



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 -
 1. Simplified fenestration of penthouse and main entrance
 2. Added shallow, copper hipped roof at penthouse
 3. Further developed the rear and side elevations.
 4. Further details and refinement of cladding and fenestration

- New Building -
 1. Redesigned the three entrances: The commercial 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.
 2. 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.
 3. Cladding at the side forms was changed from recessed panels to horizontal board siding.
 4. 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

DRAWING INDEX	
Sheet #	Sheet Name
H0.0	COVER SHEET
H0.1.0	CONTEXT MAP & PHOTOS
H0.2	EXISTING PHOTOS
H1.01	FIRST FLOOR PLAN
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
H3.02	RENDERINGS - NEW
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
H4.05	ELEVATION DETAIL, NEW
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



H0.1.0 CONTEXT MAP & PHOTOS 134 PLEASANT STREET PORTSMOUTH, NH 03801

12/29/25

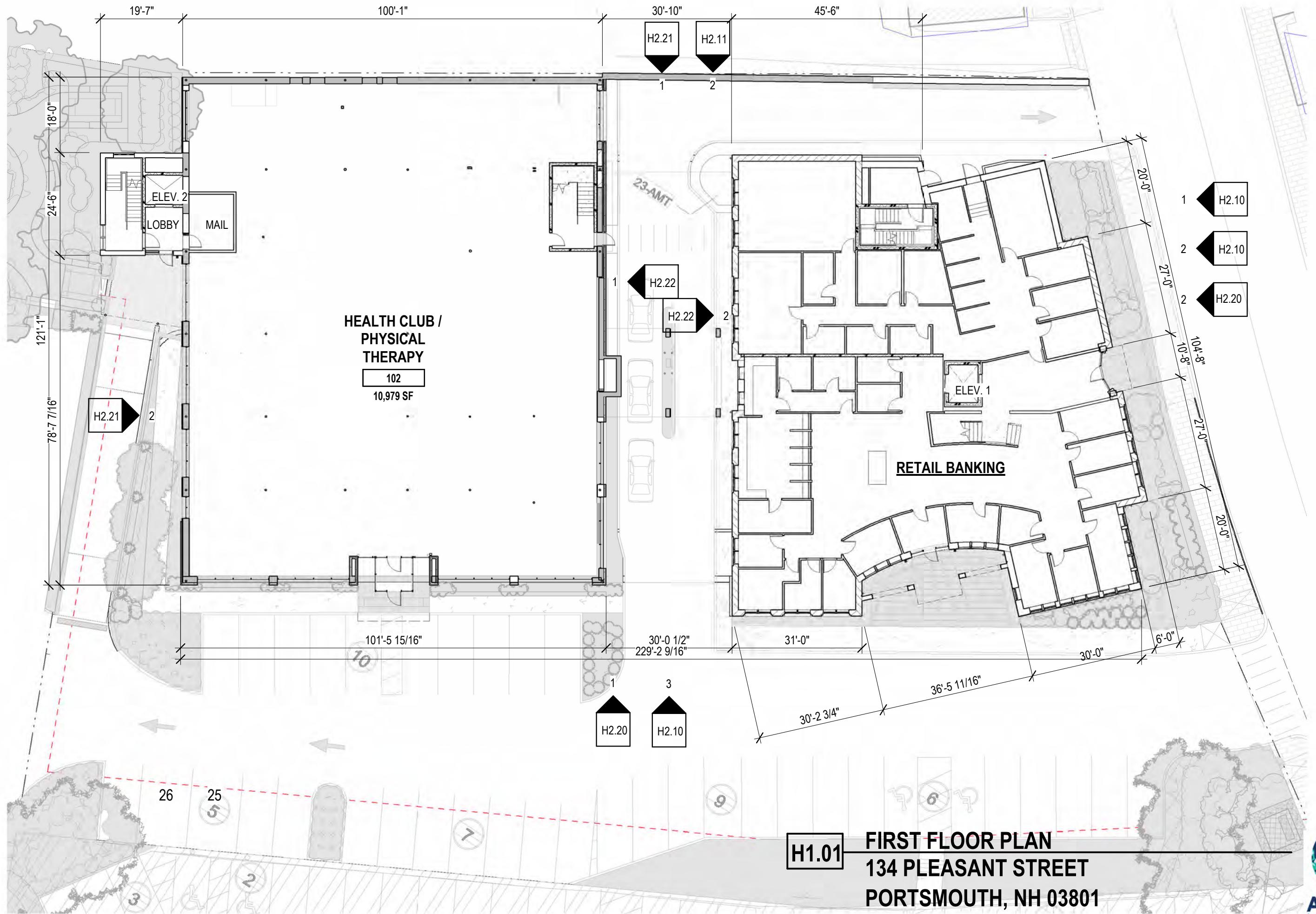


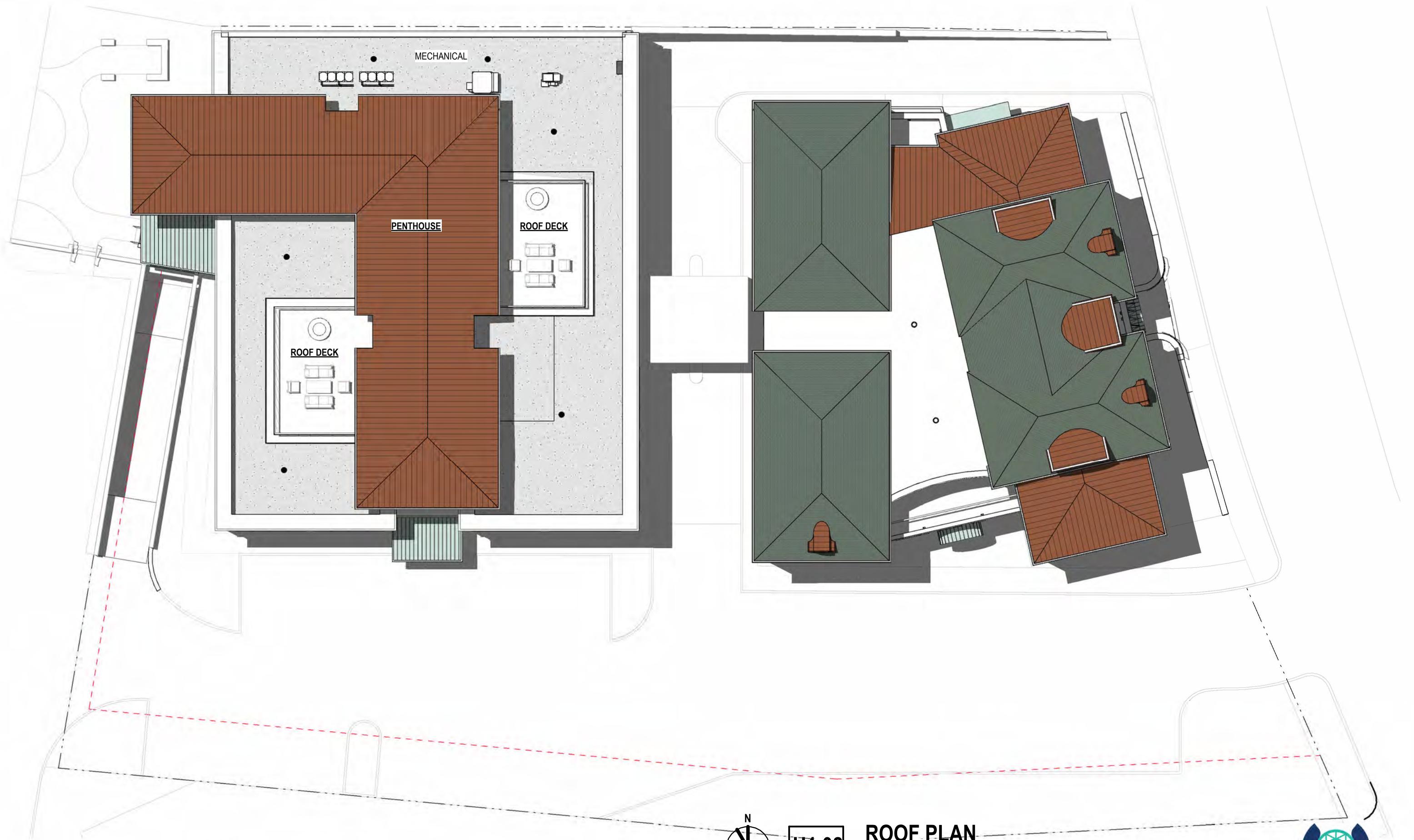


H0.2

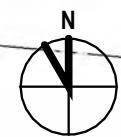
EXISTING PHOTOS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25





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



H1.02

ROOF PLAN
134 PLEASANT STREET
PORTSMOUTH, NH 03801

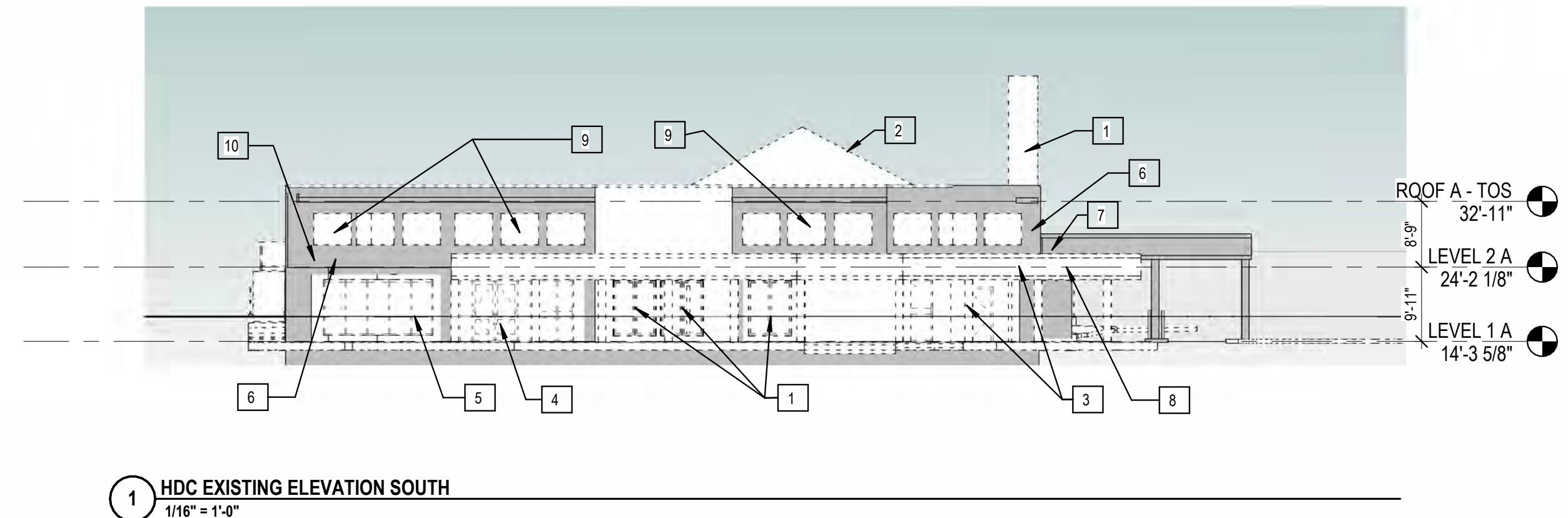
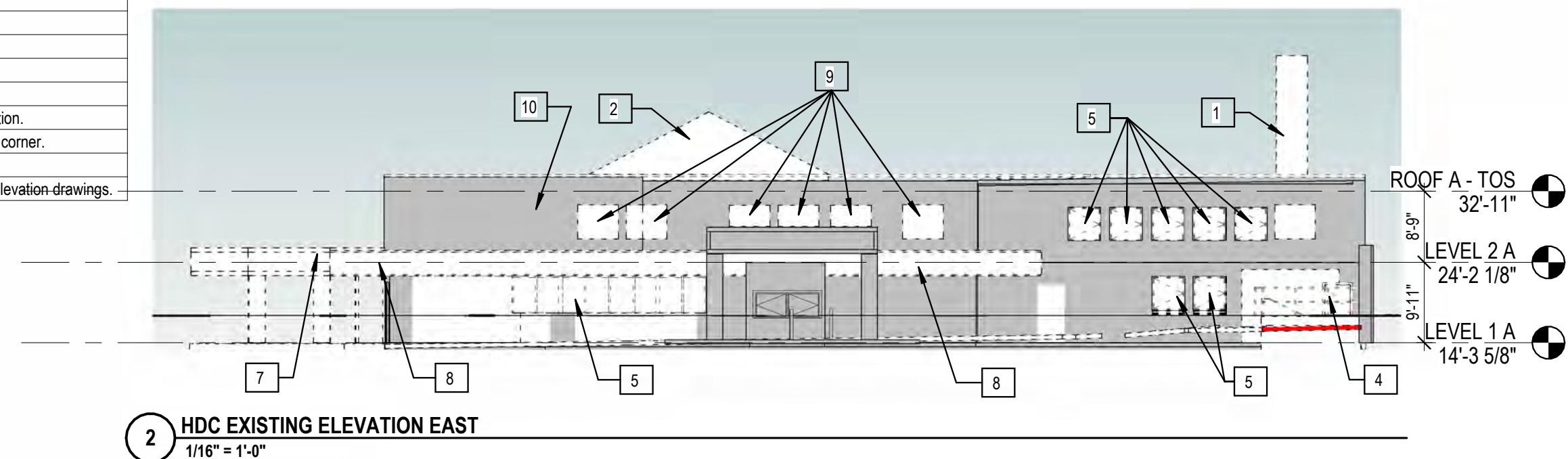
12/29/25



