1'-0"

2 Section 49  
3/16" = 1'-0"



ELEVATION KEY NOTES	
	NEW BUILDING
	GLAZED BRICK
	ZINC SHINGLE
	FIBER CEMENT BOARD
	SLATE ROOFING
	COPPER ROOFING

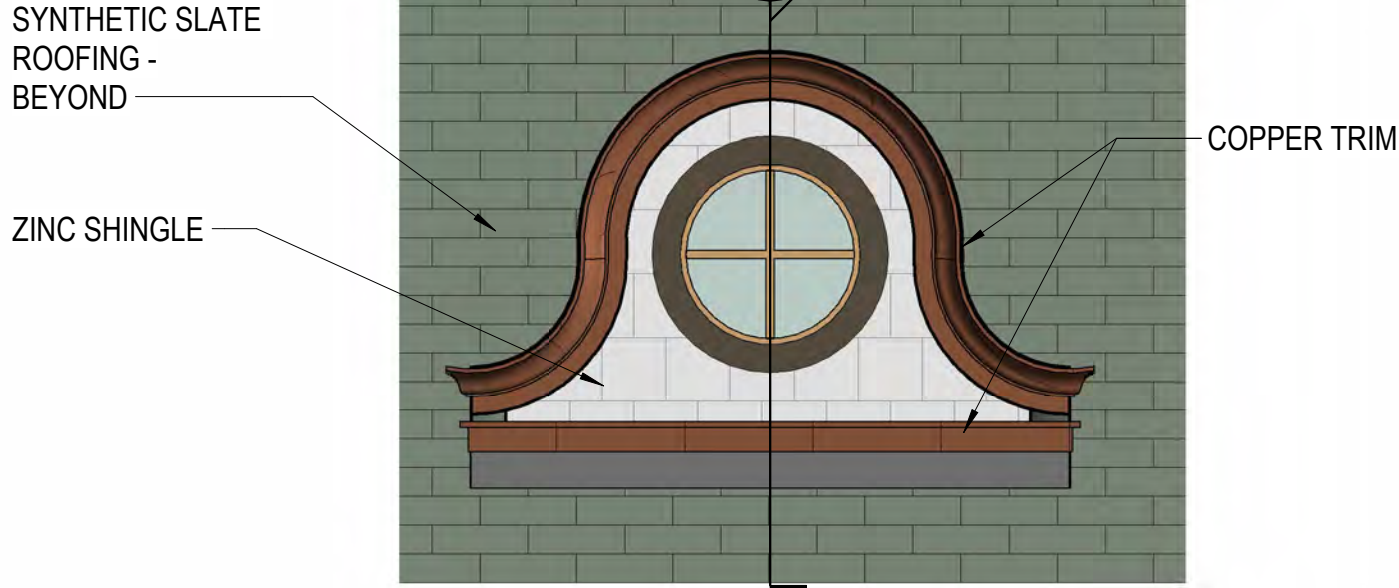
**H4.06** ELEVATION DETAIL, NEW  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25





