

# **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

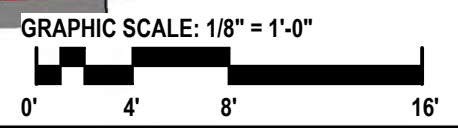
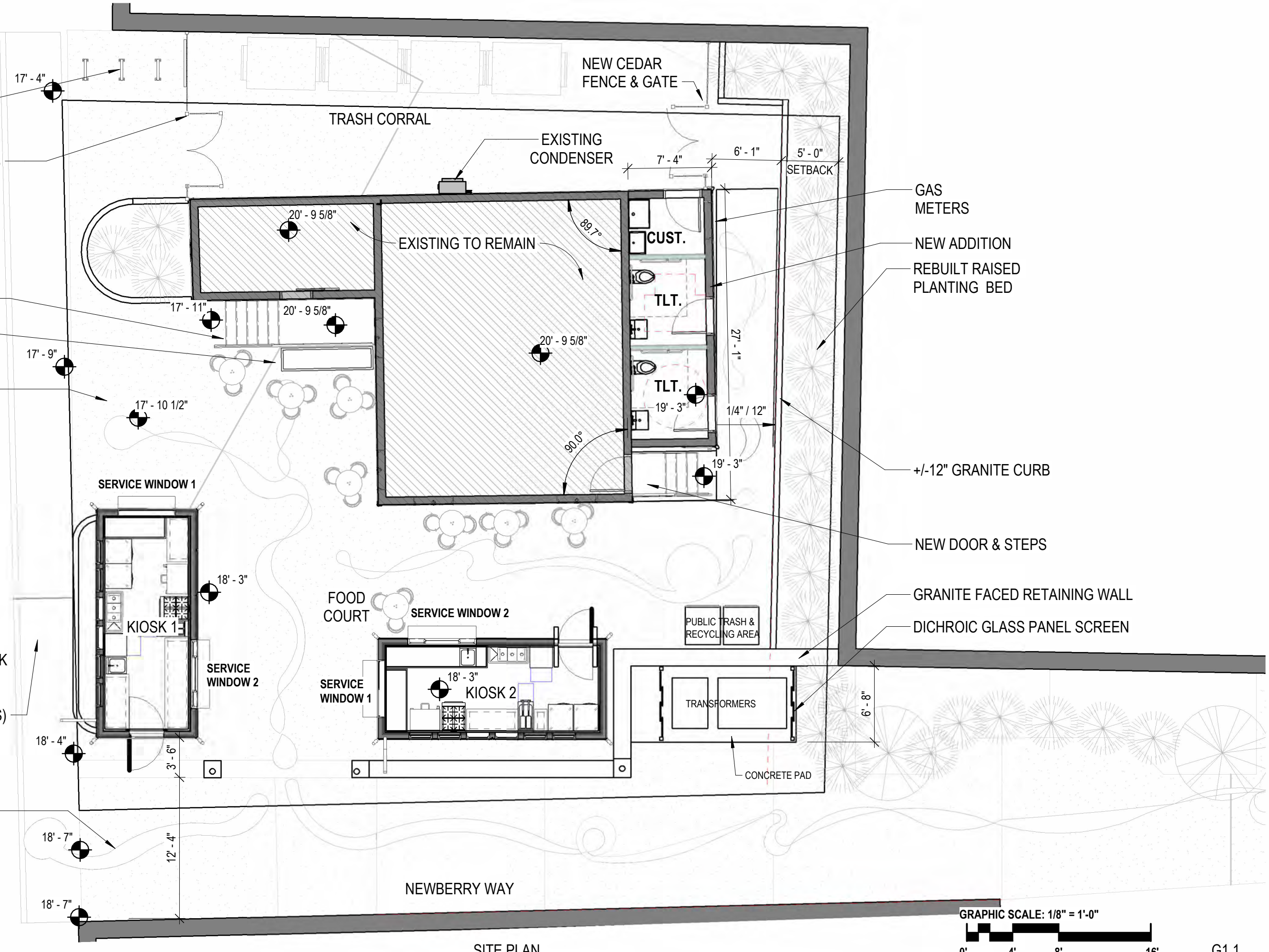




NEW BIKE  
RACKS  
NEW 6' HIGH  
CEDAR BOARD  
FENCE & GATES

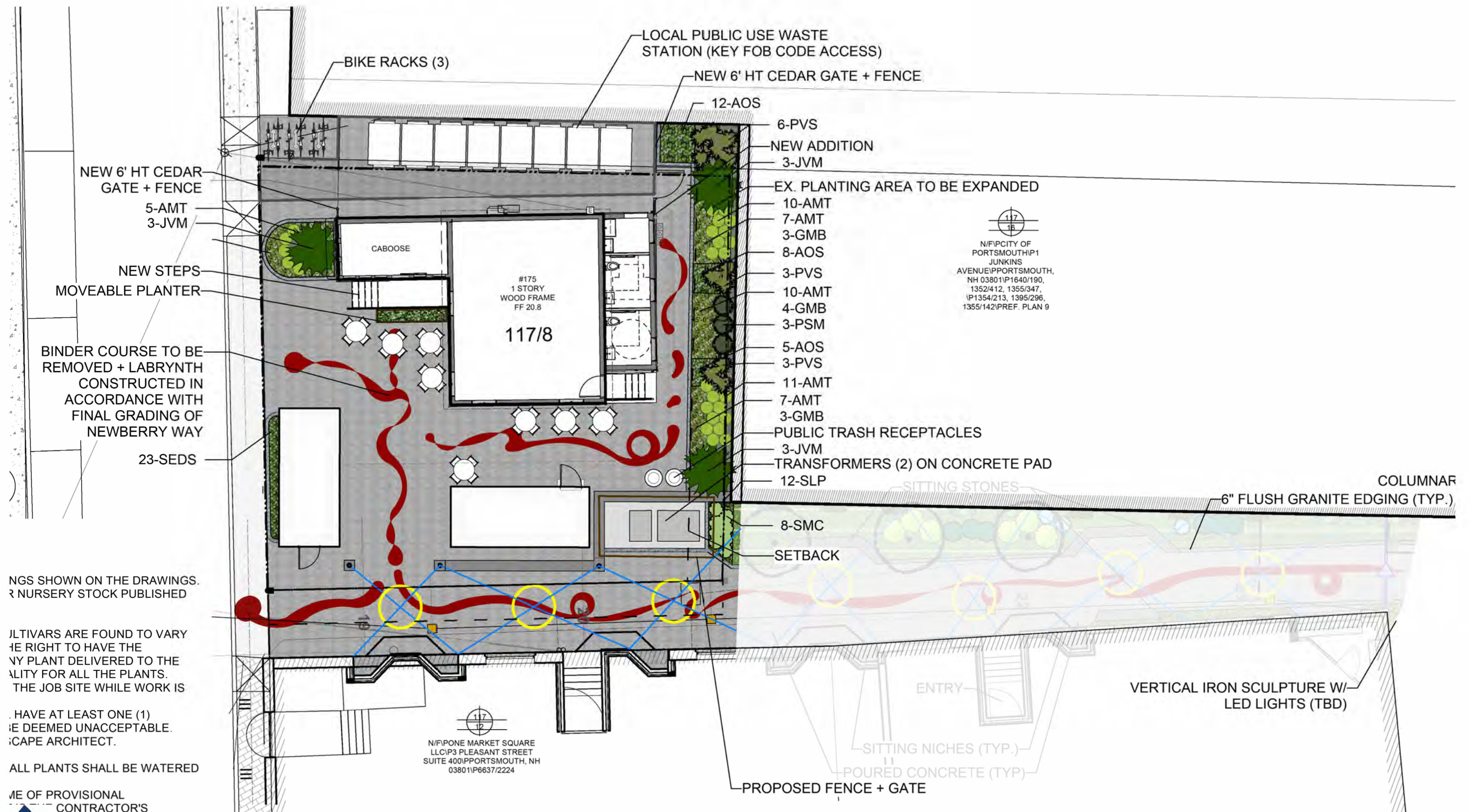
NEW STEPS  
& RAILING  
PLANTER  
CONCRETE  
PAVEMENT