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RECOMMENDATION

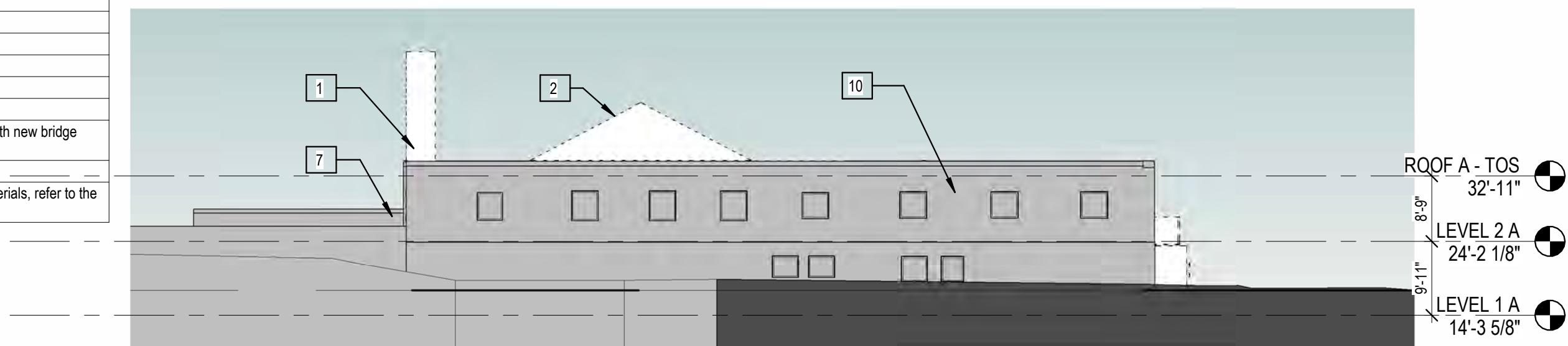
- 1 Remove chimney
- 2 Remove EPDM covered Pyramid.
- 3 Remove existing canopy at the east south elevation
- 4 Remove door.
- 5 Remove window.
- 6 Remove part of the wall for the new addition.
- 7 Remove the existing bank teller canopy. Replace with new bridge addition.
- 8 Remove existing black band 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.



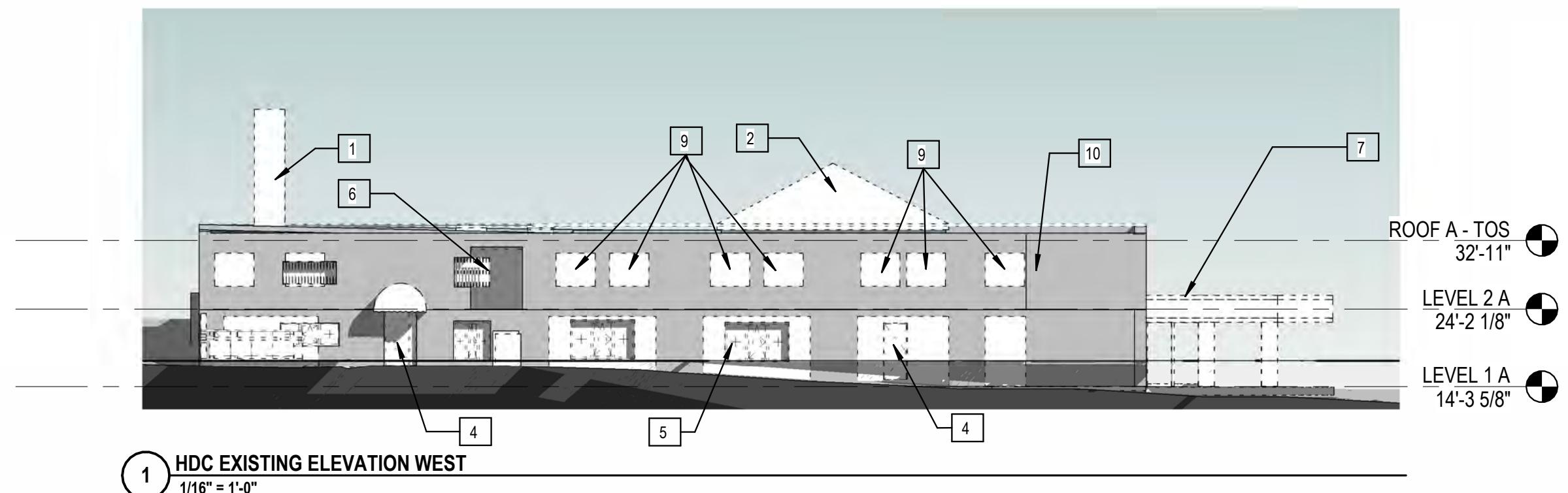
H2.01 EXISTING ELEVATIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

RECOMMENDATION

- 1 Remove chimney
- 2 Remove EPDM covered Pyramid.
- 4 Remove door.
- 5 Remove window.
- 6 Remove part of the wall for the new addition.
- 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 HDC EXISTING ELEVATION WEST

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



1 SECTION THROUGH PLEASANT STREET (EAST ELEVATION)

1" = 40'-0"



2 SECTION THROUGH JOHN LANGDON PROPERTY (EAST ELEVATION BEYOND)

1" = 40'-0"



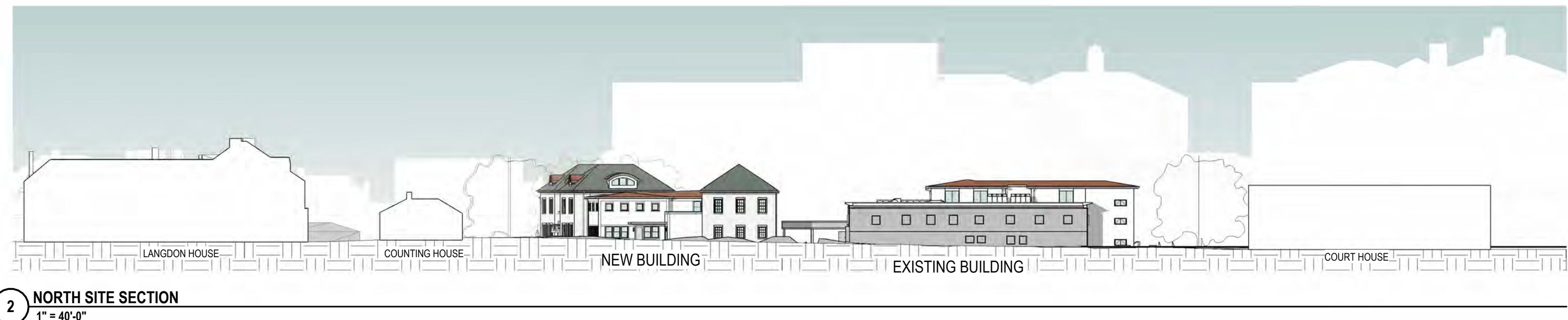
3 SOUTH SITE SECTION

1" = 40'-0"

H2.10

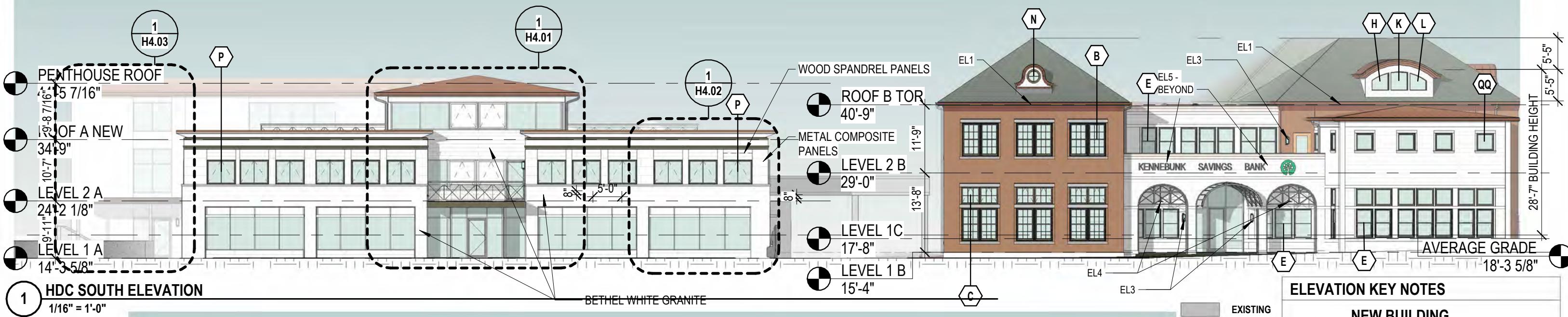
CONTEXT SITE SECTIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25



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

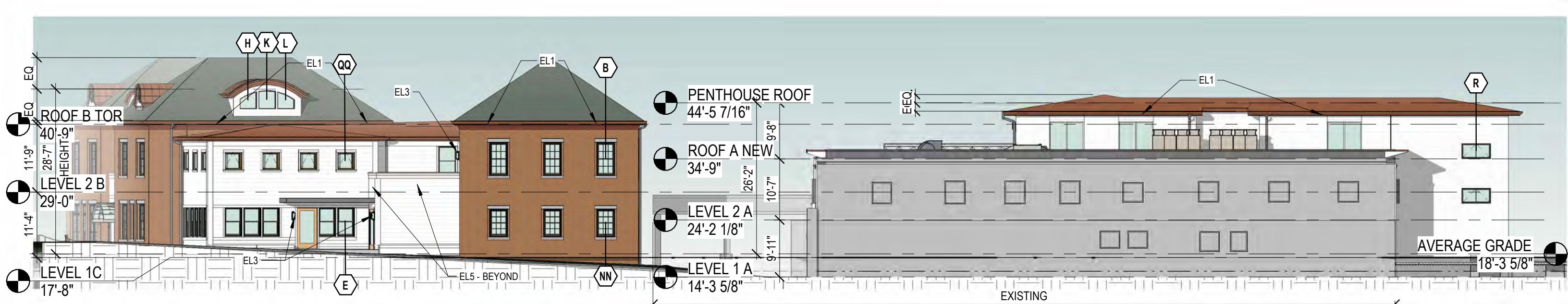
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EXTERIOR LIGHTING LEGEND

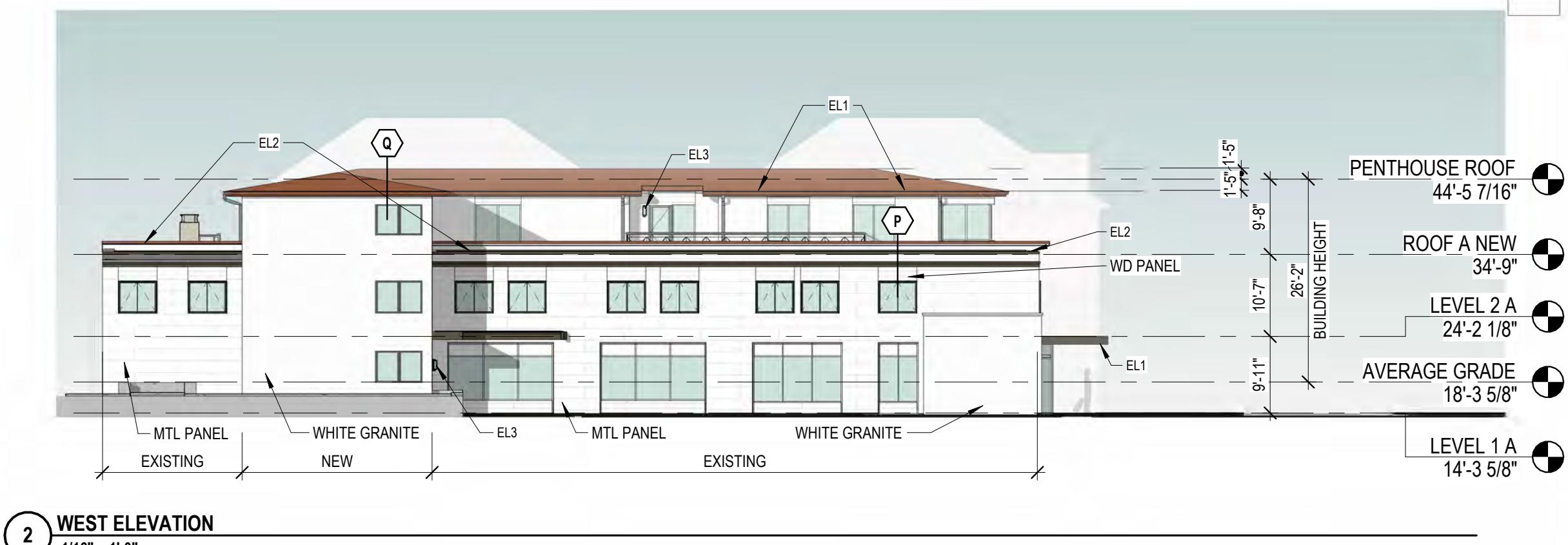
- EL1 LINEAR RECESSED LIGHTING
- EL2 LINEAR SURFACE MOUNT LIGHTING
- EL3 WALL SCONCE
- EL4 PENDANT LIGHTING
- EL5 WALL SCONCE