1 ELEVATION OCULUS DORMER  
1/2" = 1'-0"

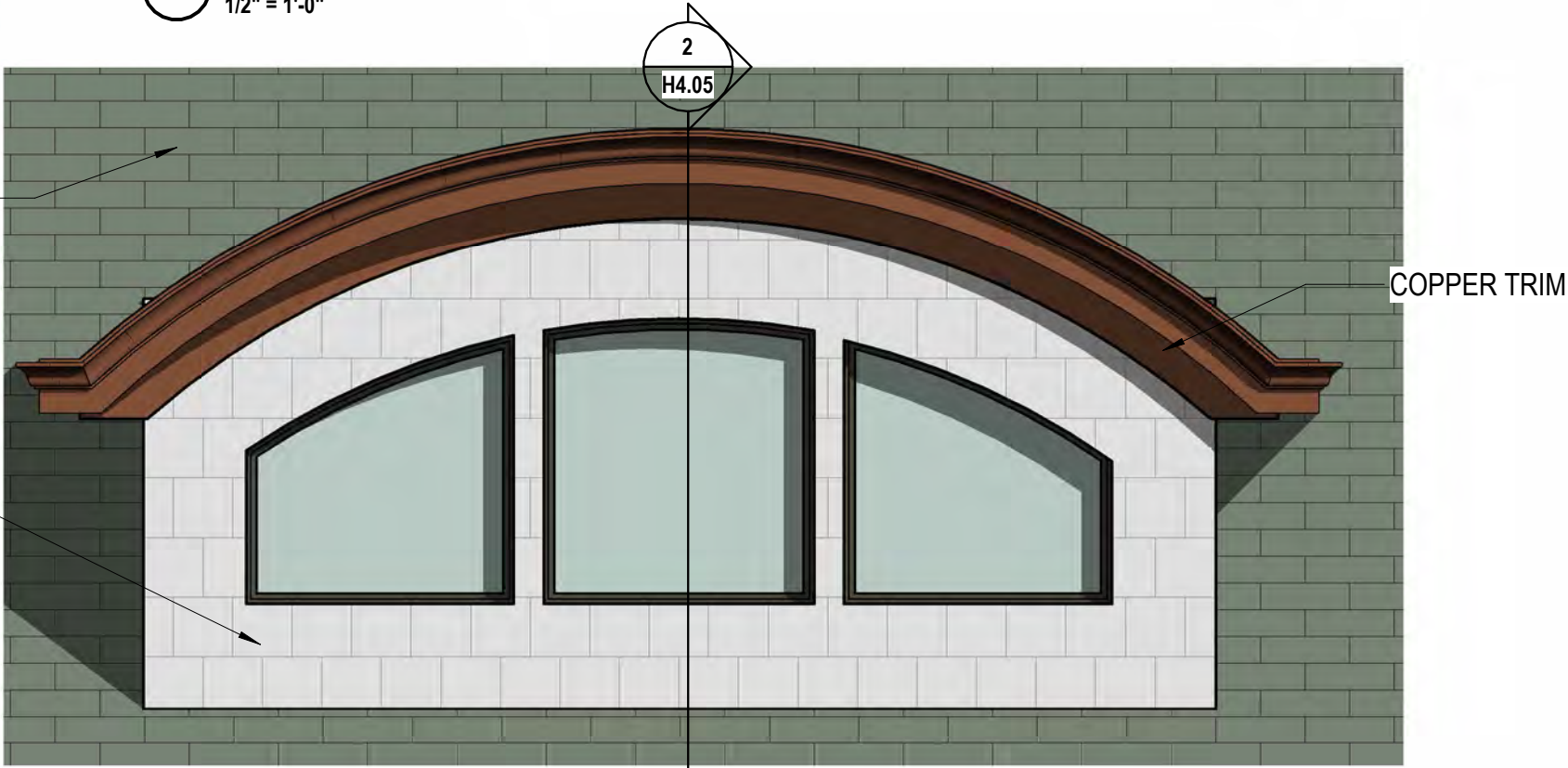


SYNTHETIC SLATE  
ROOFING -  
BEYOND

ZINC SHINGLE

COPPER TRIM

2 ELEVATION DORMER  
1/2" = 1'-0"



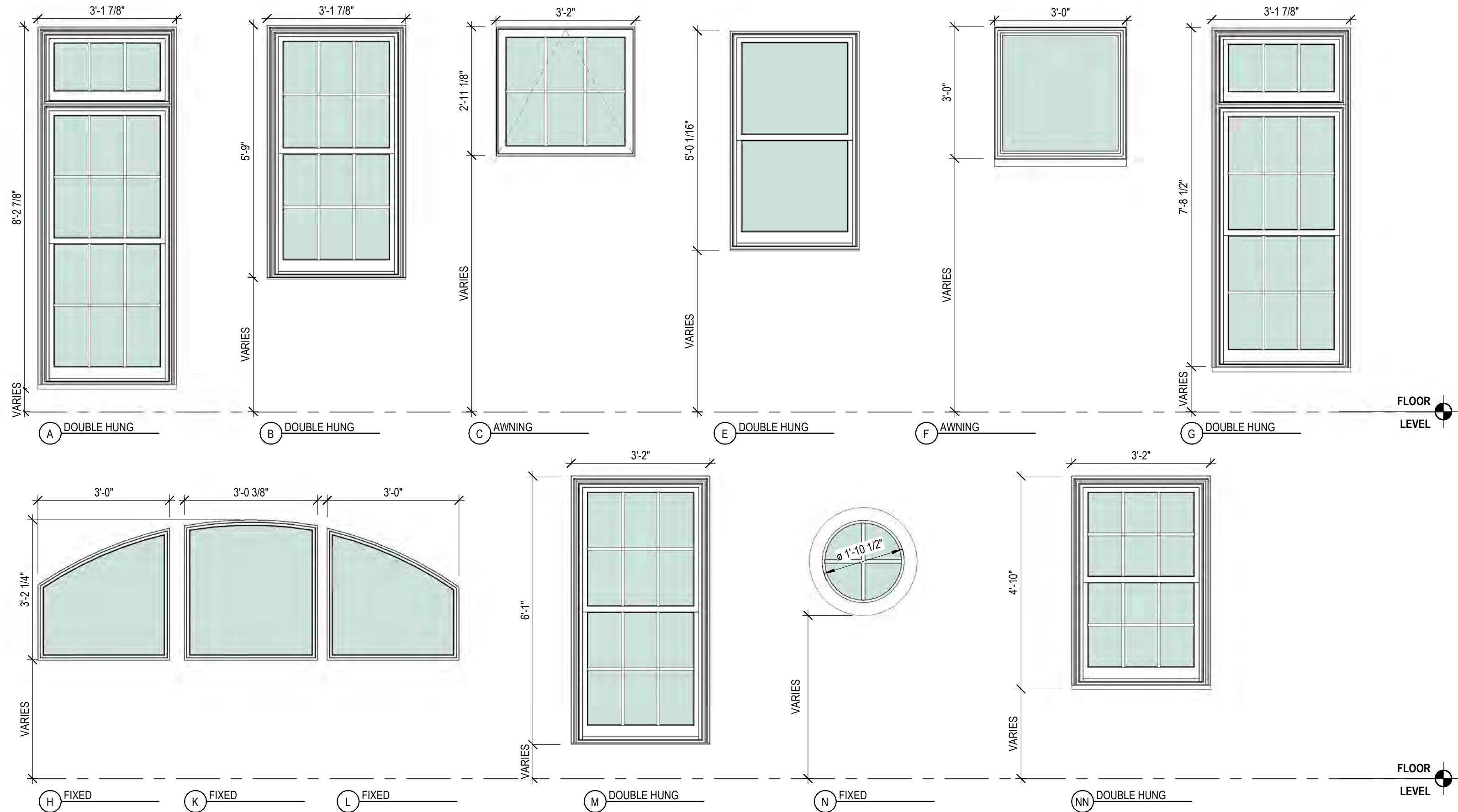
COPPER TRIM

H4.07

ELEVATION DETAIL, NEW  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25

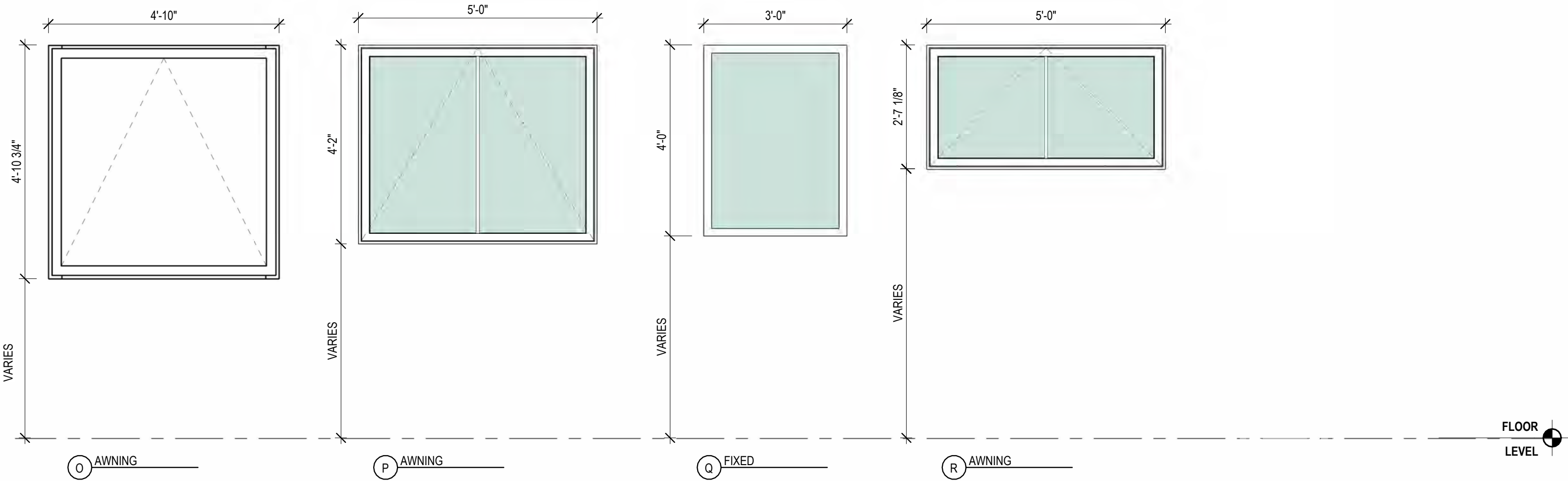