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

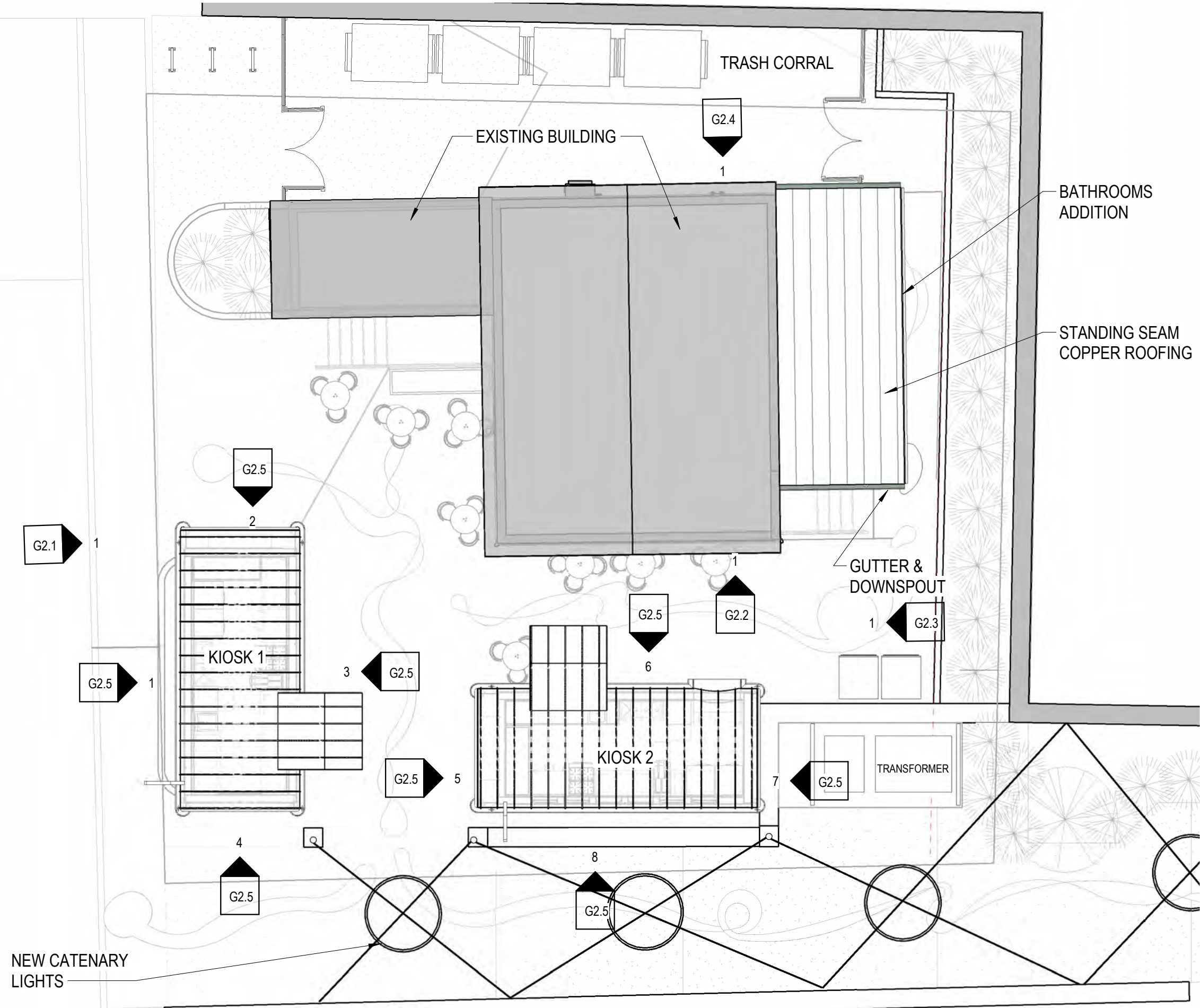


SITE PLAN  
GILLEY'S ADDITION





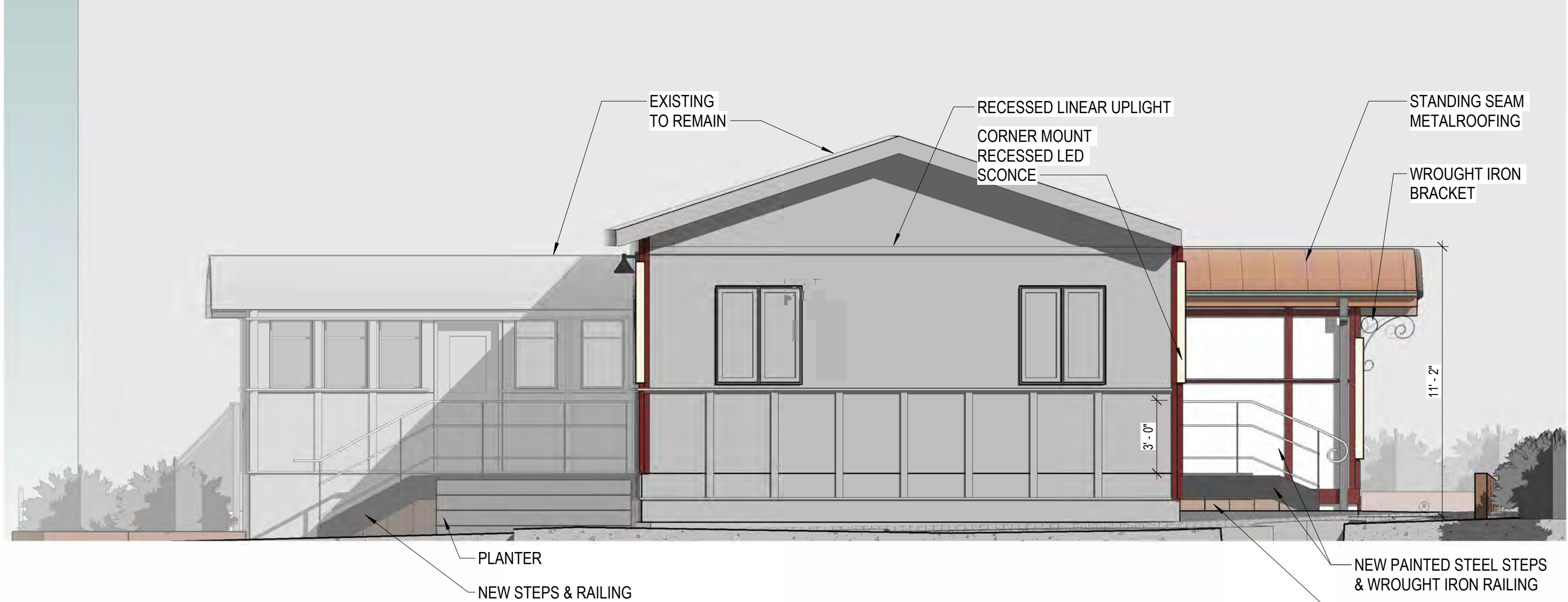




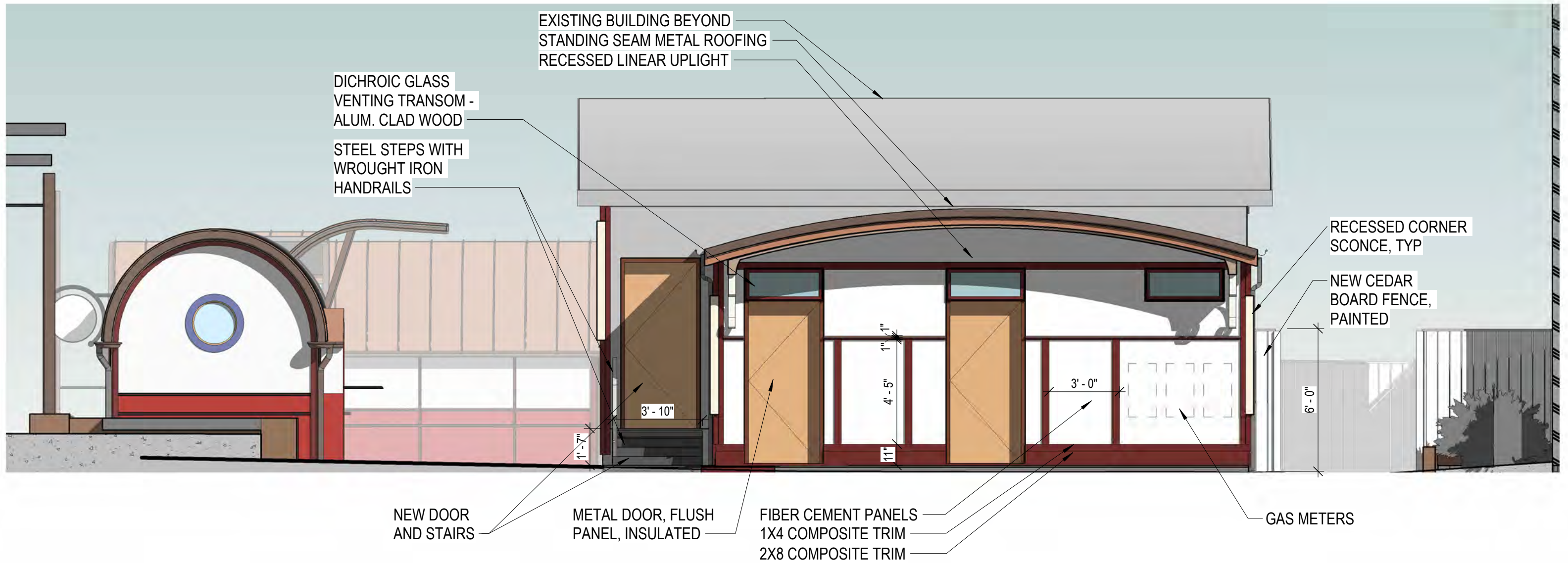
ROOF PLAN  
GILLEY'S ADDITION





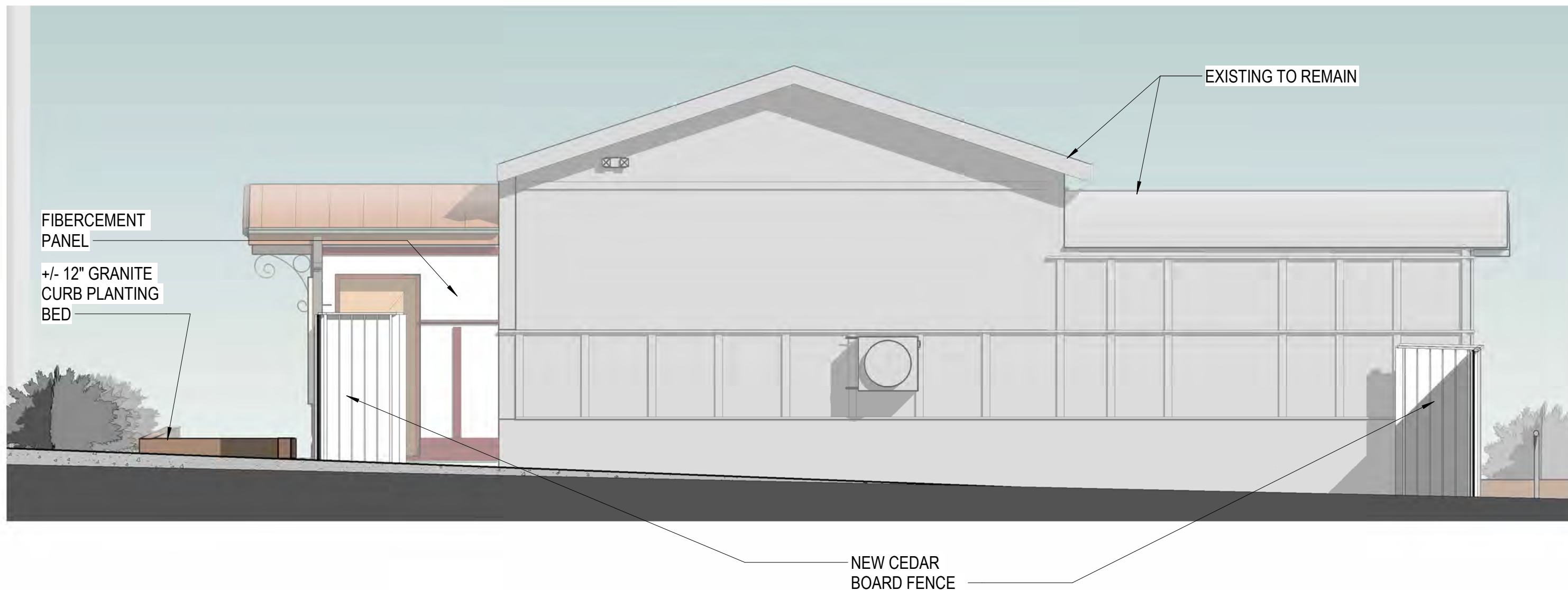


1 GILLEY'S ADDITION - SOUTH ELEVATION  
1/4" = 1'-0"



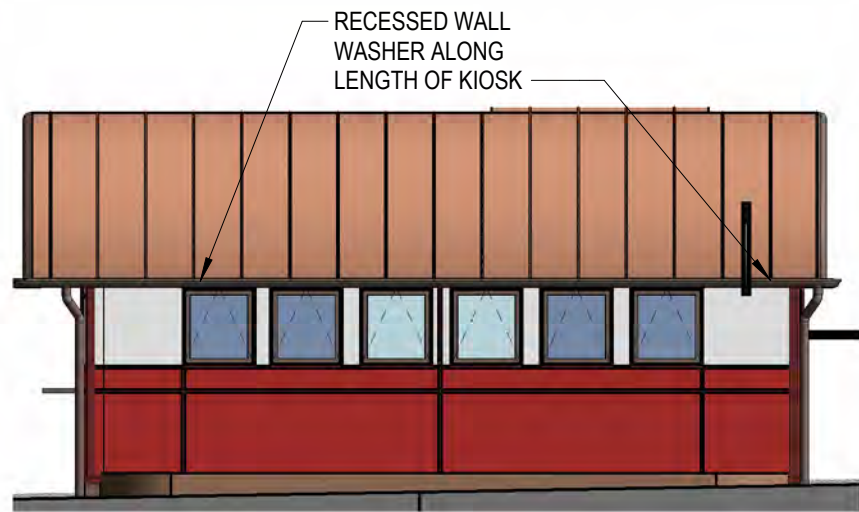
1 GILLEY'S ADDITION - EAST ELEVATION  