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



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

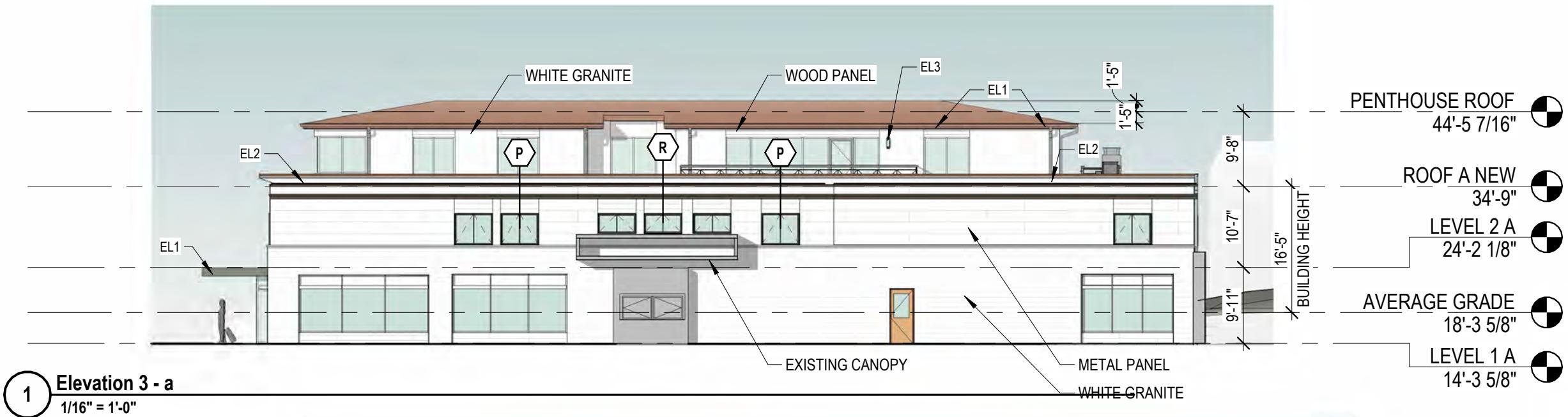
ELEVATION KEY NOTES	
EXISTING	■
NEW	□
NEW BUILDING	
■	GLAZED BRICK
■	ZINC SHINGLE
■	FIBER CEMENT BOARD
■	SLATE ROOFING
■	COPPER ROOFING
ELEVATION KEY NOTES	
EXISTING BUILDING	
■	WHITE GRANITE
■	COMPOSITE METAL PANEL
■	WOOD - THERMAL TREATED
■	ALUMINUM SOFFIT PANELS



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

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

12/29/25



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



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



VIEWS FROM PARROTT AVE PARKING LOT

H3.03

RENDERINGS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25



VIEWS FROM PARROTT AVE PARKING LOT

H3.04 RENDERINGS - NEW
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25



VIEW FROM SIDE OF COURT HOUSE

H3.05

RENDERING - RENOVATION
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25



H3.06

RENDERING - RENOVATION
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25



H3.07

RENDERING - RENOVATION
134 PLEASANT STREET
PORTSMOUTH, NH 03801

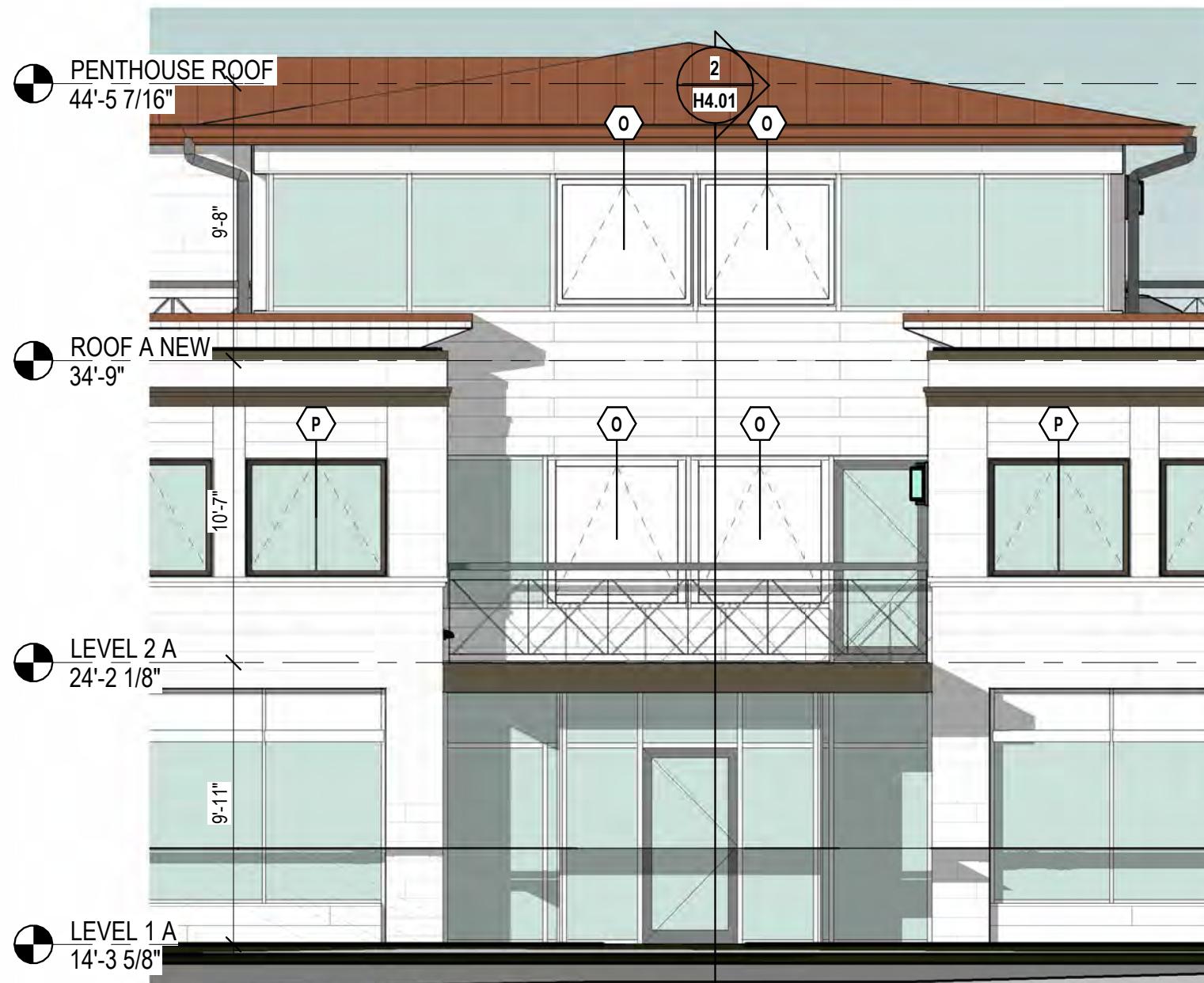
12/29/25



1 **HDC BIRDSEYE SE**

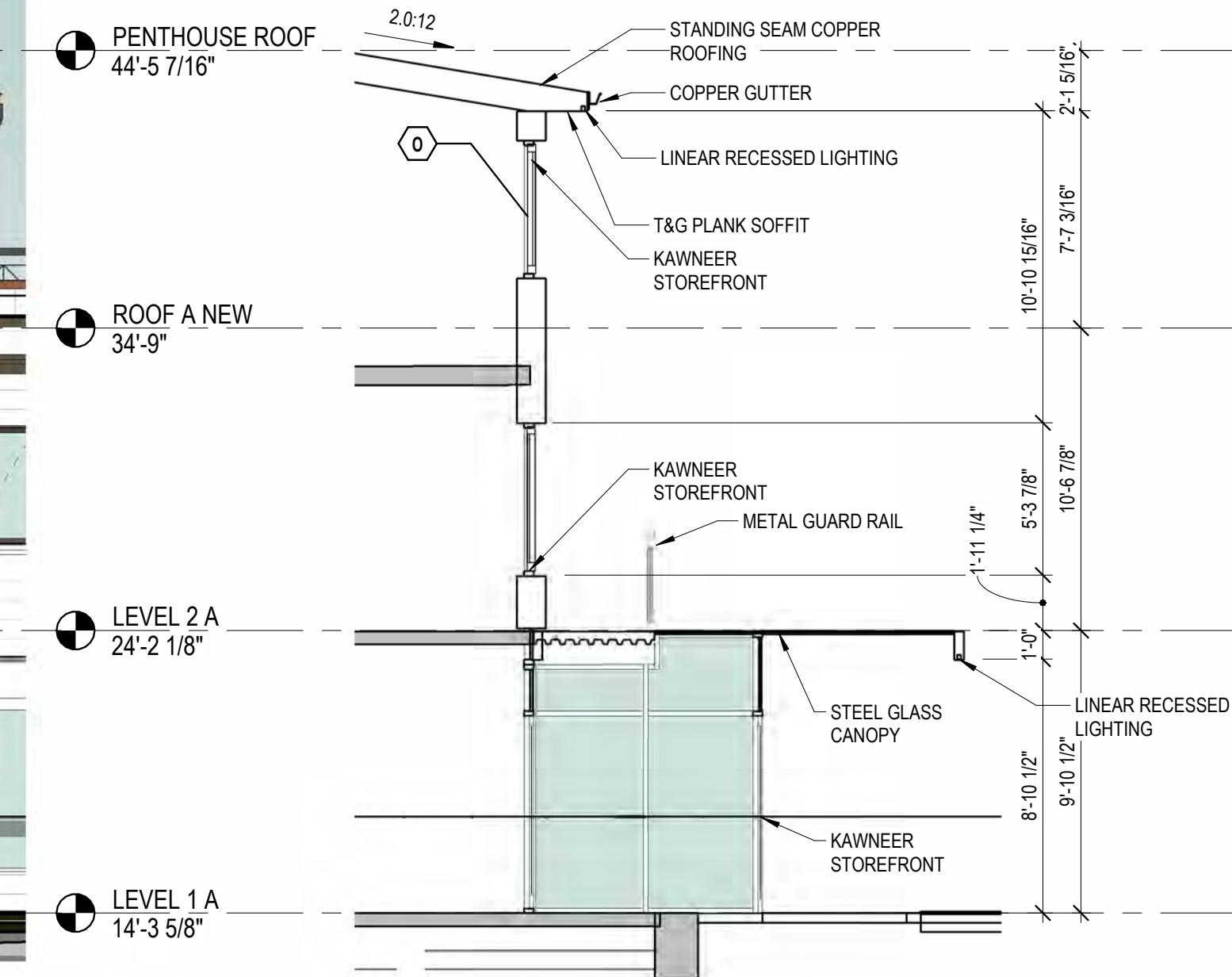
H3.10 **BIRDSEYE AXONOMETRIC**
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25



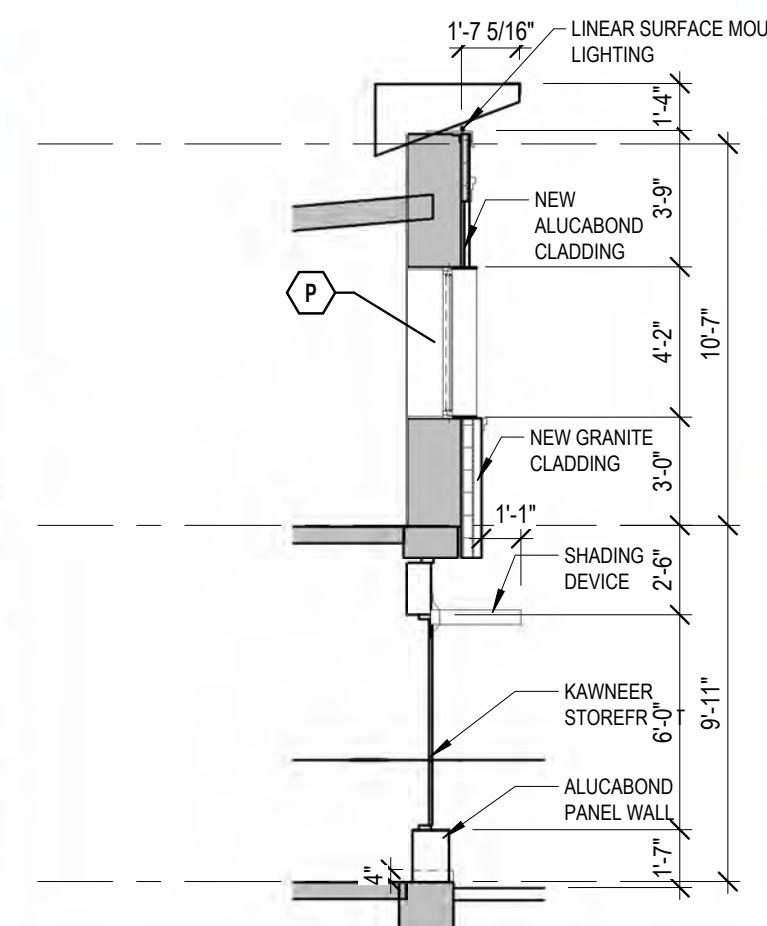
1 ELEVATION - NEW ENTRANCE AT THE EXISTING
3/16" = 1'-0"