**H4.08** **WINDOWS - NEW**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

12/29/25





H4.09

WINDOWS - RENOVATION  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25



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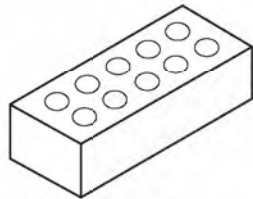
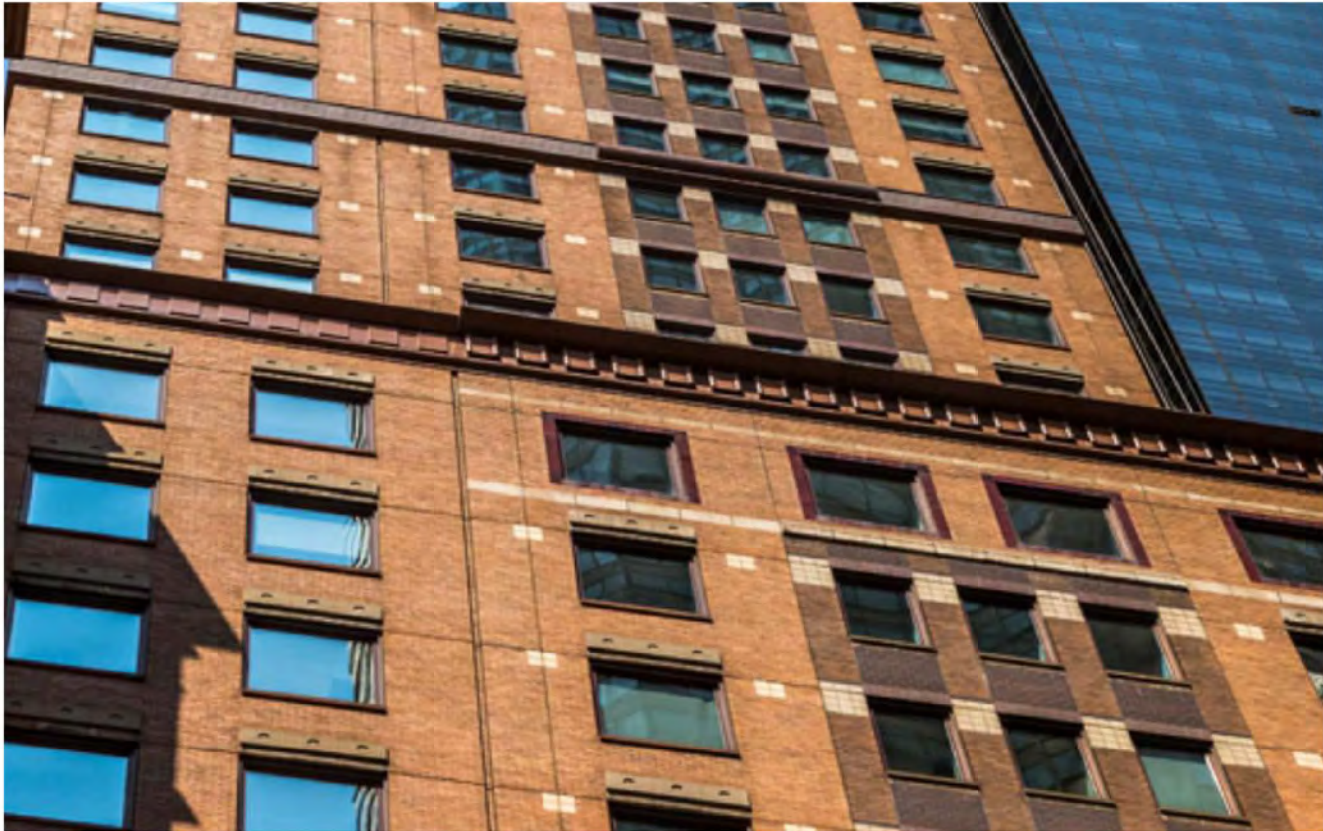
Materials Legend