1/4" = 1'-0"





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





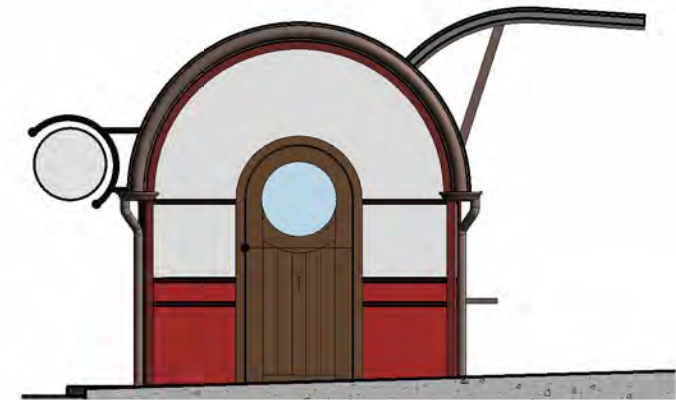
1 KIOSK 1 WEST  
3/16" = 1'-0"



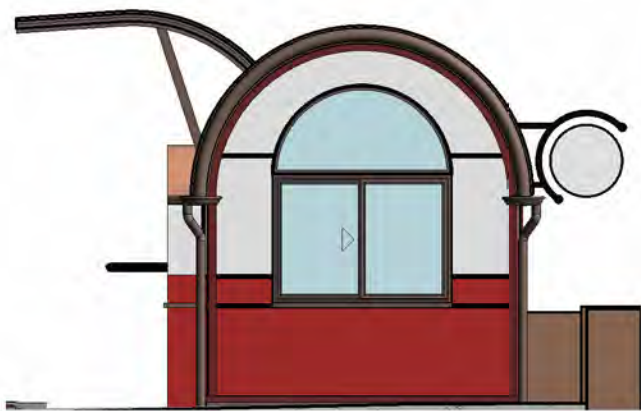
2 KIOSK 1 NORTH  
3/16" = 1'-0"



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



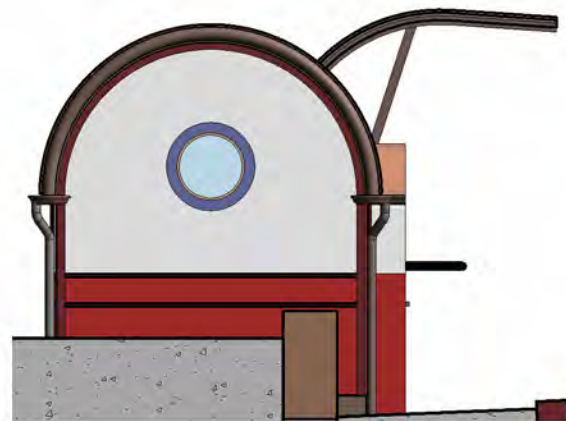
4 KIOSK 1 SOUTH  
3/16" = 1'-0"



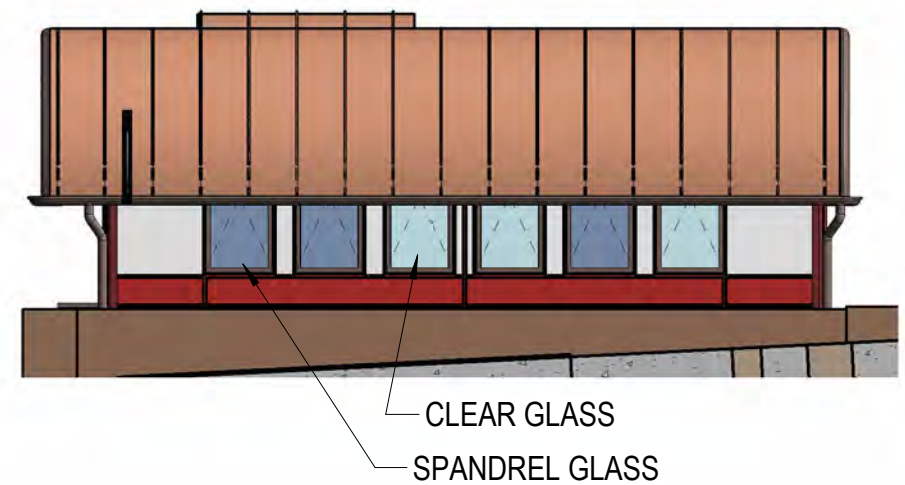
5 KIOSK 2 WEST  
3/16" = 1'-0"