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



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

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



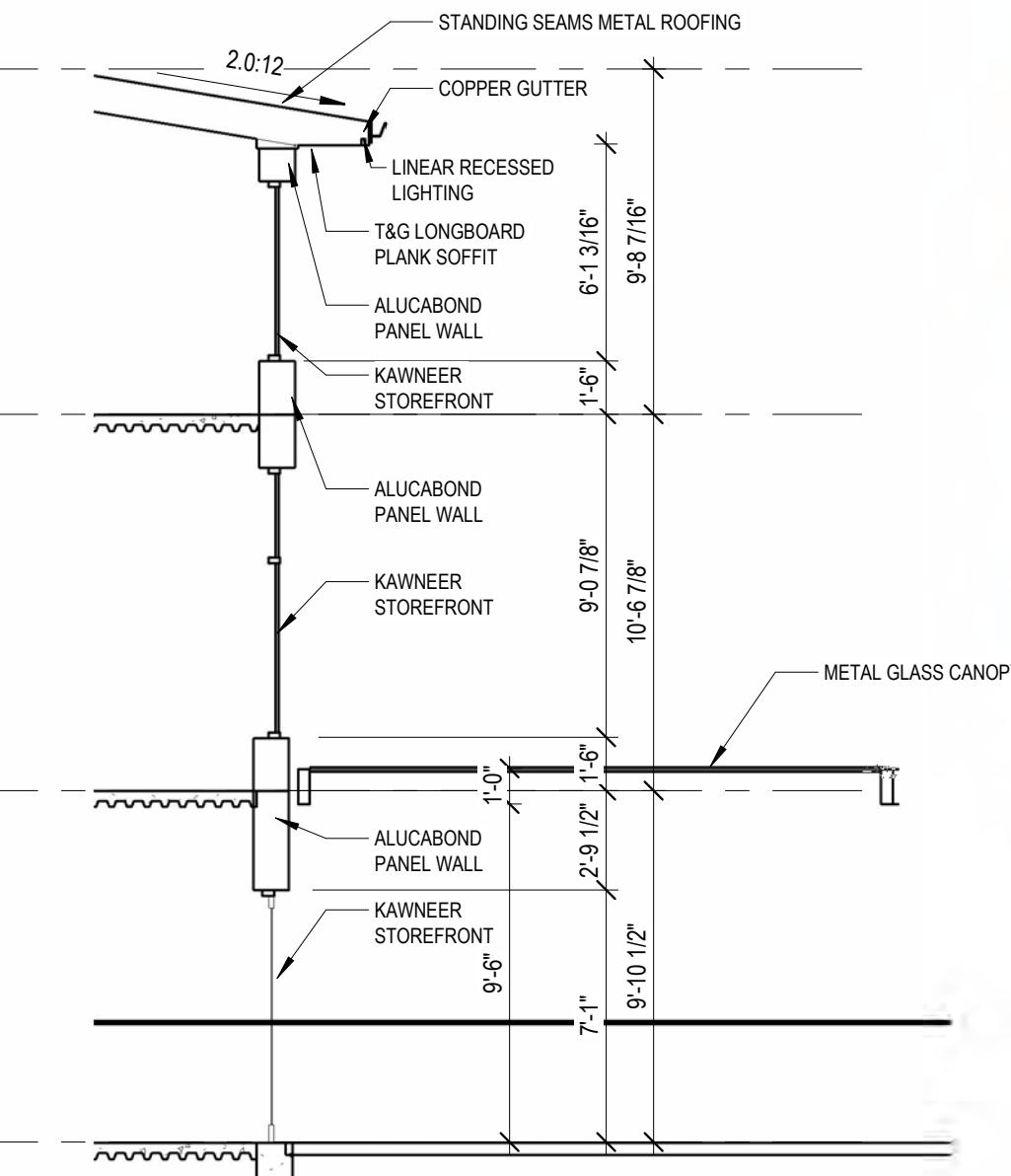
ELEVATION KEY NOTES	
	EXISTING BUILDING
	WHITE GRANITE
	COMPOSITE METAL PANEL
	WOOD - THERMAL TREATED
	ALUMINUM SOFFIT PANELS

H4.02

ELEVATION DETAIL, RENOVATION
134 PLEASANT STREET
PORTSMOUTH, NH 03801



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



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

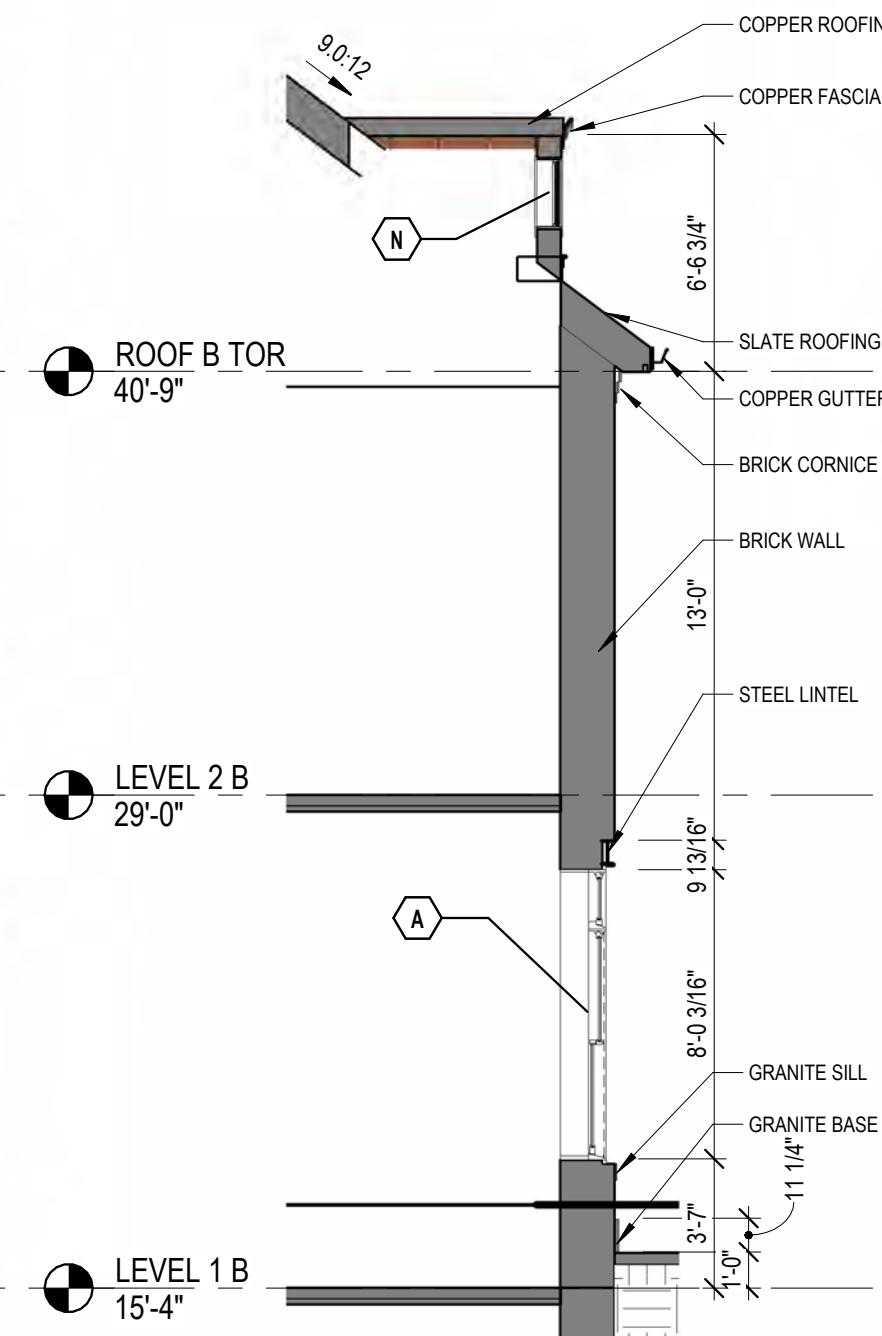


ELEVATION KEY NOTES	
EXISTING BUILDING	
WHITE GRANITE	
COMPOSITE METAL PANEL	
WOOD - THERMAL TREATED	
ALUMINUM SOFFIT PANELS	