12/29/2025

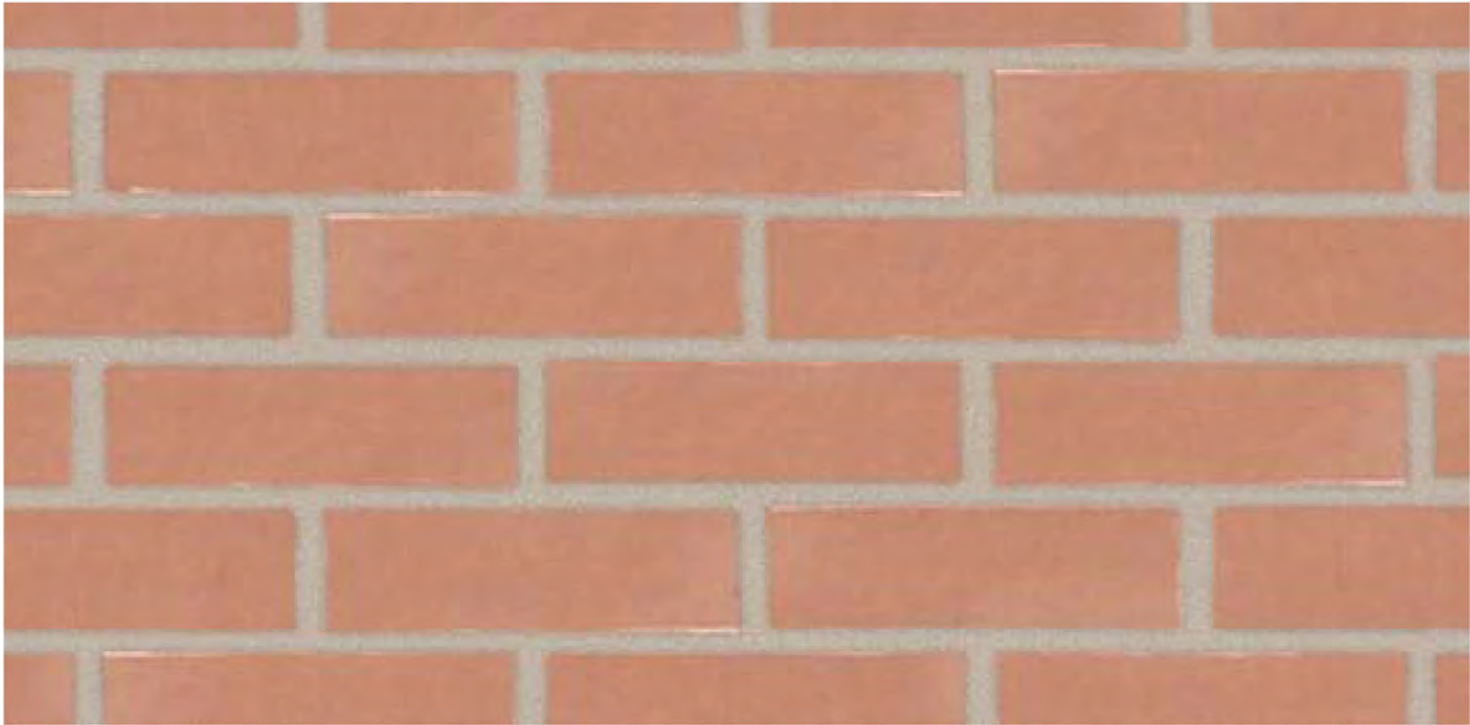
Sheet	Material	Manufacturer	Model/Make	Finish/Color
NEW				
H4.11	Granite Base	Swenson Granite	Woodbury Gray	Gray
H4.11	Brick Veneer	Glen Gery	glazed clay brick	Apricot Rose
H4.12	Composite Siding	TruExterior Boral Polyash	8-3/4" exposure, nickle gap	smooth; Field painted
H4.12	Composite Trim	TruExterior Boral Polyash	5/4" and 1x, profiles as indi	smooth; Field painted
H4.14	Copper Roofing	Revere	standing seam	mill finish (natural)
H4.14	Slate Roofing	Vermont Slate	Natural Slate	gray-black
H4.16	Windows - New Building	Pella	Reserve -Traditional - Double Hung & Awning	brown
H4.15	Storefronts, Doors Entry and roof decks	Kawneer	Trifab VersaGlaze 451/451T	classic bronze
H4.17	Handrail at street entrance	Custom	Wrought iron	Painted/black
H4.17	Guardrail at roof decks	Custom	Steel cross-frame with cabl	Paint/black
H4.17	Copper gutters and downspouts	standard sizes	Square gutter and Round downspout	Mill finish
RENOVATION				
H4.11	Granite	Rock of Ages, Vermont	Bethel White	thermal finish
H4.12	Composite Metal Panel	Alucobond	FaceFastened	Zinc
H4.12	Wood Siding, heat treated	Thermory	Shiplap	clear finish
H4.14	Copper Roofing	Revere	standing seam	mill finish
H4.15	Storefronts, Doors Entry and roof decks	Kawneer	Trifab VersaGlaze 451/451T	classic bronze
H4.16	Windows	Pella	Reserve – Contemporary - Awning	brown
H4.17	Sun shades	Kawneer	Versoleil	classic bronze