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



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



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



























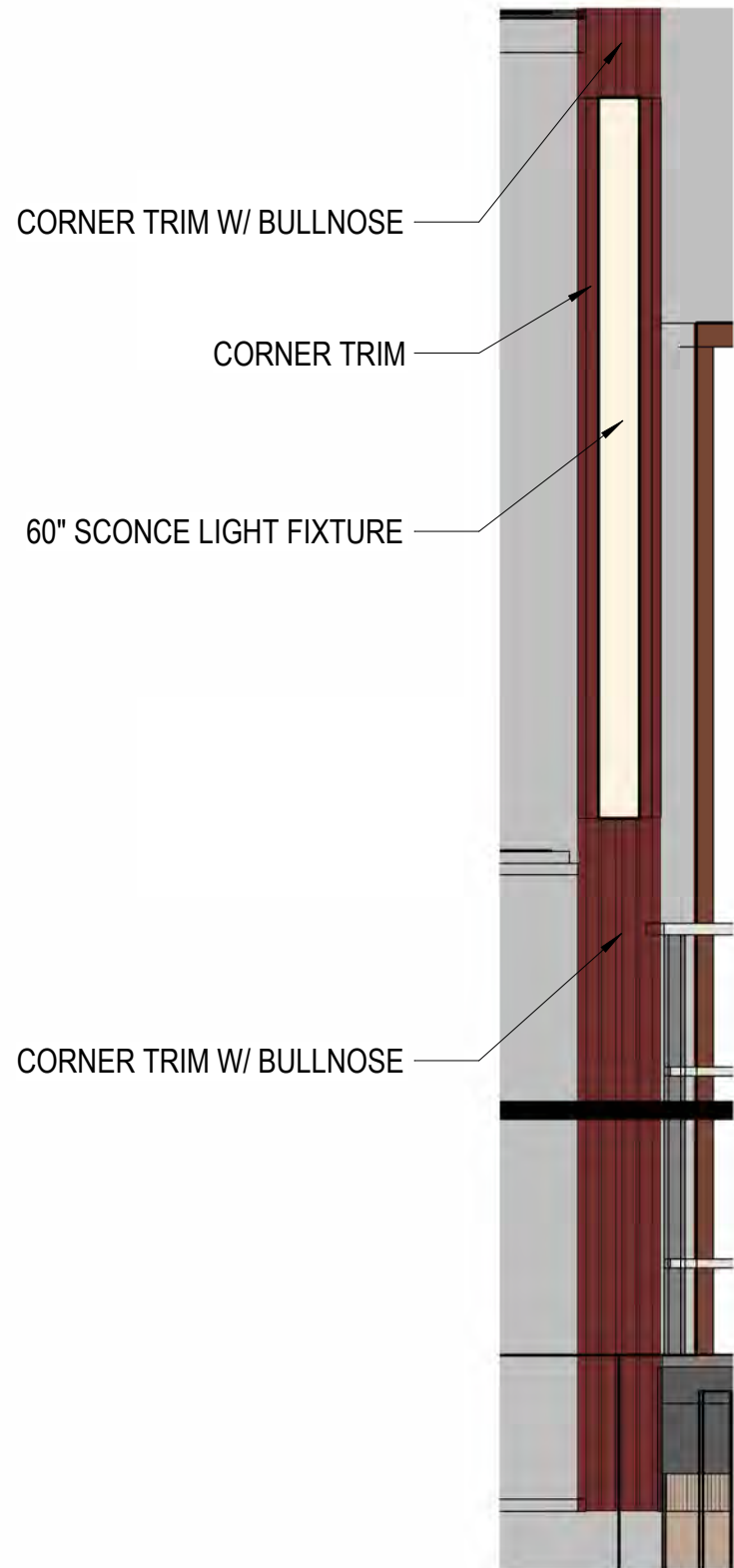




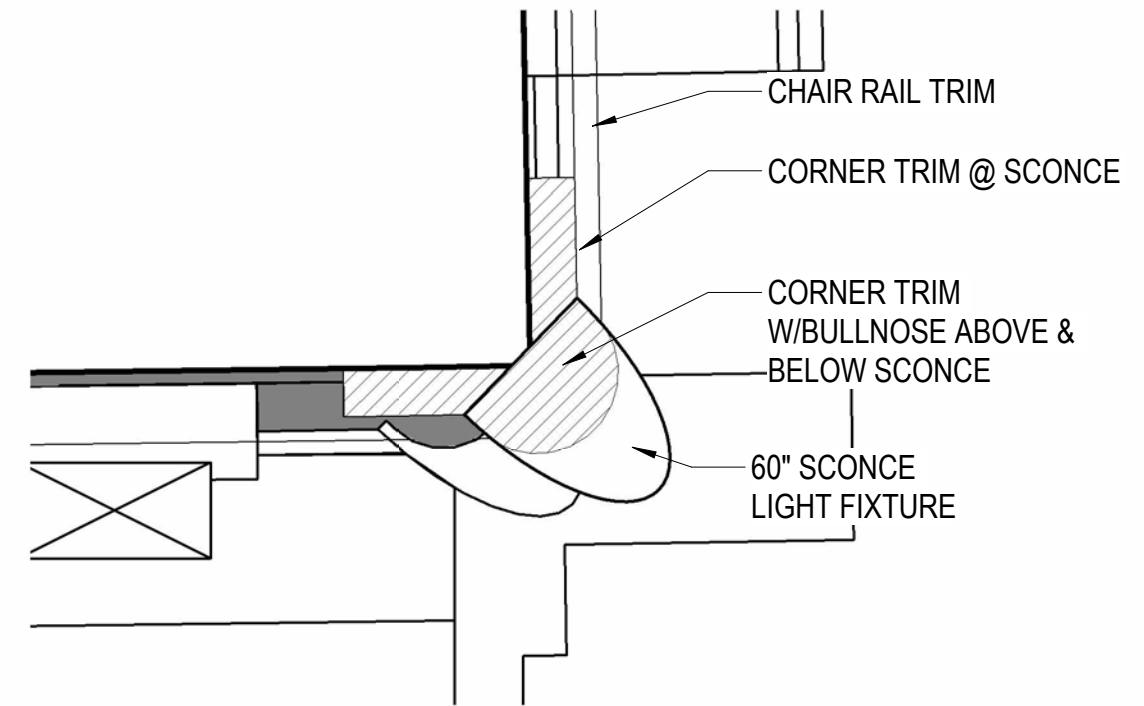








2 CORNER TRIM AND SCONCE ELEVATION - @ EXISTING BUILDING ADDITION  
3/4" = 1'-0"



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

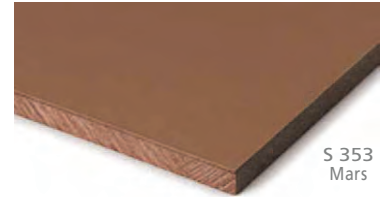
Materials Schedule				
Sheet	Material	Manufacturer	Model/Make	Finish/Color
1	Siding - Fiber Cement Panels	American Fiber Cement Corp.	Cembrit Solid	Luna & Custom red to match existing
2	Wood Composite Trim	Miratec	5/4"x Custom profiles	Field painted
3	Metal Roofing, Standing Seam	ATAS International Inc.	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



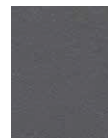


# Cembrit **Solid**

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

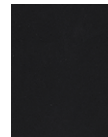


S 071  
Orcus

## Grays



S 101  
Pluto



S 131  
Juno

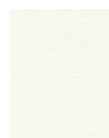


S 151  
Pallas



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



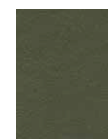
S 606  
Rhea



S 616  
Ceres



S 656  
Terra

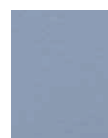


S 676  
Callisto

## 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:

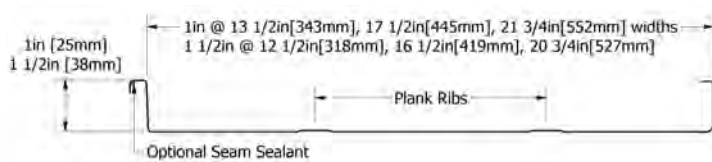
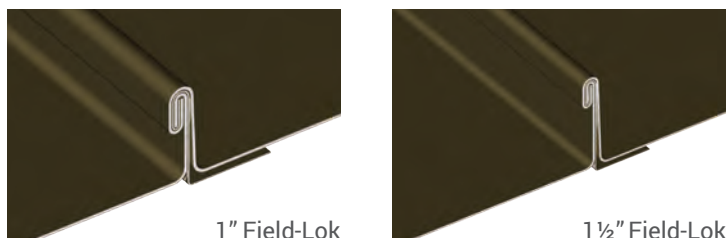
[http://www.icc-es.org/reports/pdf\\_files/ICC-ES/ESR-3043.pdf](http://www.icc-es.org/reports/pdf_files/ICC-ES/ESR-3043.pdf)

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"

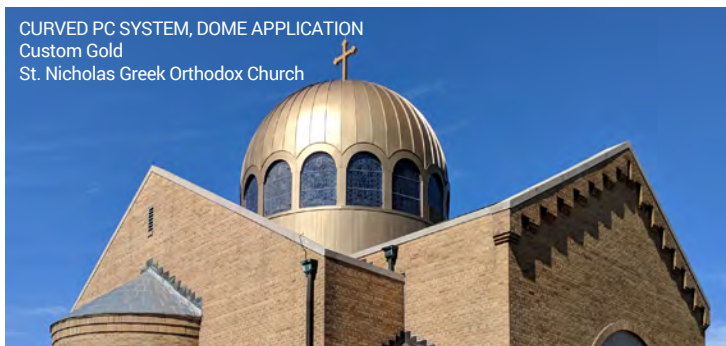
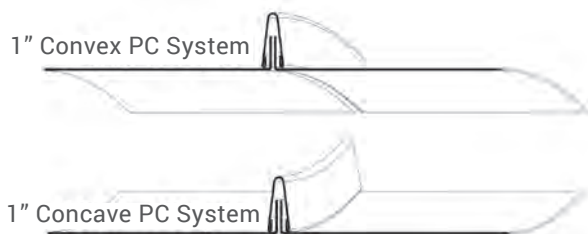
### TEXTURE

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

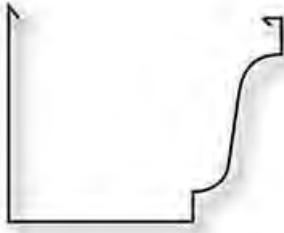


Riverside Sheet Metal specializes in the custom fabrication of radius gutters. The most common profiles are [half-round](#), [k-style](#), [box](#) and [brownstone](#) gutters, but we can also manufacture custom designed [gutter liners](#) and radius gutter liners.