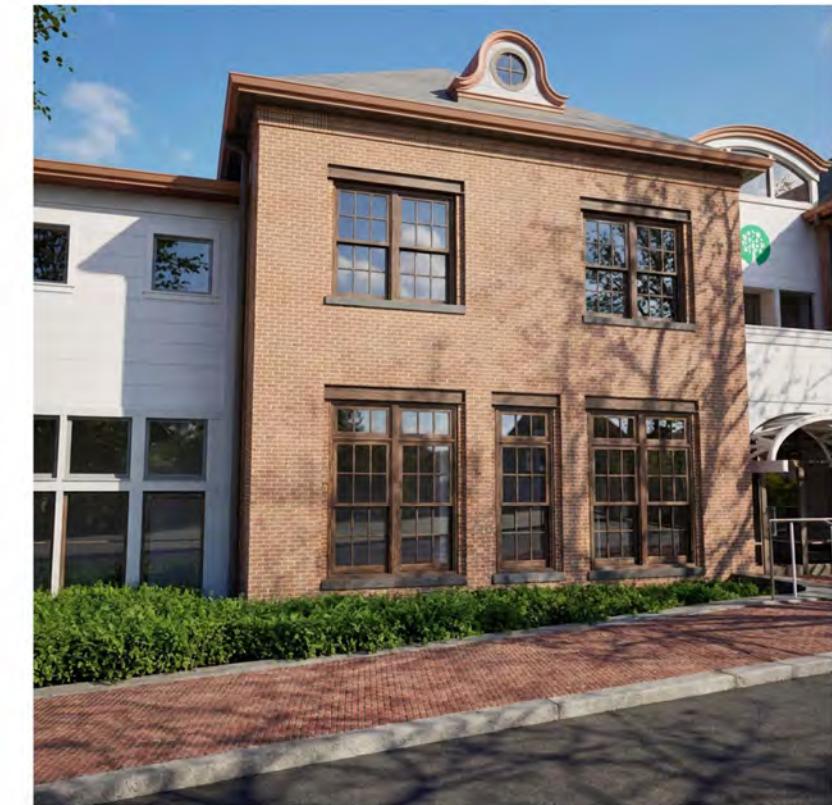
H4.03 ELEVATION DETAIL, RENOVATION
134 PLEASANT STREET
PORTSMOUTH, NH 03801



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



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

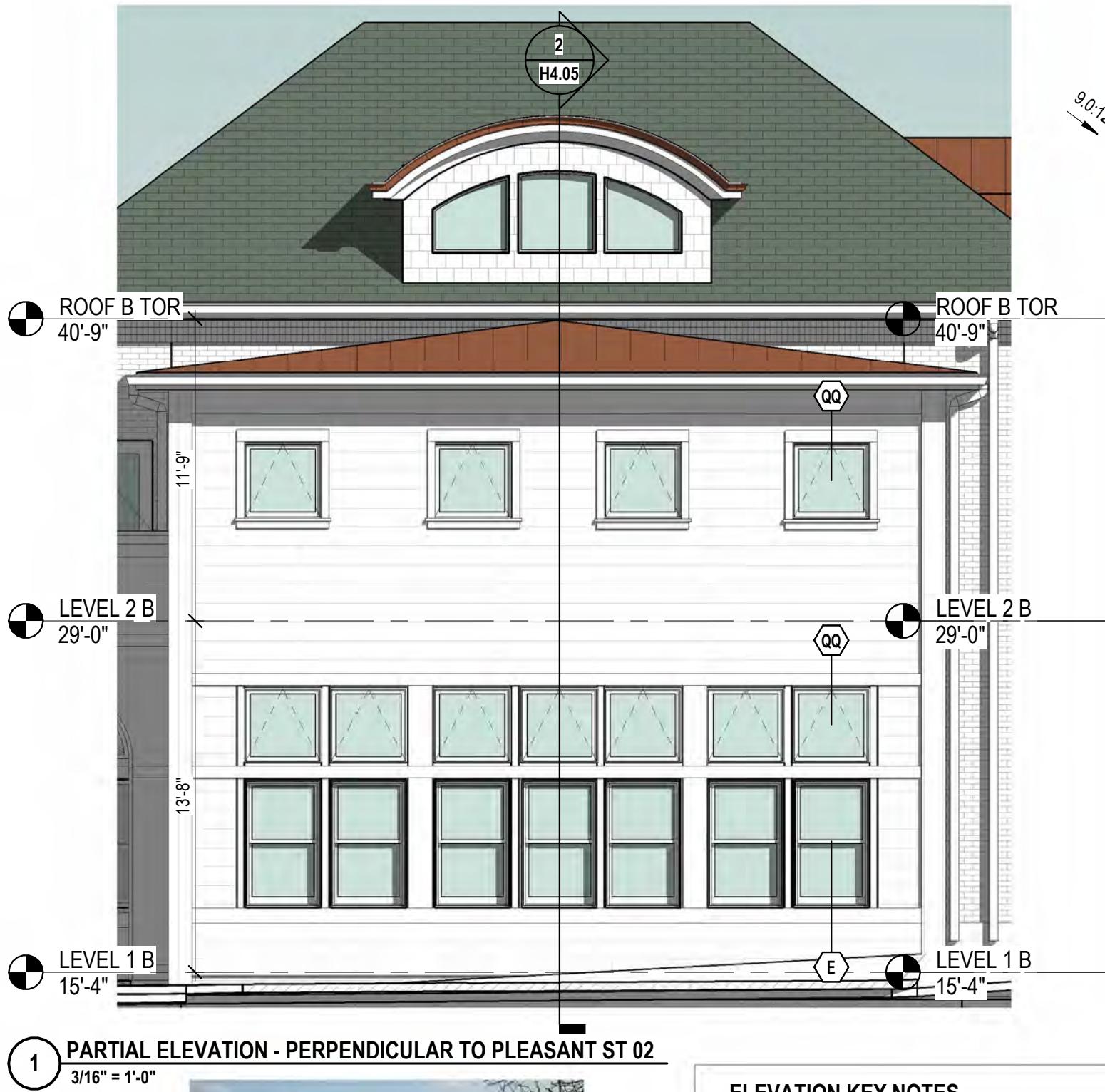


ELEVATION KEY NOTES

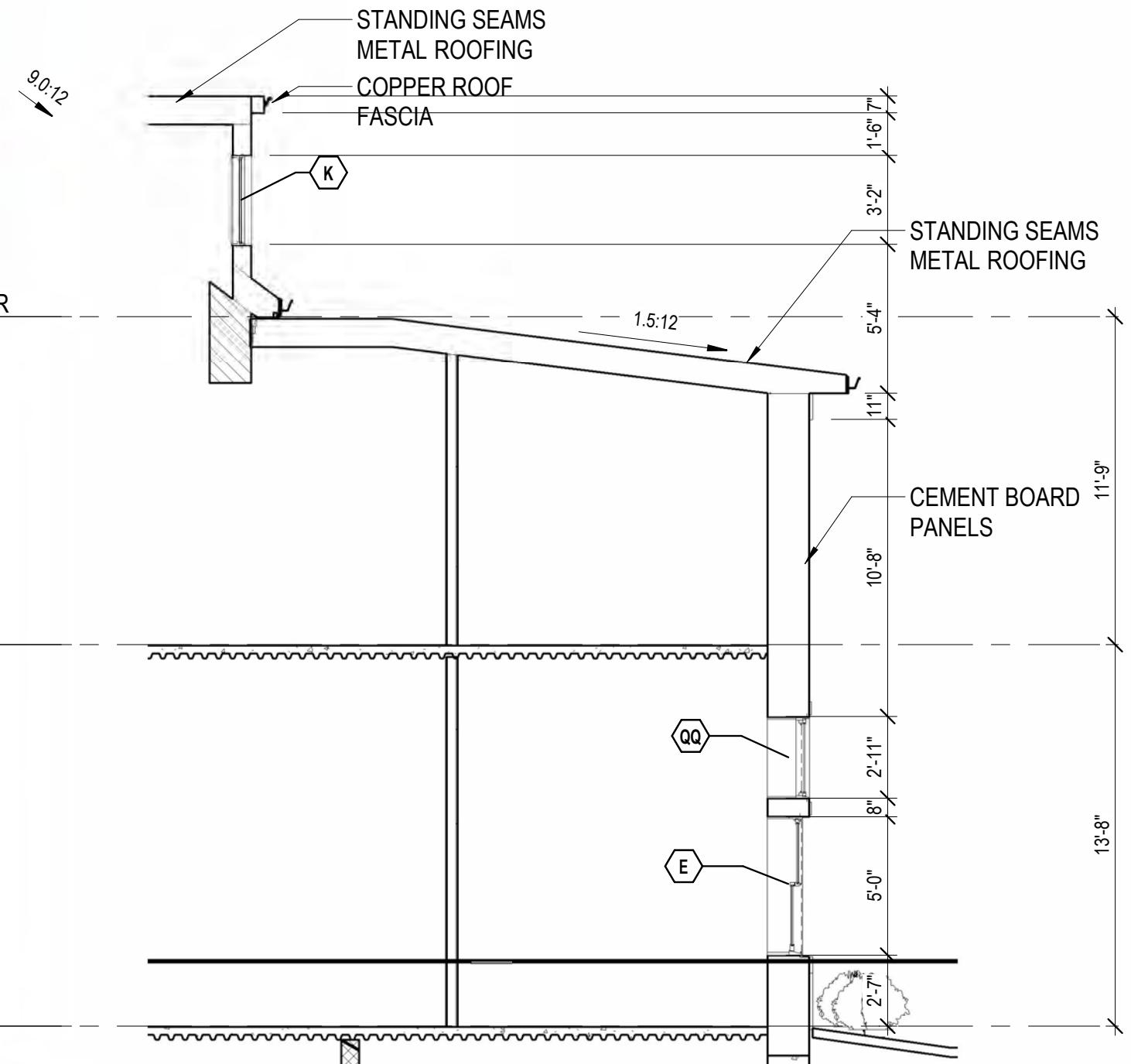
NEW BUILDING

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

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



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

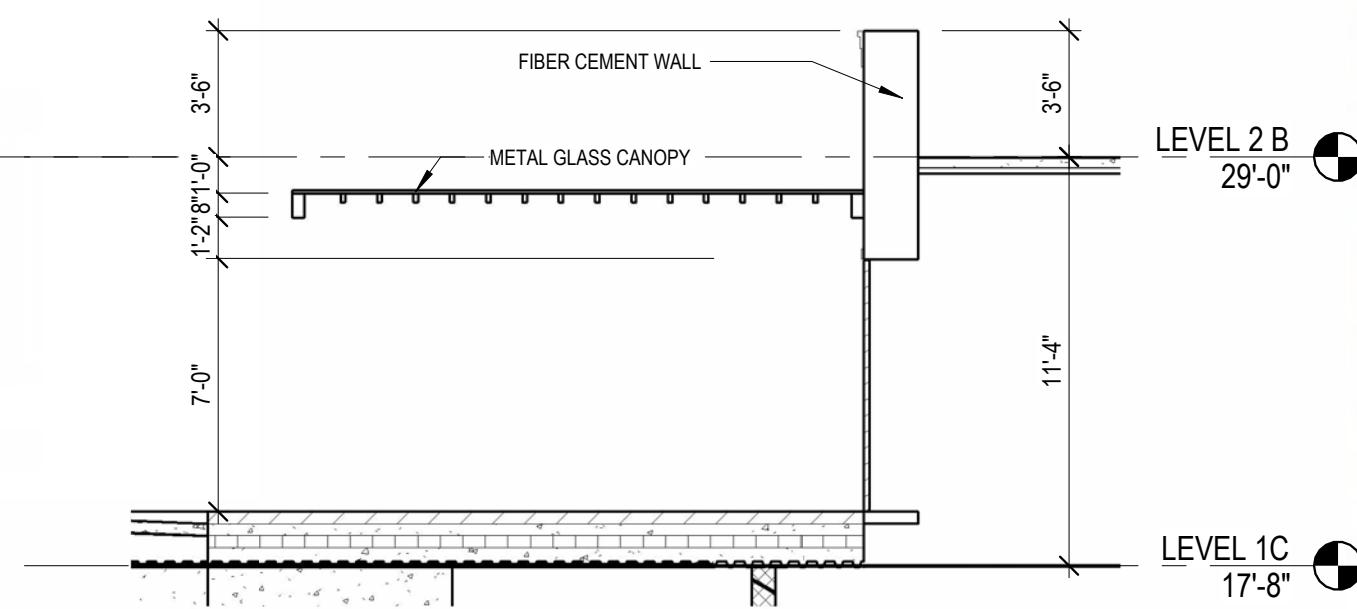
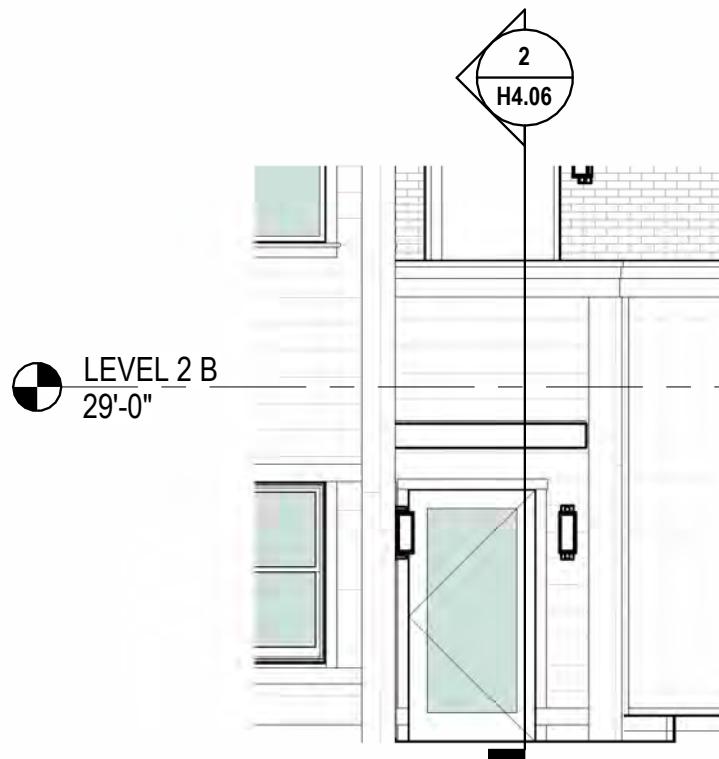


2 PARTIAL SECTION - PERPENDICULAR TO PLEASANT ST
3/16" = 1'-0"

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

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

12/29/25



ELEVATION KEY NOTES

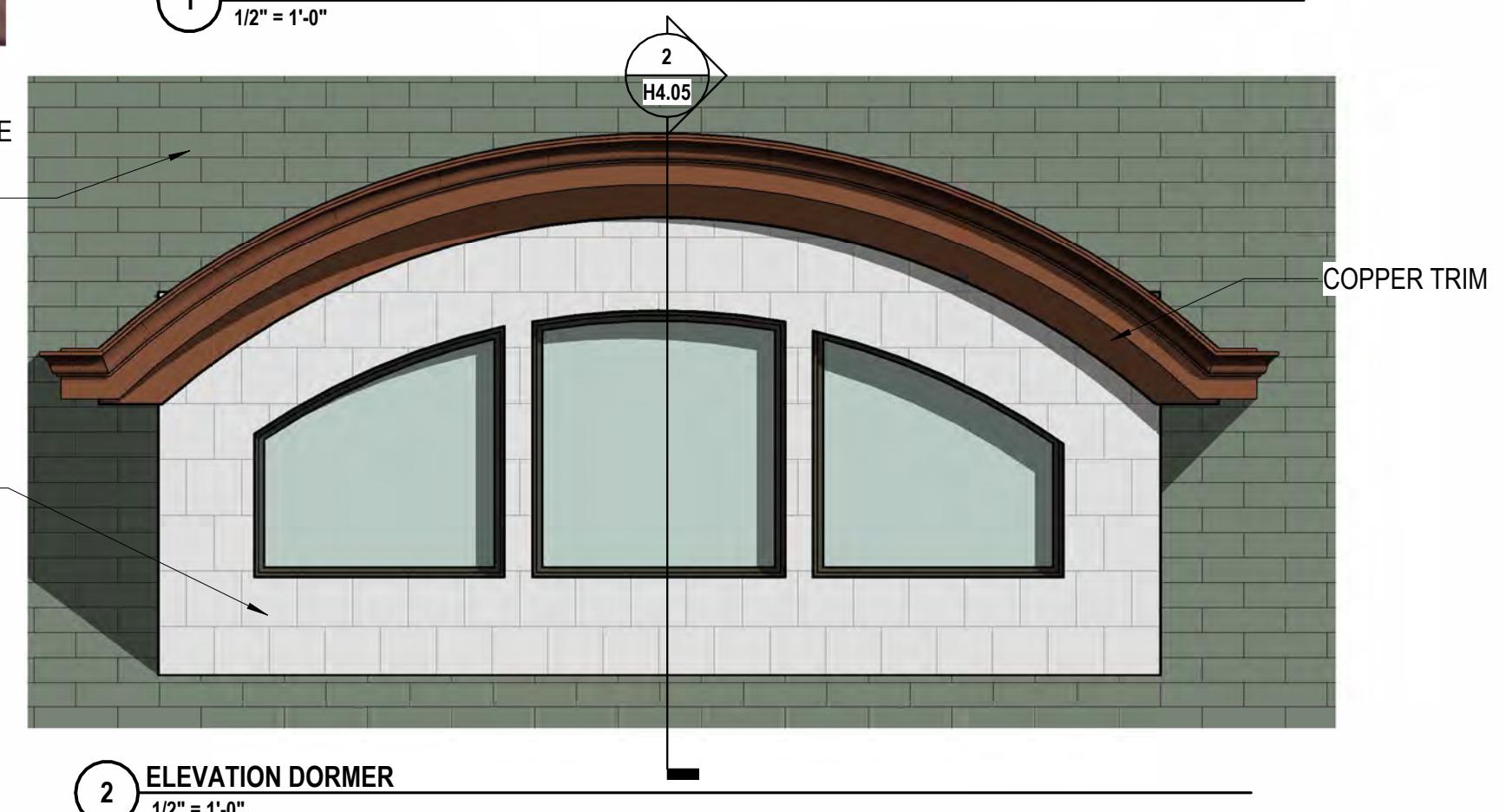
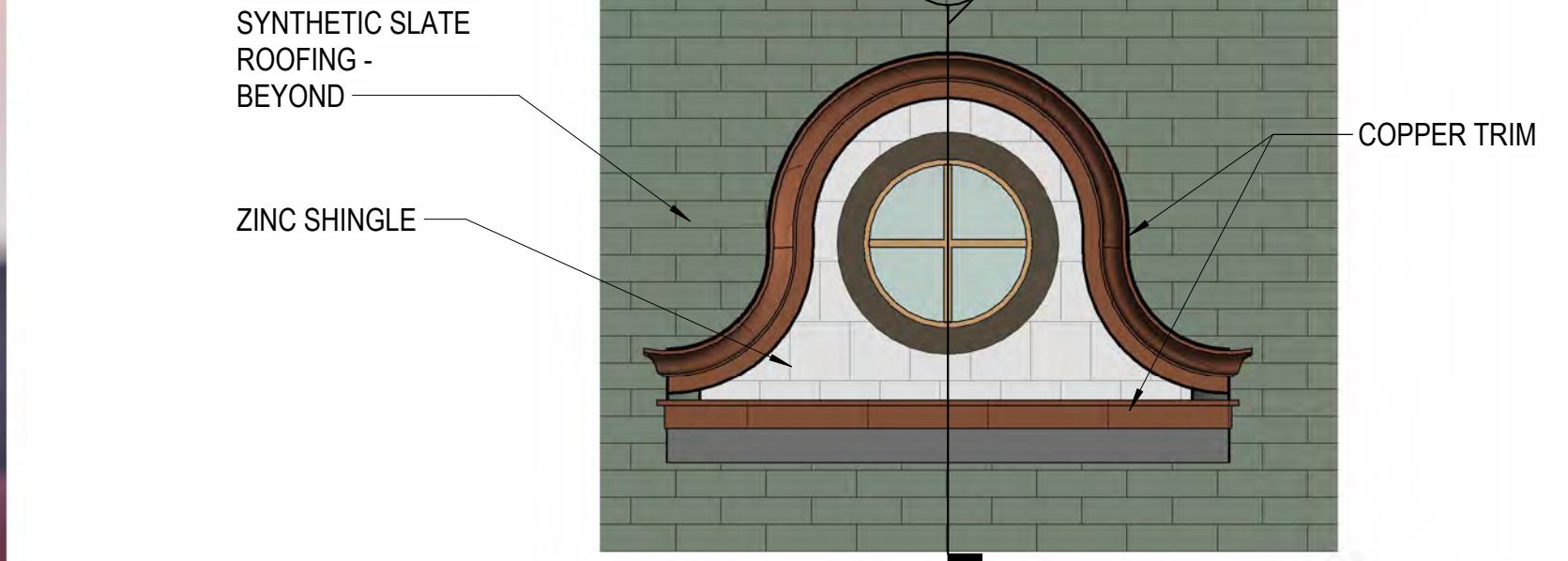
NEW BUILDING