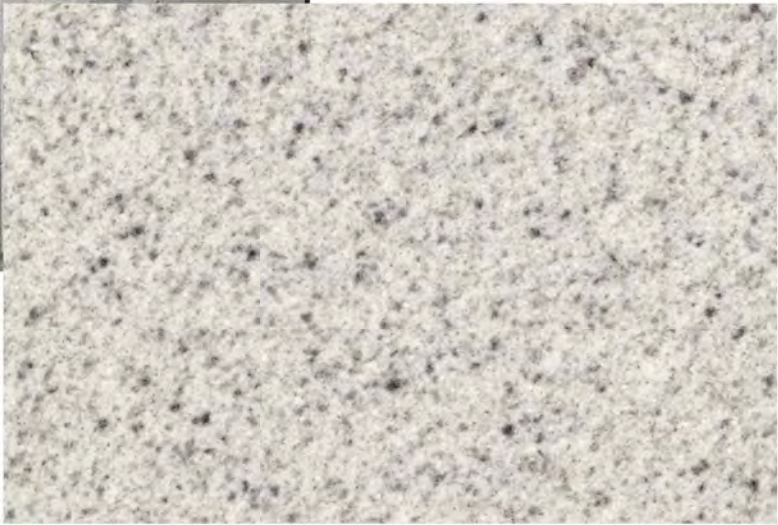
BRICK @ NEW BUILDING  
GLAZED CLAY BRICK  
GLEN GERY  
COLOR: APRICOT ROSE  
STANDARD SIZE 3 5/8"X2 1/4"X8"



**Modular**  
3-5/8 x 2-1/4 x 7-5/8  
6.75 units/sq. ft.



GRANITE @ RENOVATION  
BETHEL WHITE  
THERMAL FINISH



H4.11

MATERIALS - MASONRY  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25



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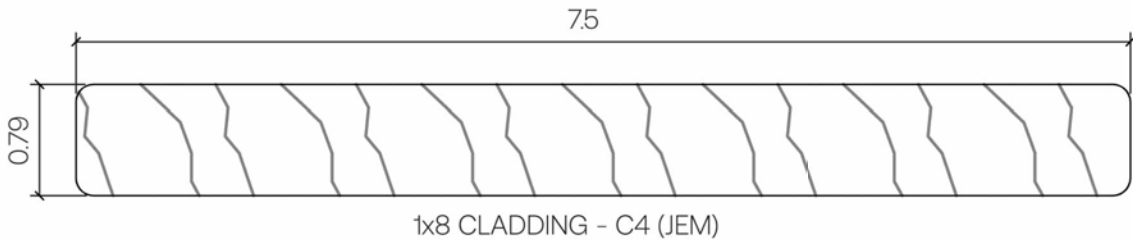
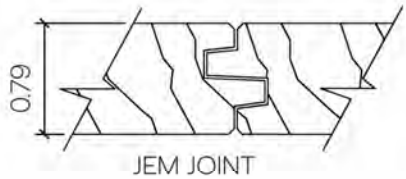
ALUCOBOND® FaceFastened

ALUCOBOND FaceFastened is a simple, but high-performance architectural cladding system that combines a sleek, modern aesthetic with superior durability and ease of installation.

- Designed for use in a wide range of applications, this simple screwed ACM system utilizes ALUCOBOND FaceFastened Attachment Rails and ALUCOBOND FaceFastened Attachment Screws to create a seamless, flush-mounted appearance that is both visually striking and highly functional.
- Whether you're looking to create a dramatic, eye-catching façade or simply seeking a reliable, cost-effective cladding solution, ALUCOBOND FaceFastened is the perfect choice.



BENCHMARK ASH



6" V-Groove Plank

PRODUCT COMPONENTS

V-Groove Planks

Dimensions	12' *	24' *	12' Perf *	24' Perf *
2 1/4"	3V.145		3VP.145	
4"	4V.145	4V.289	-	-
6"	6V.145	6V.289	6VP.145	6VP.289



Profile Type: White Ash  
Size: 1x8 CLADDING - C4 (JEM)  
Installation: 60 mm FG Screw  
Scale: 1"=0" = 1'-0"



H4.12

MATERIALS - CLADDING, RENOVATION  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25

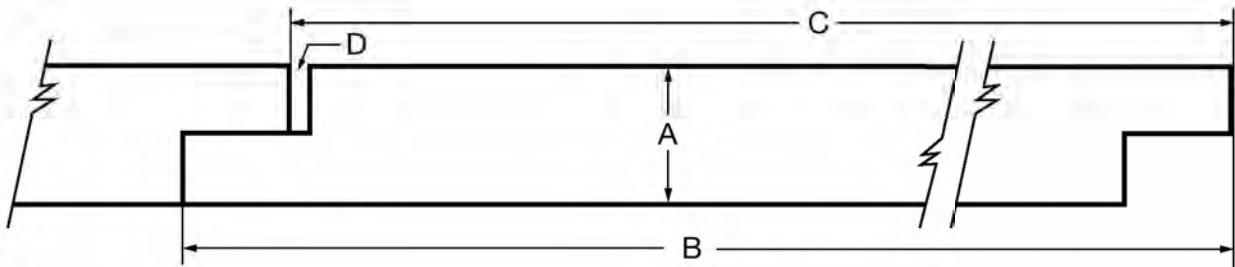


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**FIBER CEMENT SIDING & TRIM**  
Boral , Truexterior  
FINISH: SMOOTH  
SIZE: 1x10