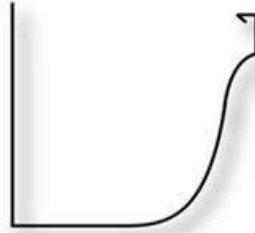
Radius gutters, or curved gutters can most times be manufacture to accommodate regular hangers, or to have custom made hangers installed. Riverside can also pre-install hangers, outlets and end caps.

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).

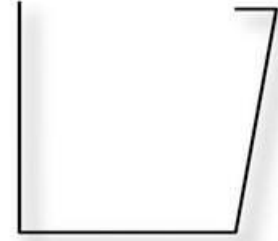
Radius gutters are **normally fabricated all in one piece** (5" and 6" k-style, brownstone, box and half round). Additionally, gutters with custom profiles may be manufactured in different lengths. On those, all seams are thoroughly soldered on copper gutters, ensuring a long lasting joint, while the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

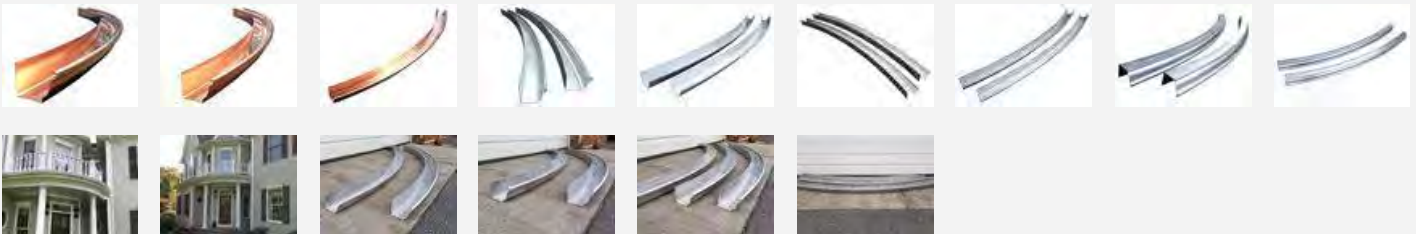


5" & 6" simple box radius gutter  
(Example) Up to 11' lengths

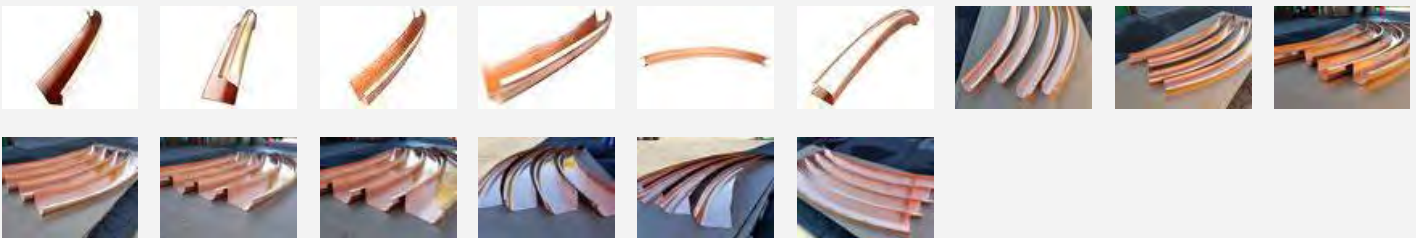


5" & 6" half-round radius gutter  
Up to 11' lengths

#### Radius K-Style Gutters

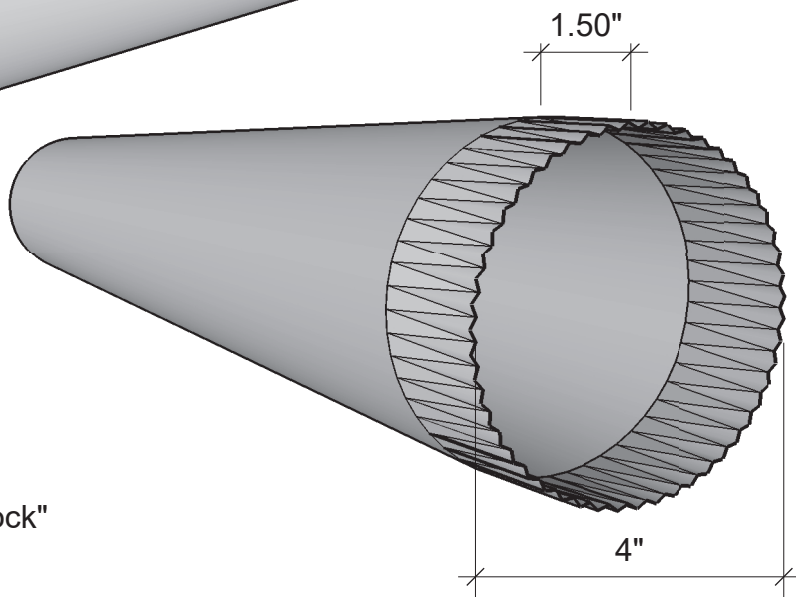
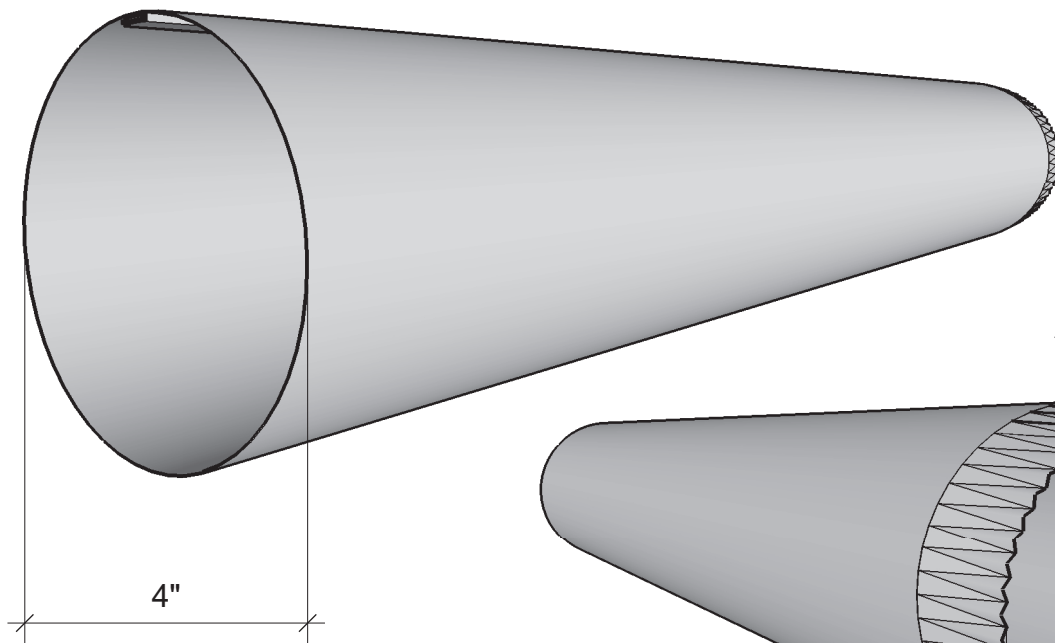


#### Radius Brownstone Gutters

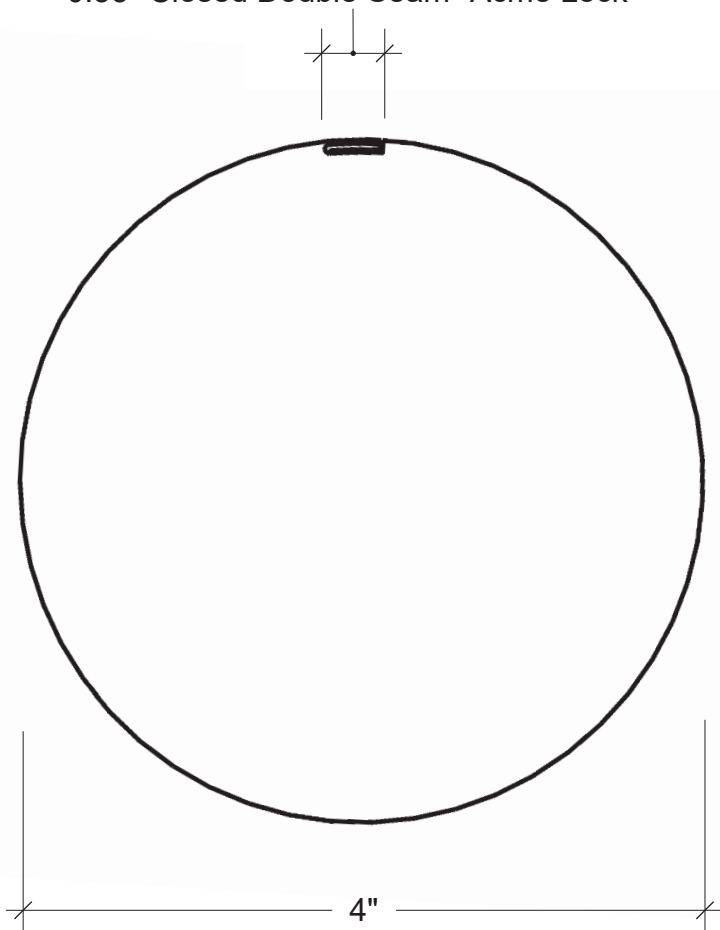


#### Radius Half-Round Gutters





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.