	GLAZED BRICK
	ZINC SHINGLE
	FIBER CEMENT BOARD
	SLATE ROOFING
	COPPER ROOFING

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

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

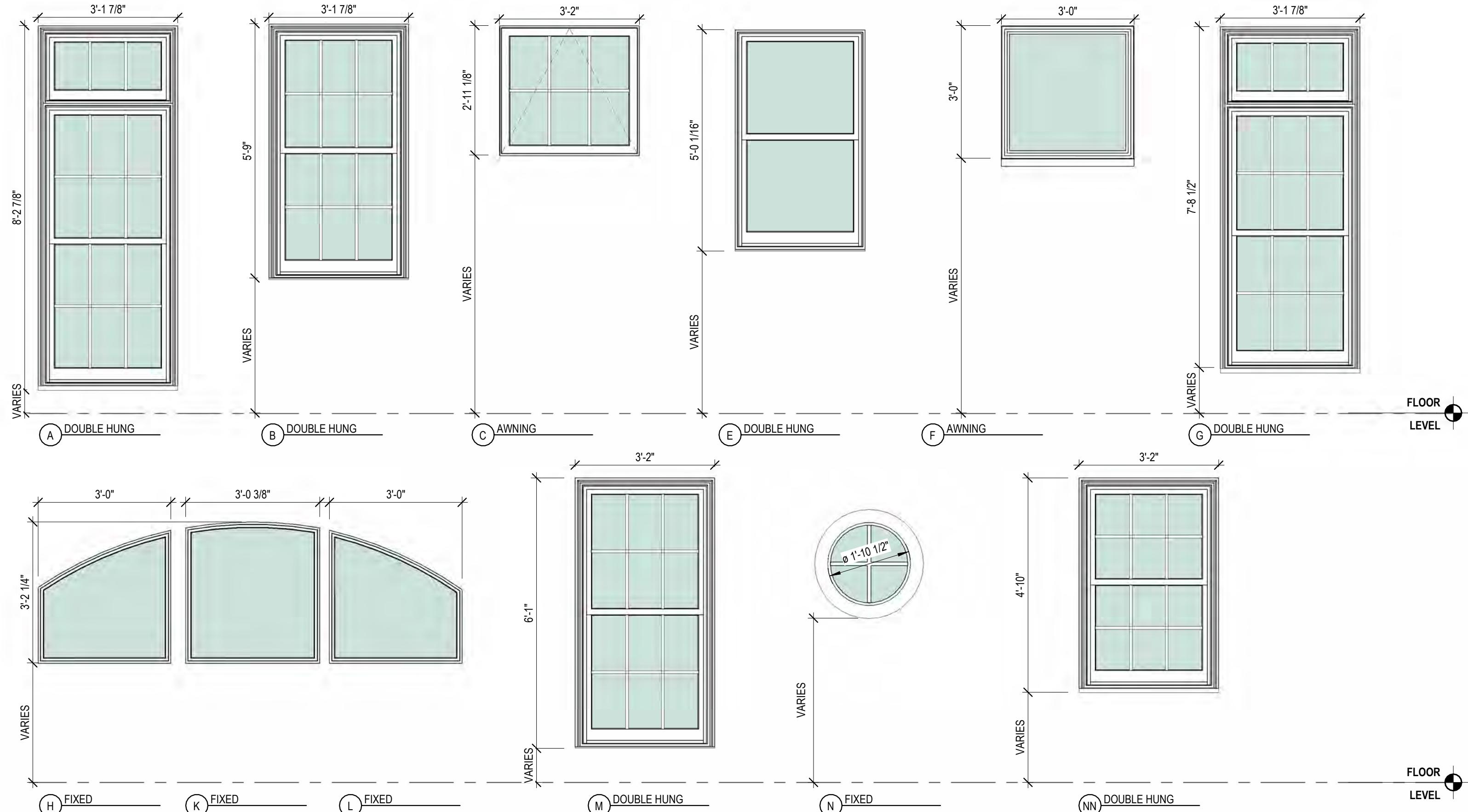
H4.06 ELEVATION DETAIL, NEW
134 PLEASANT STREET
PORTSMOUTH, NH 03801



H4.07 ELEVATION DETAIL, NEW
134 PLEASANT STREET
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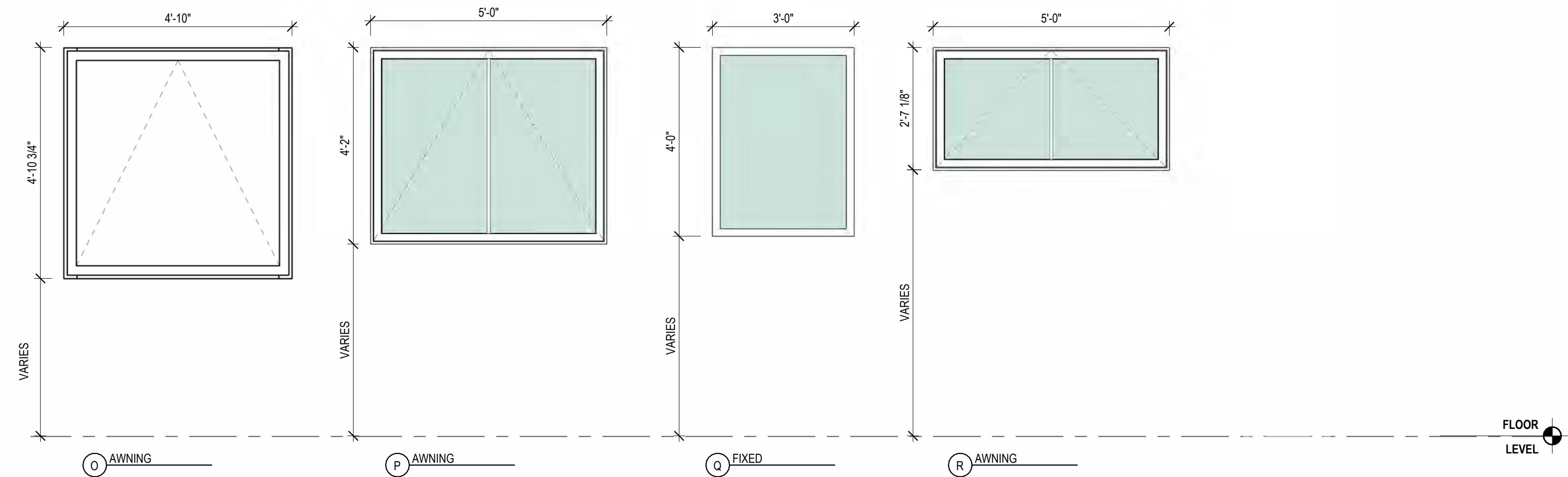
window schedule



H4.0

8 **WINDOWS - NEW**
134 PLEASANT STREET
PORTSMOUTH, NH 03801

window schedule



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 indicated	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 cable	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

H4.10

MATERIALS LEGEND
134 PLEASANT STREET
PORTSMOUTH, NH 03801

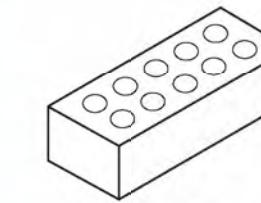
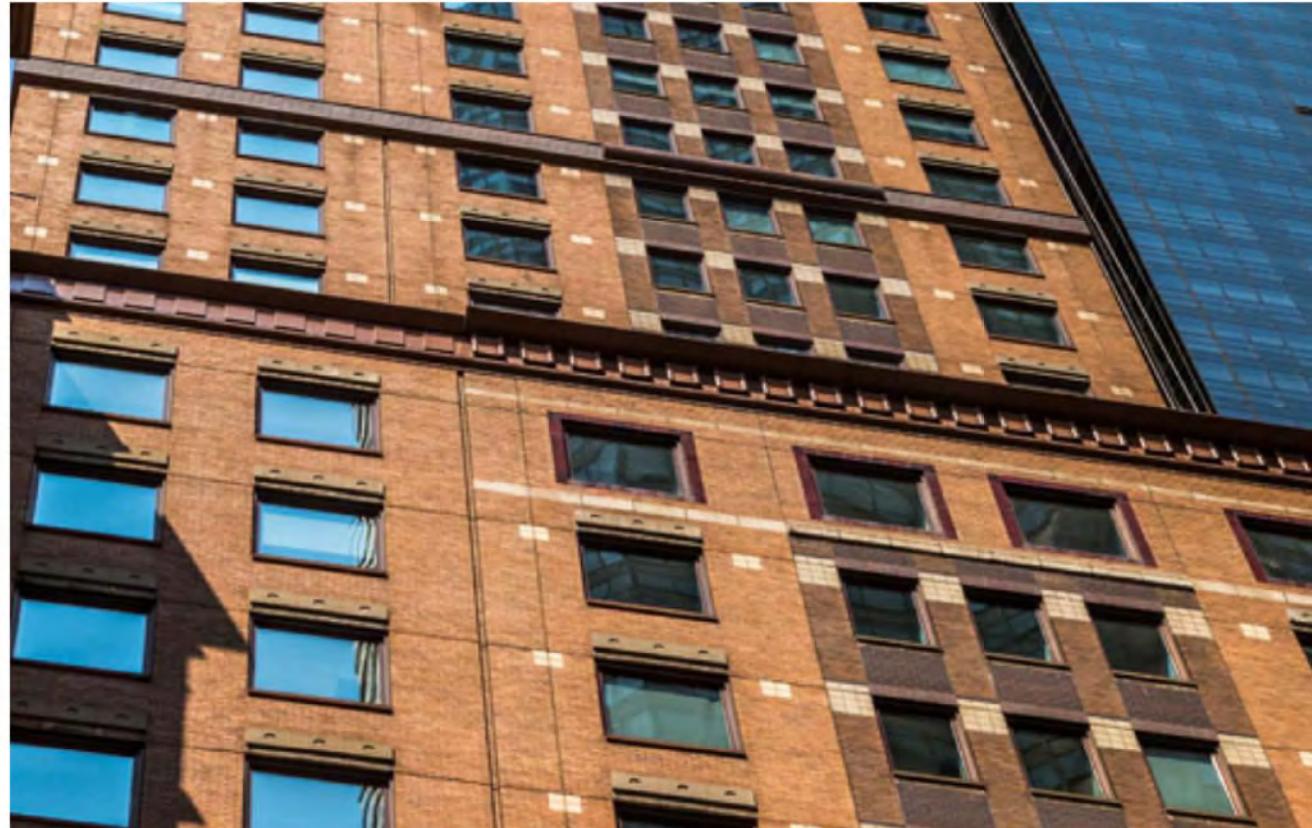
BRICK @ NEW BUILDING