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Gap (D)
1 x 4	11/16"	3-1/2"	3-3/32"	5/64"
1 x 6	11/16"	5-1/2"	5-3/32"	5/64"
1 x 8	11/16"	7-1/4"	6-13/16"	5/64"
1 x 10	11/16"	9-1/4"	8-13/16"	5/64"



**NICKEL GAP**

The Nickel Gap profile is self-gapping, creating a consistent nickel-sized space between each board. Is not reversible.

Smooth Finish or  
Woodgrain Finish





**ROOFING**  
VERMONT NATURAL  
SLATE, VERMONT  
GRAY-BLACK



**COPPER ROOFING**  
REVERE - CLASSIC COPPER, MILL  
FINISH, STANDING SEAM





36

Trifab® VersaGlaze® 451/451T Framing System

BASIC FRAMING DETAILS (FRONT)

APRIL, 2024

EC 97911-316

Additional information and CAD details are available at [www.kawneer.com](http://www.kawneer.com)

ELEVATION IS NUMBER KEYED TO DETAILS

NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

STICK (INSIDE GLAZED)

TWO COLOR OPTION

SSG RECEPTOR

4 JAMB

5 SSG VERTICAL

5 WEATHERSEAL VERTICAL

1 HEAD

2 HORIZONTAL

3 SILL

ADMC040EN

6

190/350/500 Standard Entrances

DOOR TYPES/SECTION DIMENSIONS

AUGUST, 2024

EC 97911-323

Additional information and CAD details are available at [www.kawneer.com](http://www.kawneer.com)

190 NARROW STILE

350 MEDIUM STILE

500 WIDE STILE

STANDARD LOCATIONS

190 NARROW STILE

350 MEDIUM STILE

500 WIDE STILE

ADMA010EN

NX-8900

Architectural Thermal Aluminum Terrace Door

AW-PG50-ATD

FEATURES:

- NexGen™ Thermal Barrier System
- Integral Sidelite or Transom
- Stainless Steel Hardware
- Innovative Multi-Point Lock System
- 3 Way Adjustable Hinges
- 1" Insulating Glass Unit
- Concealed Limit Device with Door Stop

BENEFITS:

- Unmatched energy efficiency
- Outstanding air and water performance
- Versatility to accommodate custom field applications
- Durable non-corrosive hardware
- Dual color or dual finish available

OPTIONS:

- Outswing (NX-8910) or Inswing (NX-8920)
- 4-5/8" Equal Leg Frame
- Variety of Handle Set Styles and Finishes
- Exterior and Interior Muntins
- Low "ADA" Sill
- Kick Panel

STANDARD CONFIGURATIONS

PERFORMANCE

Model	Function	AAMA/WDMA/CSA 101/LS2/A440 Designation	Baseline Water Performance*	U-Factor (Per NFRC 100)
NX-8910	Outswing Hinged	AW-PG50-ATD	10 psf	0.42
NX-8920	Inswing Hinged	AW-PG50-ATD	10 psf	0.42

\* Water performance may vary depending on configuration and options.