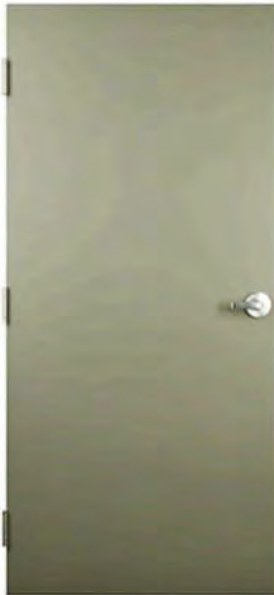
- 16-Gauge Steel – Cold Rolled or Galvanized
- Available Welded or Knocked Down
- Includes Anchors for Any Wall Condition

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

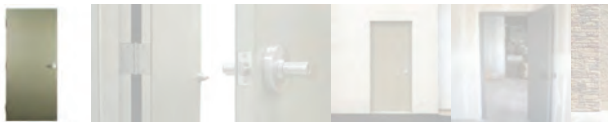
### Product Overview



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.

**Warranty, Limited Remedy, and Disclaimer:** Unless an additional warranty is specifically stated on the applicable 3M product packaging or product literature, 3M warrants that each 3M product meets the applicable 3M product specification at the time 3M ships the product. 3M MAKES NO OTHER WARRANTIES OR CONDITIONS, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTY OR CONDITION ARISING OUT OF A COURSE OF DEALING, CUSTOM OR USAGE OF TRADE. If the 3M product does not conform to this warranty, then the sole and exclusive remedy is, at 3M's option, replacement of the 3M product or refund of the purchase price.

**Limitation of Liability:** Except where prohibited by law, 3M will not be liable for any loss or damage arising from the 3M product, whether direct, indirect, special, incidental or consequential, regardless of the legal theory asserted, including warranty, contract, negligence or strict liability.

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

3M is a trademark of 3M.  
Used under license in Canada.

Please recycle. Printed in the U.S.A.  
© 3M 2015. All rights reserved.  
98-0150-0701-0







# Pella® Reserve™

## Contemporary Clad/Wood

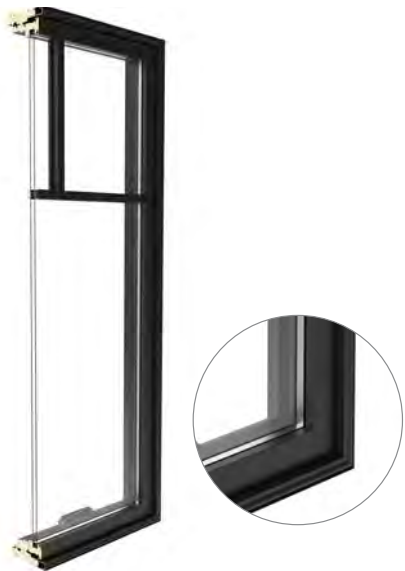


Simple and sophisticated designs that embody the tenets of pure, contemporary style.

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

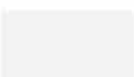
Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>7</sup>




Custom colors are also available.




Black




White




Brown




Fossil




Iron Ore



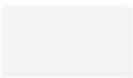
Portobello




Putty




Almond




Classic White




Brick Red




Hartford Green




Pearl Gray




Soft Linen




Satin Steel



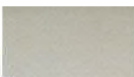
Matte Gray




Wolf Gray



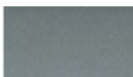
Spice Red



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.

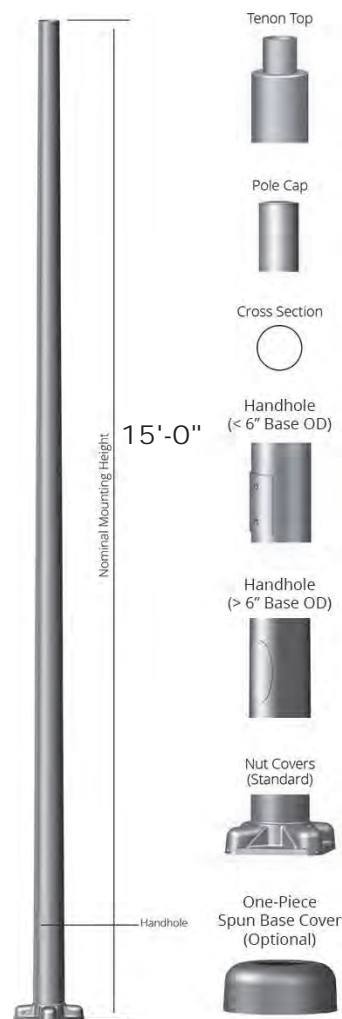
<sup>7</sup> EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

<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

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



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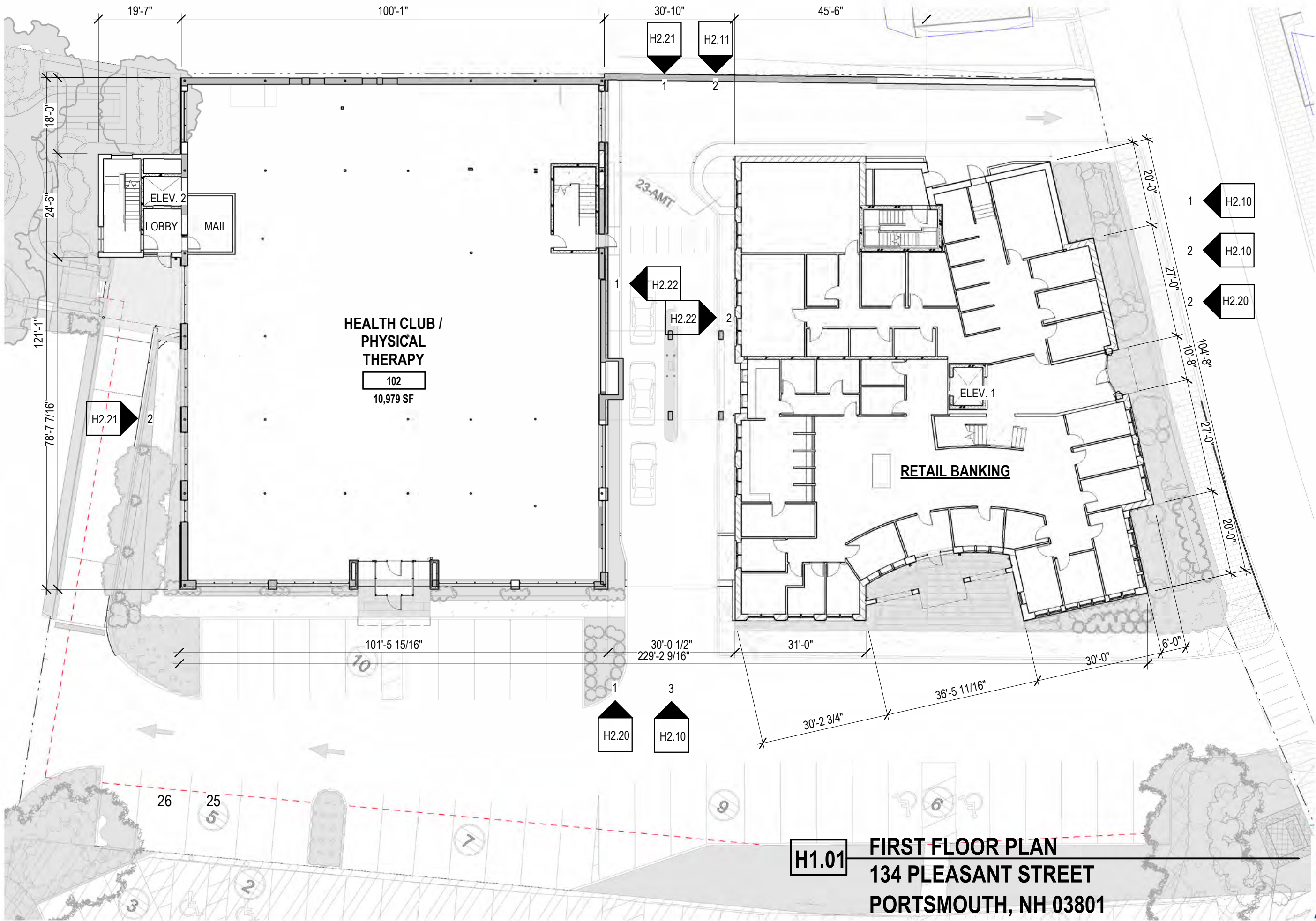