GLAZED CLAY BRICK

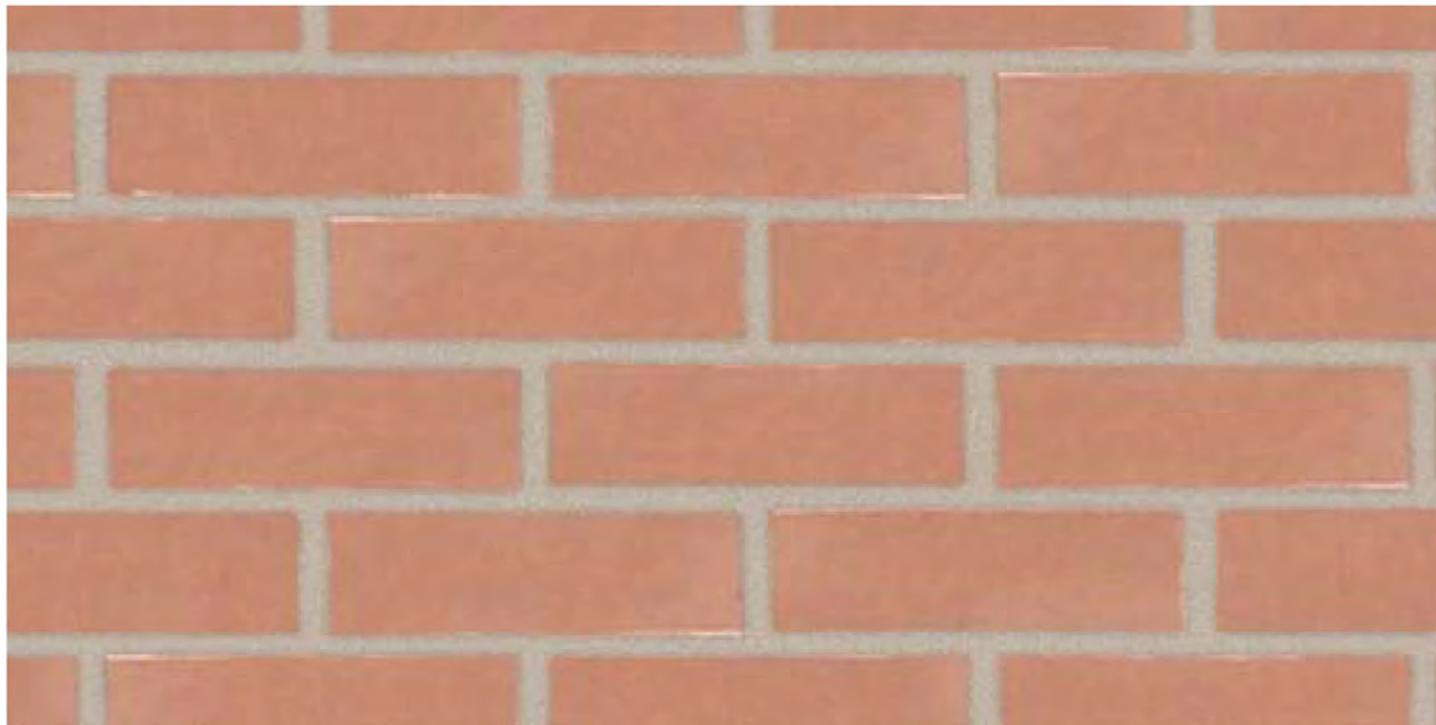
GLEN GERY

COLOR: APRICOT ROSE

STANDARD SIZE 3 5/8"X2 1/4"X8"



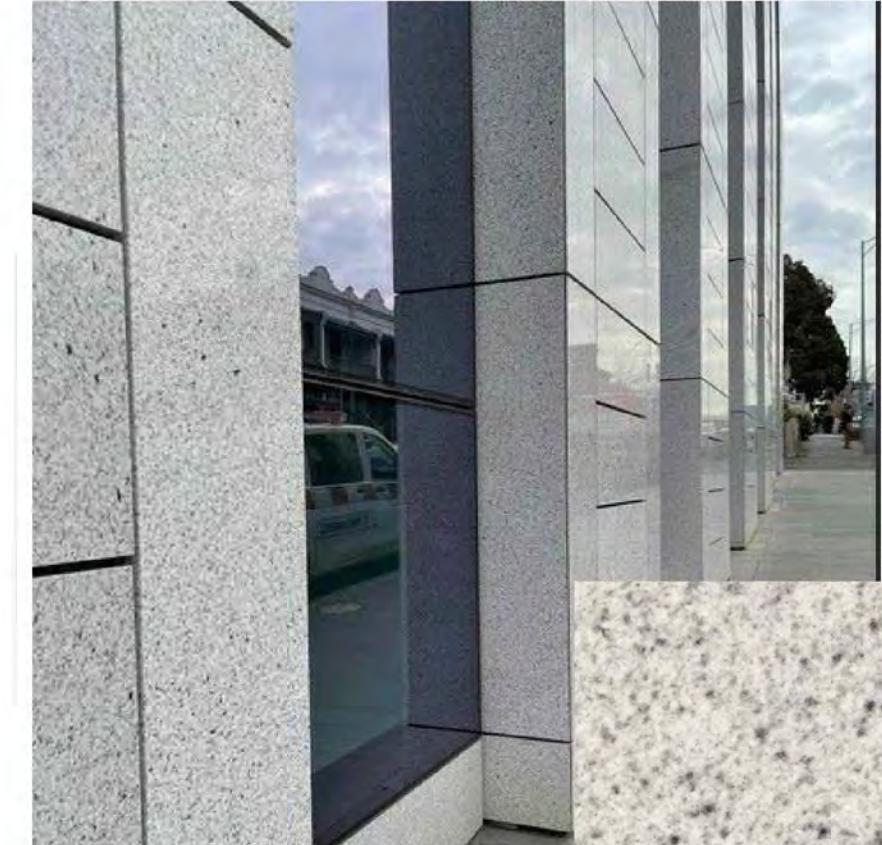
Modular
3-5/8 x 2-1/4 x 7-5/8
6.75 units/sq. ft.



GRANITE @ RENOVATION

BETHEL WHITE

THERMAL FINISH



H4.11

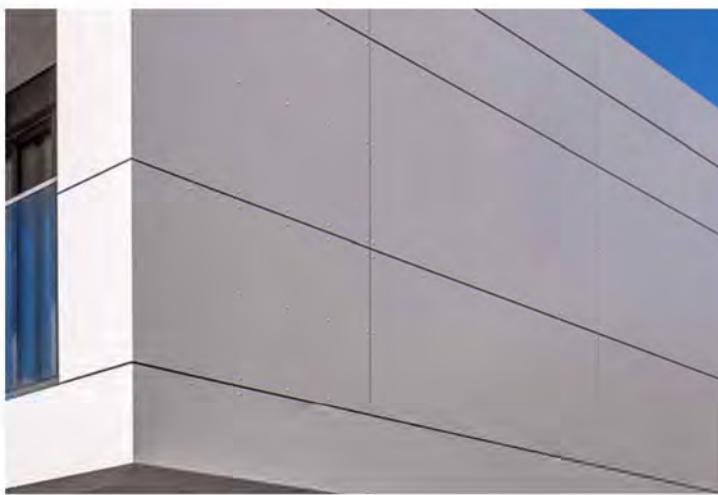
MATERIALS - MASONRY
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25

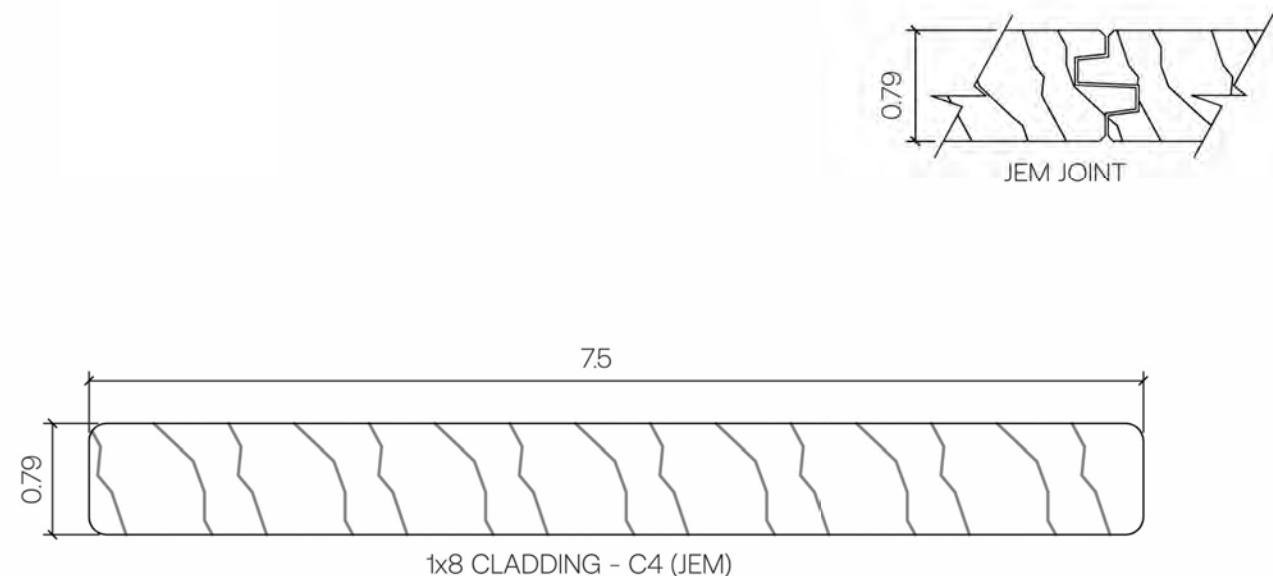
ALUCOBOND® FaceFastened

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



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



PRODUCT COMPONENTS

V-Groove Planks

Dimensions	12' *	24' *	12' Perf *	24' Perf *
2½"	3V.145		3VP.145	
4"	4V.145	4V.289	-	-
6"	6V.145	6V.289	6VP.145	6VP.289

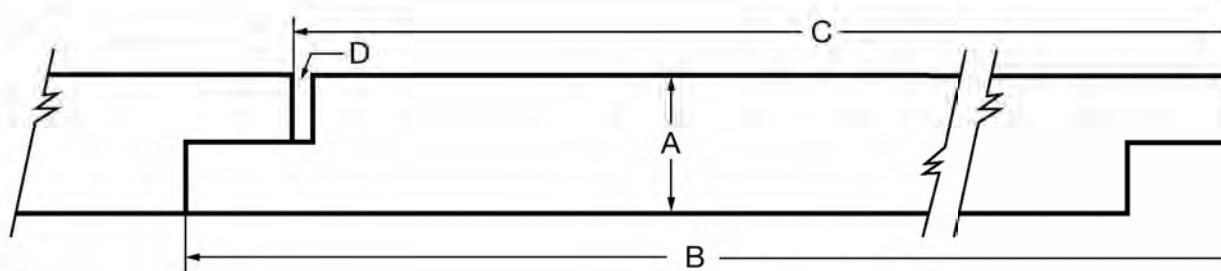


6" V-Groove Plank

H4.12

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

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**



H4.13 MATERIALS - CLADDING, NEW BUILDING
134 PLEASANT STREET
PORTSMOUTH, NH 03801

ROOFING

VERMONT NATURAL
SLATE, VERMONT
GRAY-BLACK



COPPER ROOFING

REVERE - CLASSIC COPPER, MILL
FINISH, STANDING SEAM



H4.14

MATERIALS - ROOFING
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25

WINDOWS

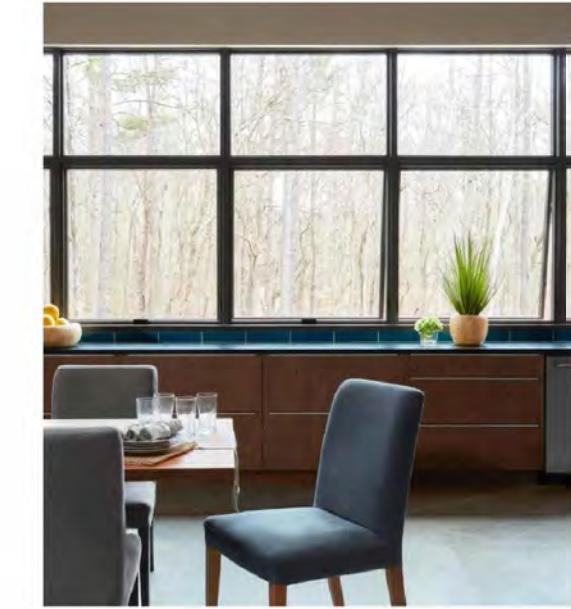
AT NEW BUILDING (GRILLES ONLY AT
BRICK AREAS)