NexGen™ Thermal Barrier System

1" Insulating Glass

Silicone Interior Glazing

NexGen Energy Spacer™

NexGen™ Thermal Barrier System

1" Insulating Glass

Silicone Interior Glazing

NexGen Energy Spacer™

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H4.15

MATERIALS - DOORS & STOREFRONTS

134 PLEASANT STREET

PORTSMOUTH, NH 03801

12/29/25

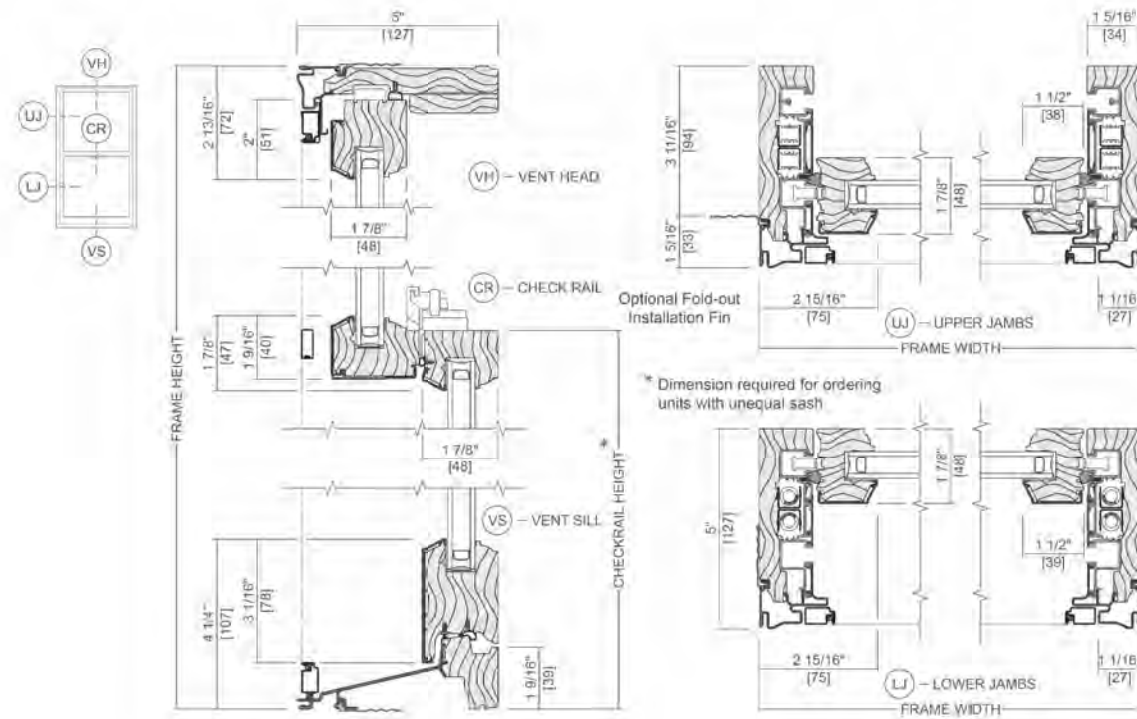
ARCOVE  
ARCHITECTS

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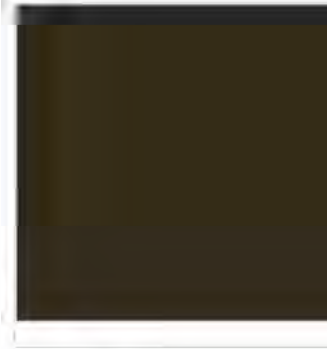
AT NEW BUILDING (GRILLES ONLY AT BRICK AREAS)