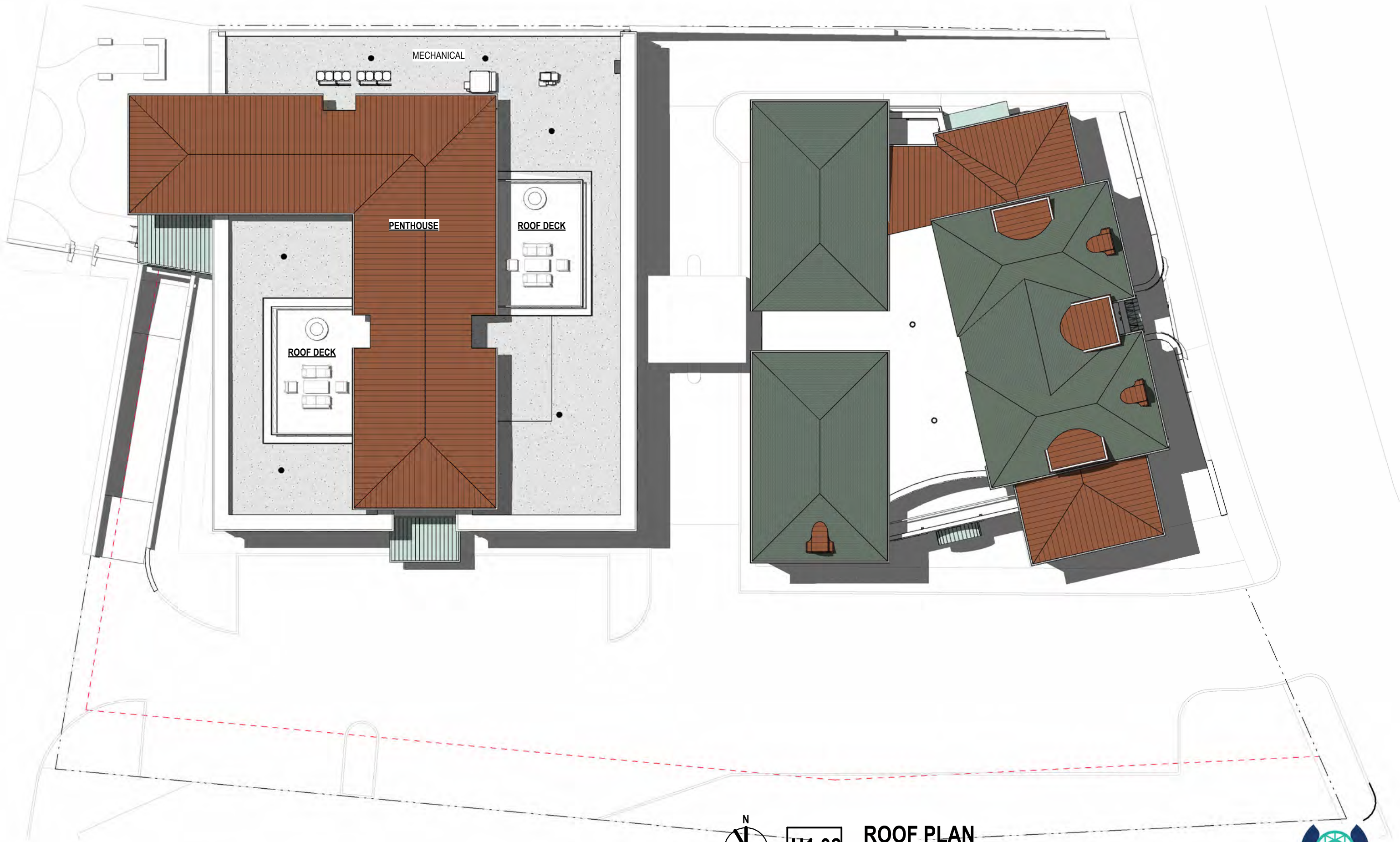
**H0.2** EXISTING PHOTOS  
**134 PLEASANT STREET  
 PORTSMOUTH, NH 03801**

12/29/25









H1.02

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

12/29/25

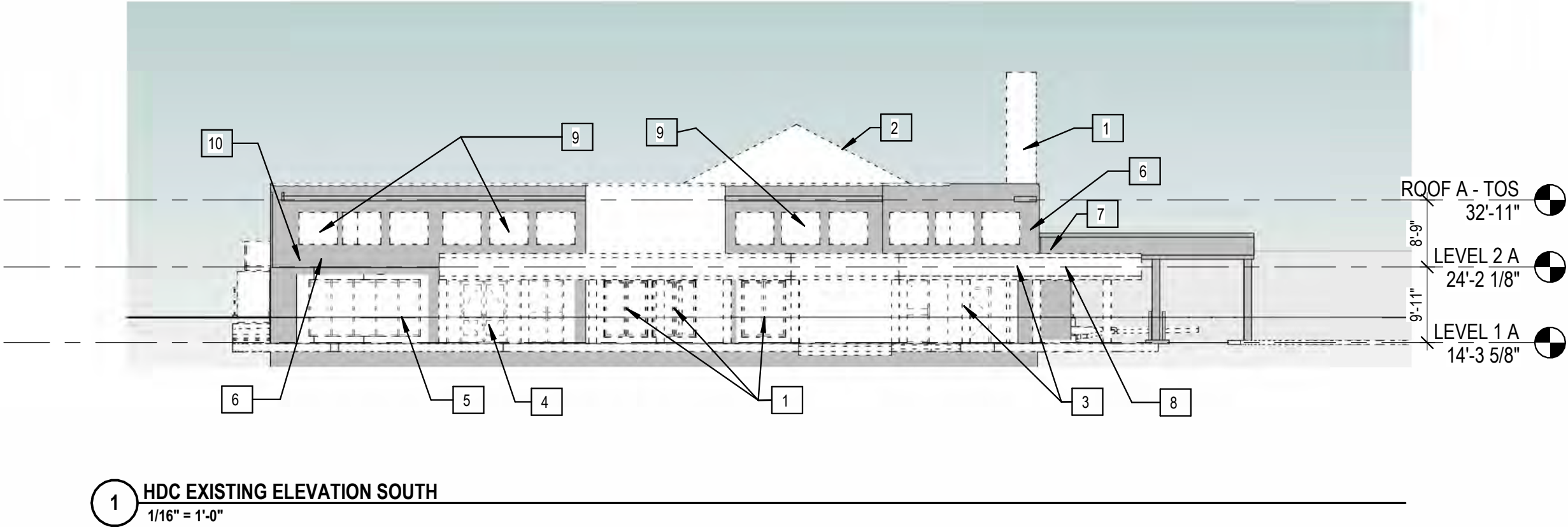
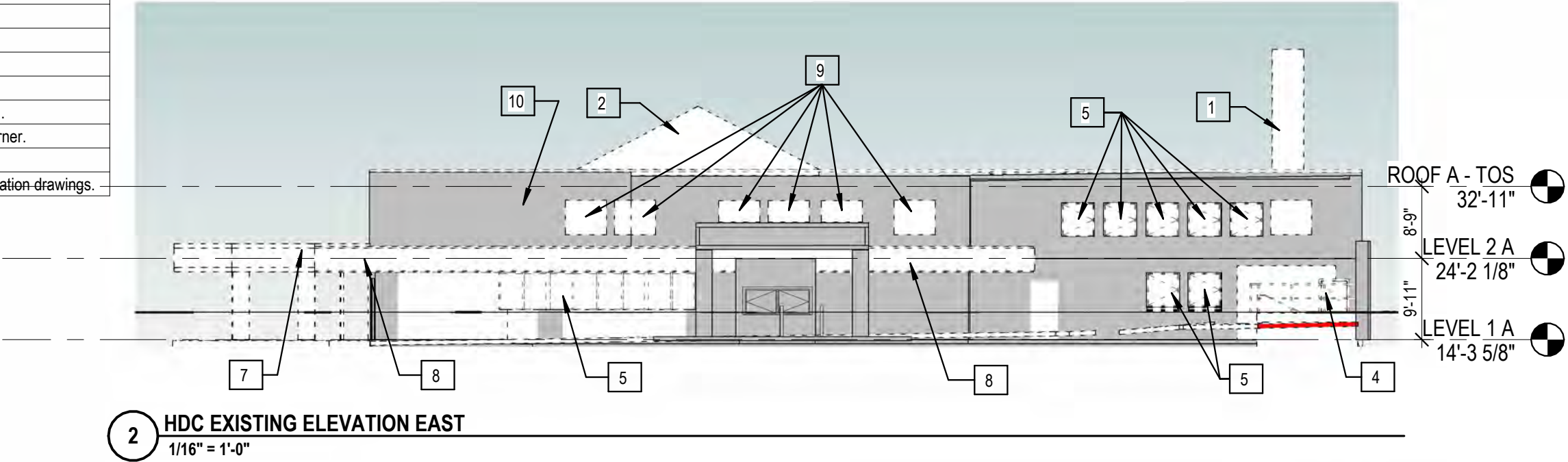