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

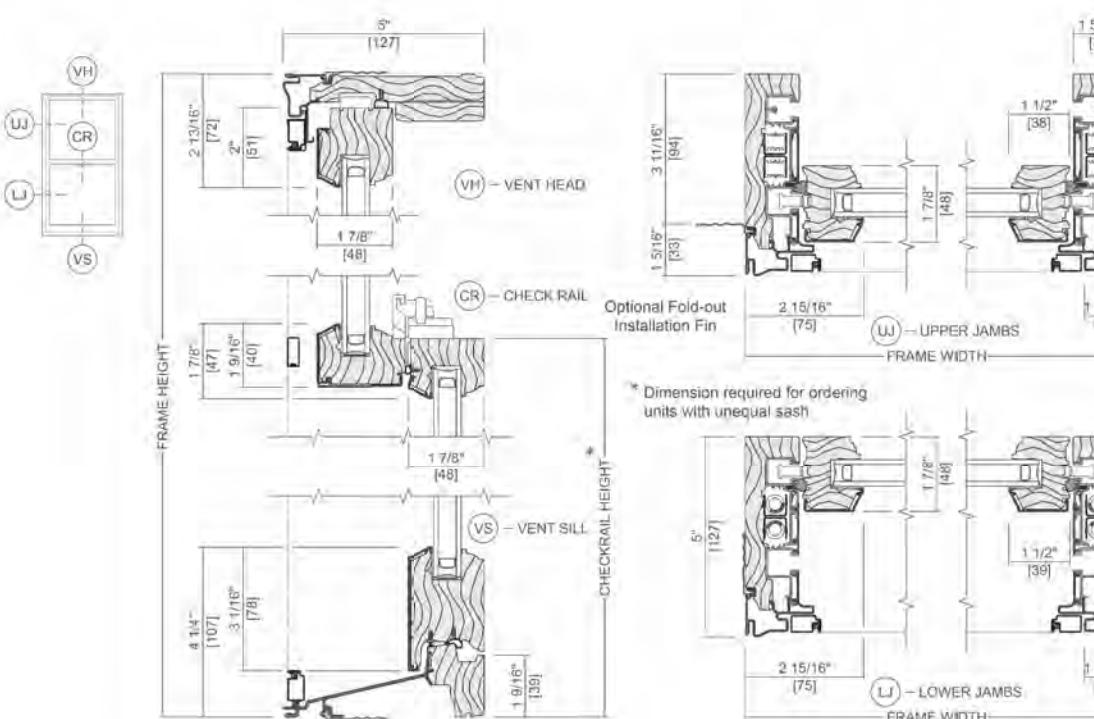
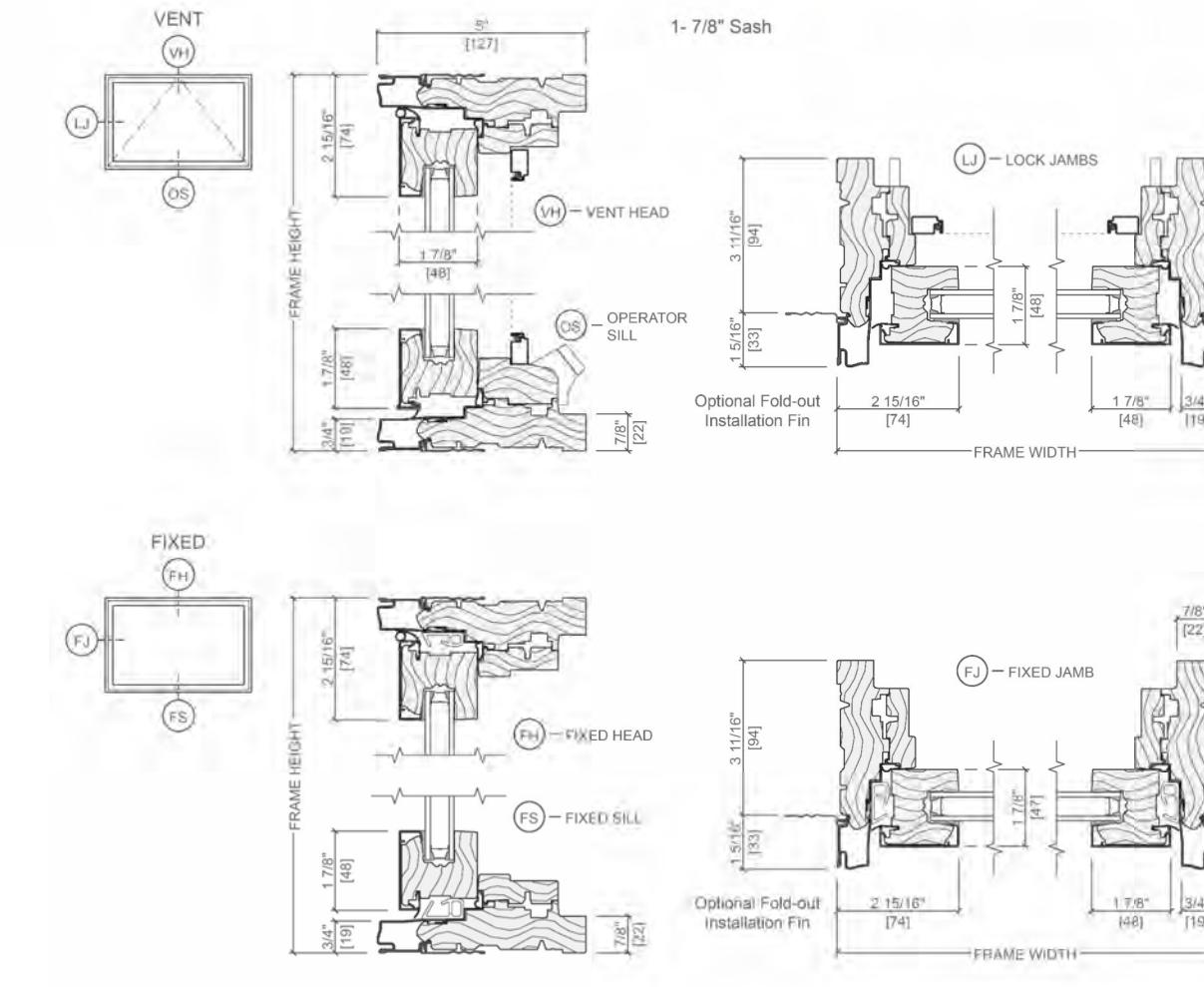


AT EXISTING RENOVATION

PELLA RESERVE – CONTEMPORARY
ALUMINUM CLAD WOOD
COLOR: BROWN



Brown

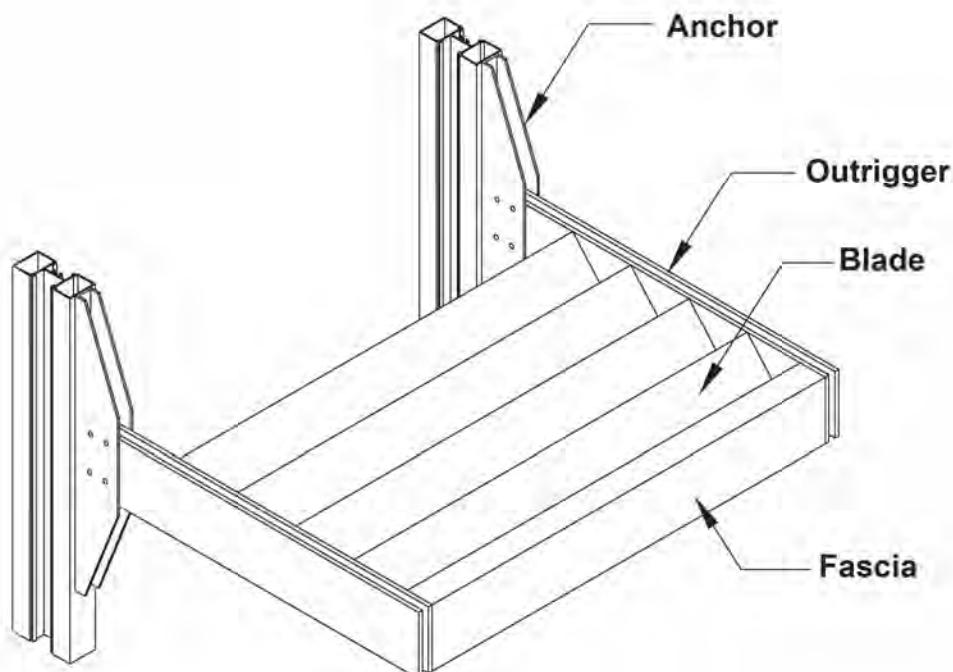


**H4.16 MATERIALS - WINDOWS
134 PLEASANT STREET
PORTSMOUTH, NH 03801**

SHADING DEVICE - KAWNEER (RENOVATION)

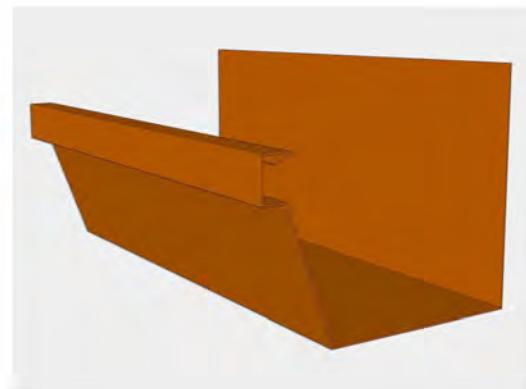
Versoleil® SunShade - Outrigger System

FEATURES - STOREFRONT



COPPER GUTTERS AND DOWNSPOUTS

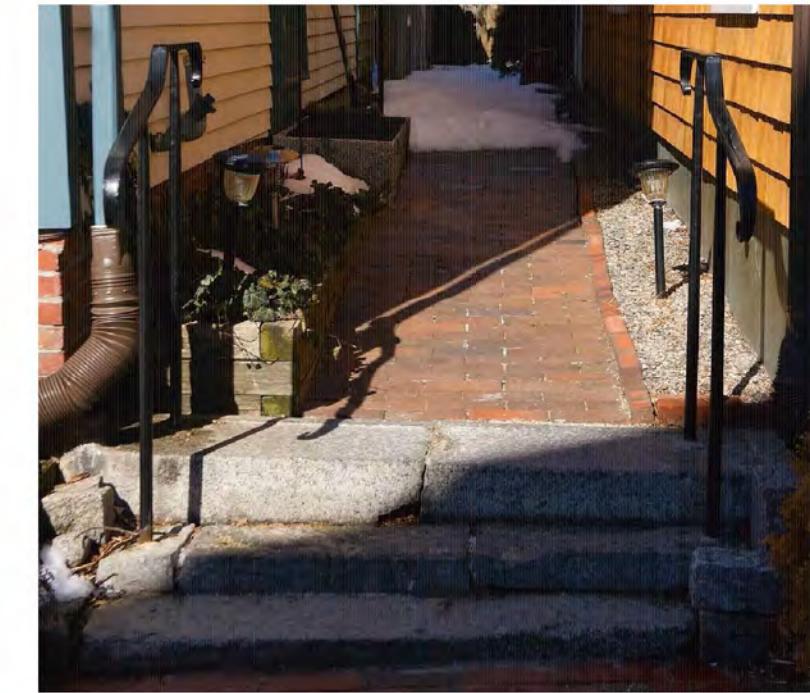
F Style Gutter



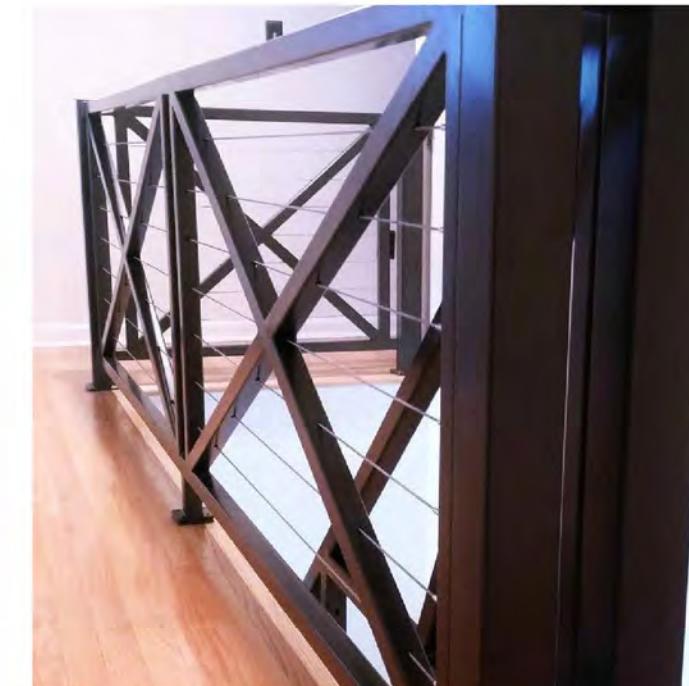
Plain Round Copper Downspout



HANDRAIL - NEW BUILDING

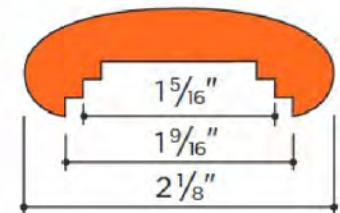


GUARDRAILS AT ROOF DECKS



TOP RAIL

Shape: Elliptical
Materials: Bronze



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

H4.17

MATERIALS - METAL ACCESSORIES
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25