PELLA RESERVE – TRADITIONAL  
ALUMINUM CLAD WOOD  
DOUBLE HUNG & AWNING  
EXTERIOR COLOR: BROWN  
SDL - PUTTY PROFILE

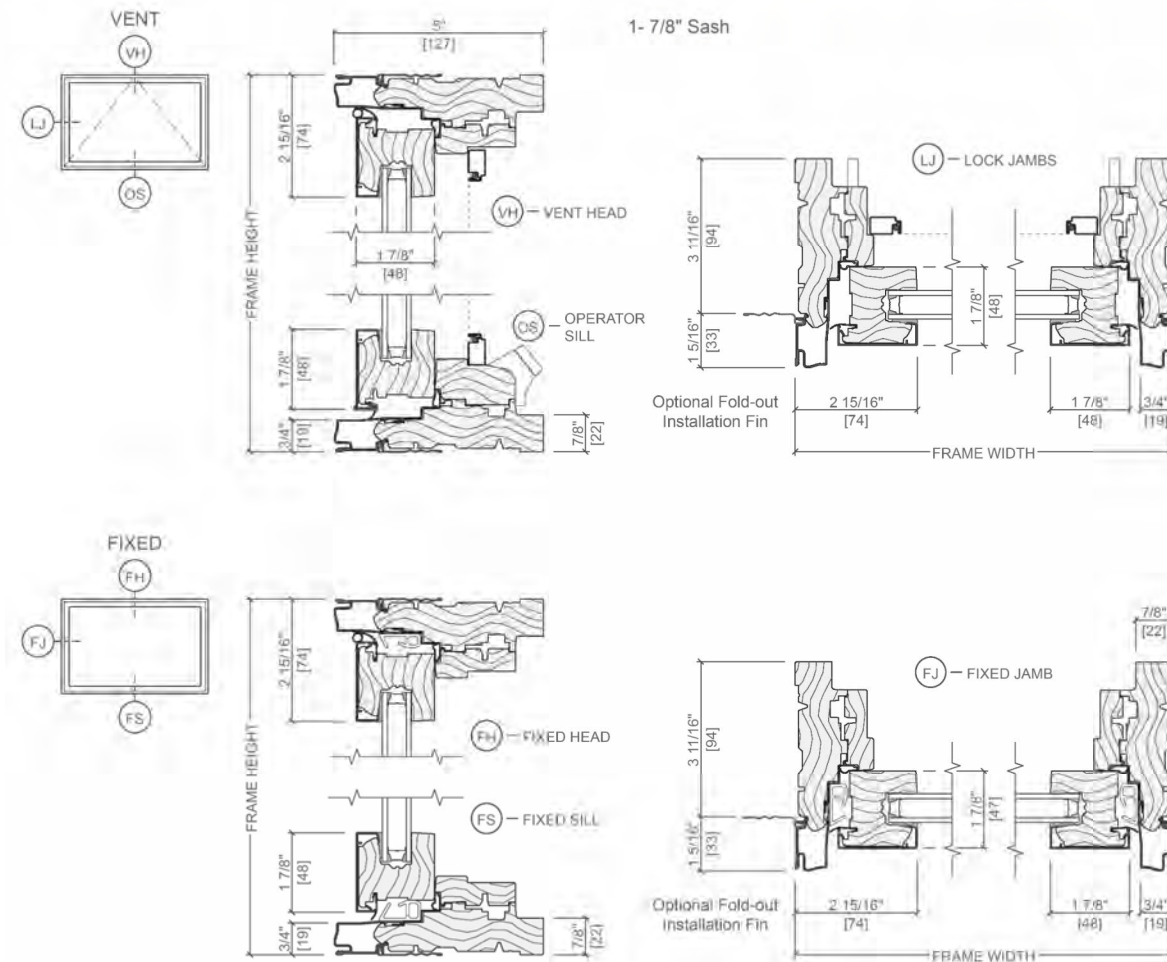


### AT EXISTING RENOVATION

PELLA RESERVE – CONTEMPORARY  
ALUMINUM CLAD WOOD  
COLOR: BROWN



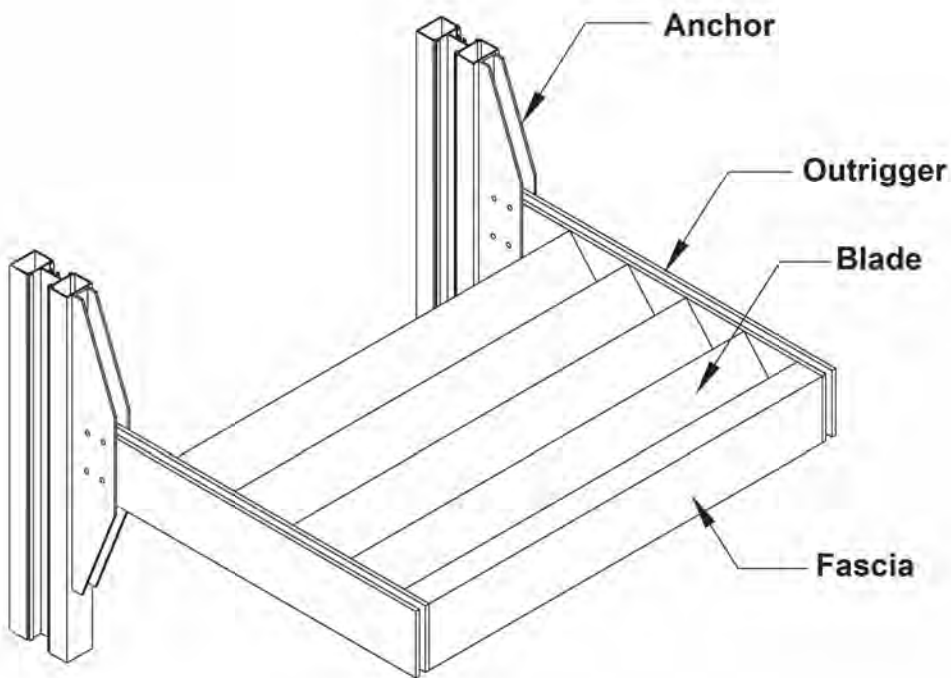
Brown





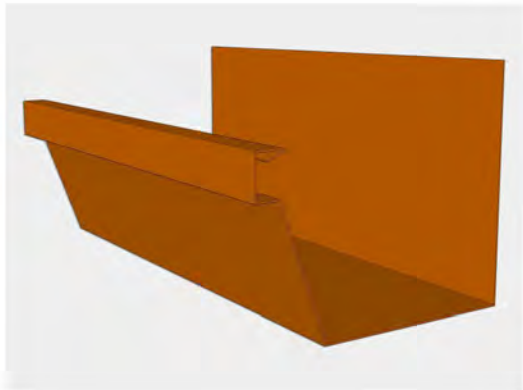
Versoleil® SunShade - Outrigger System

FEATURES - STOREFRONT



COPPER GUTTERS AND DOWNSPOUTS

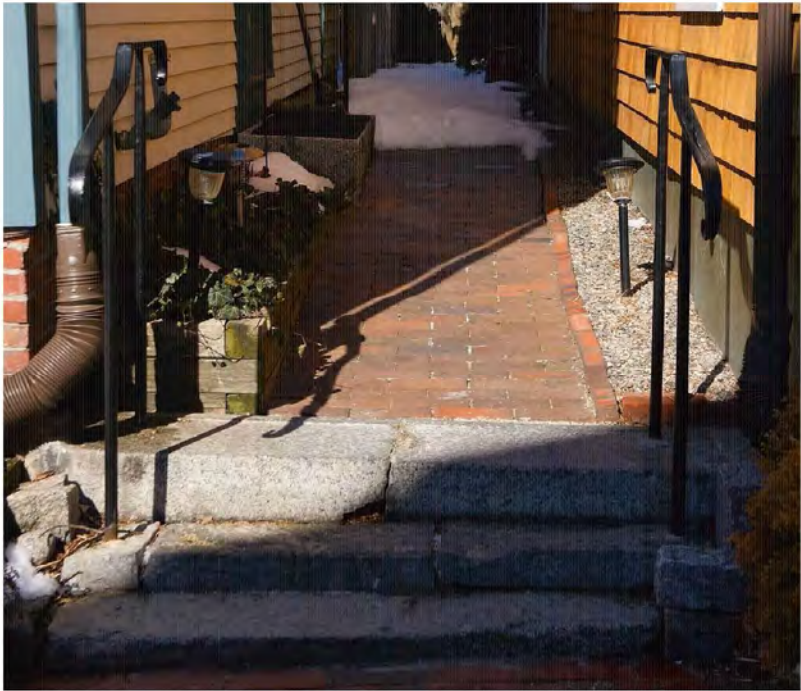
F Style Gutter



Plain Round Copper Downspout



HANDRAIL - NEW BUILDING

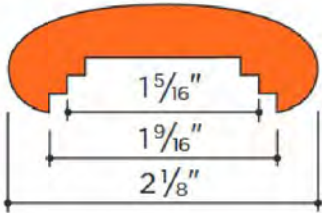


GUARDRAILS AT ROOF DECKS



TOP RAIL

Shape: Elliptical  
Materials: Bronze



4535 Bronze 3.35 lb/ft  
Fittings: B-C-CC-CL-CR-GL-GR-N-S-T-V