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1

**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.



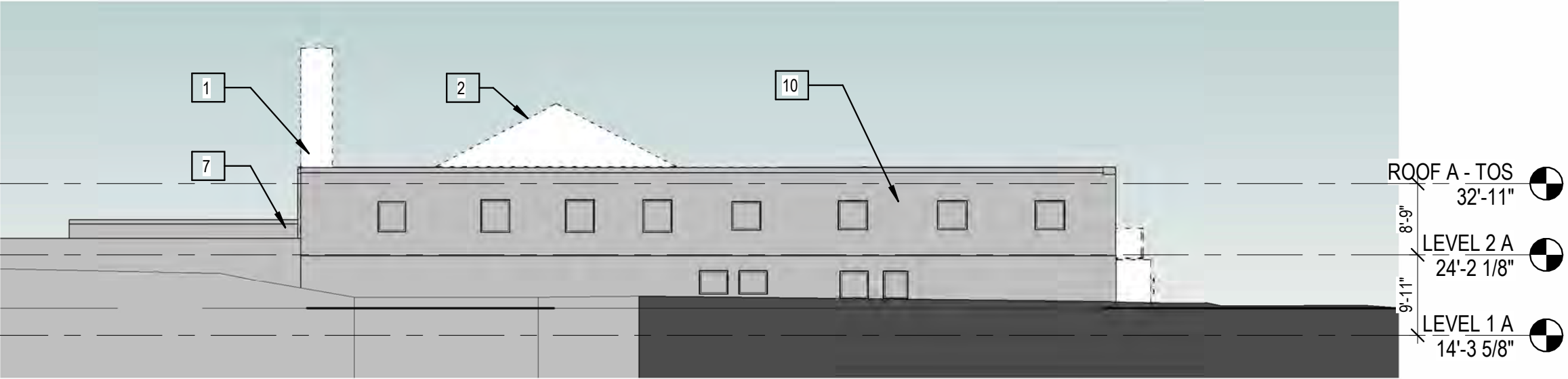
H2.01

EXISTING ELEVATIONS  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

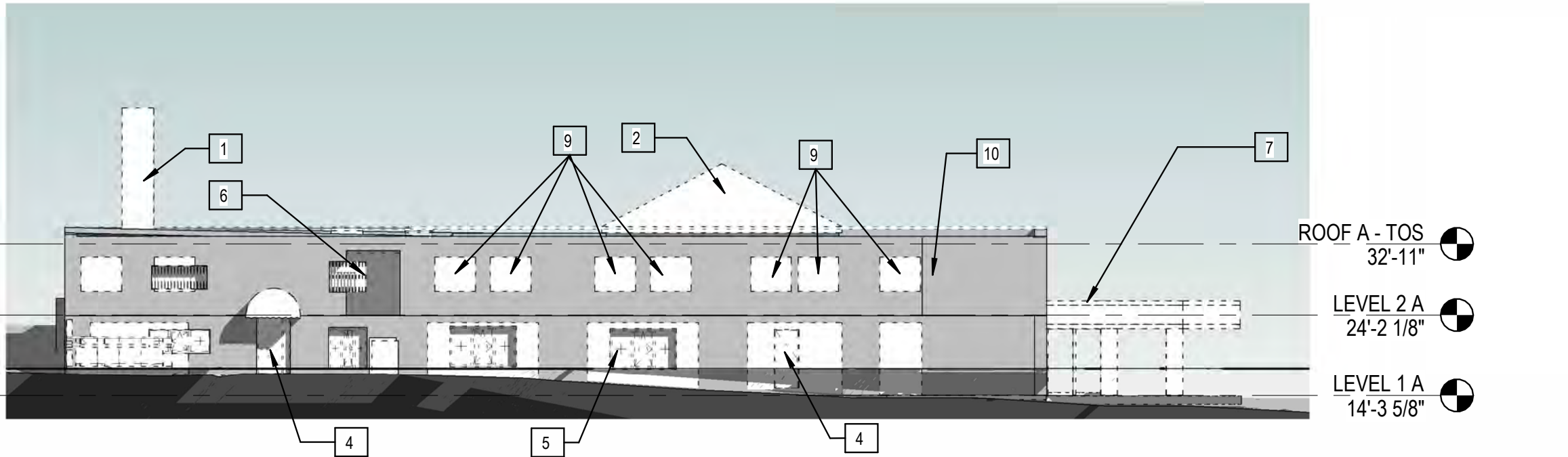
12/29/25



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



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





**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**

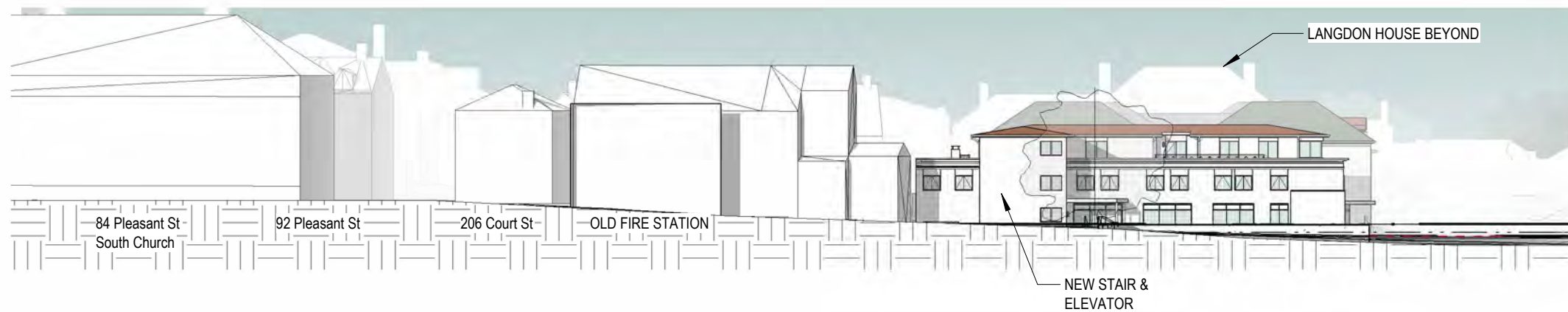
**CONTEXT SITE SECTIONS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

12/29/25

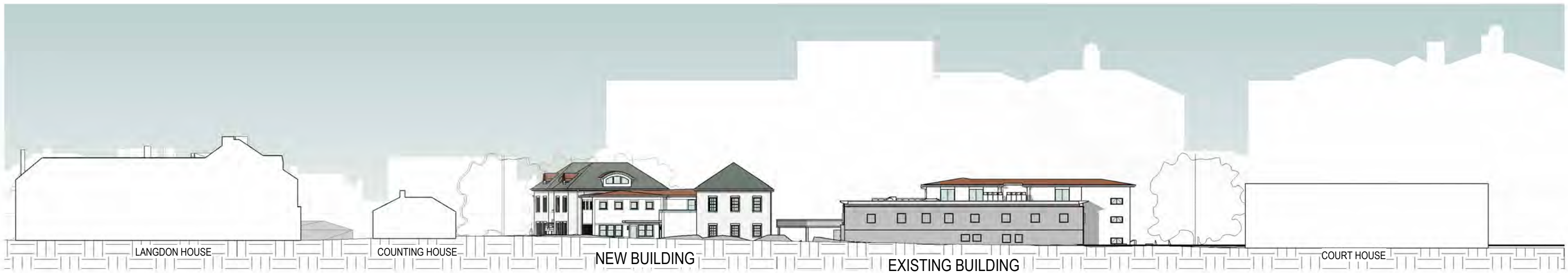


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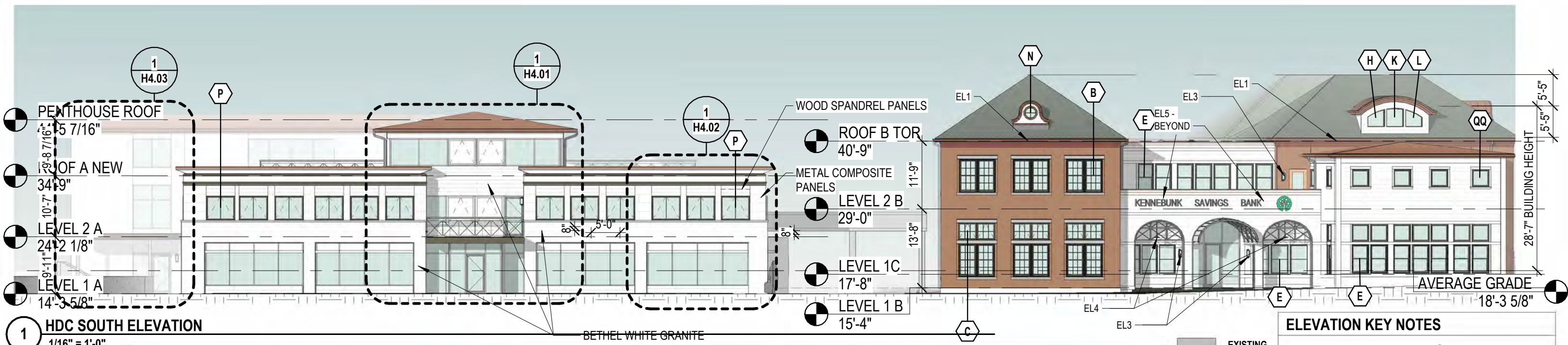
**1 WEST SITE SECTION**  
1" = 40'-0"



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

**H2.11** **CONTEXT SITE SECTIONS**  
**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
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

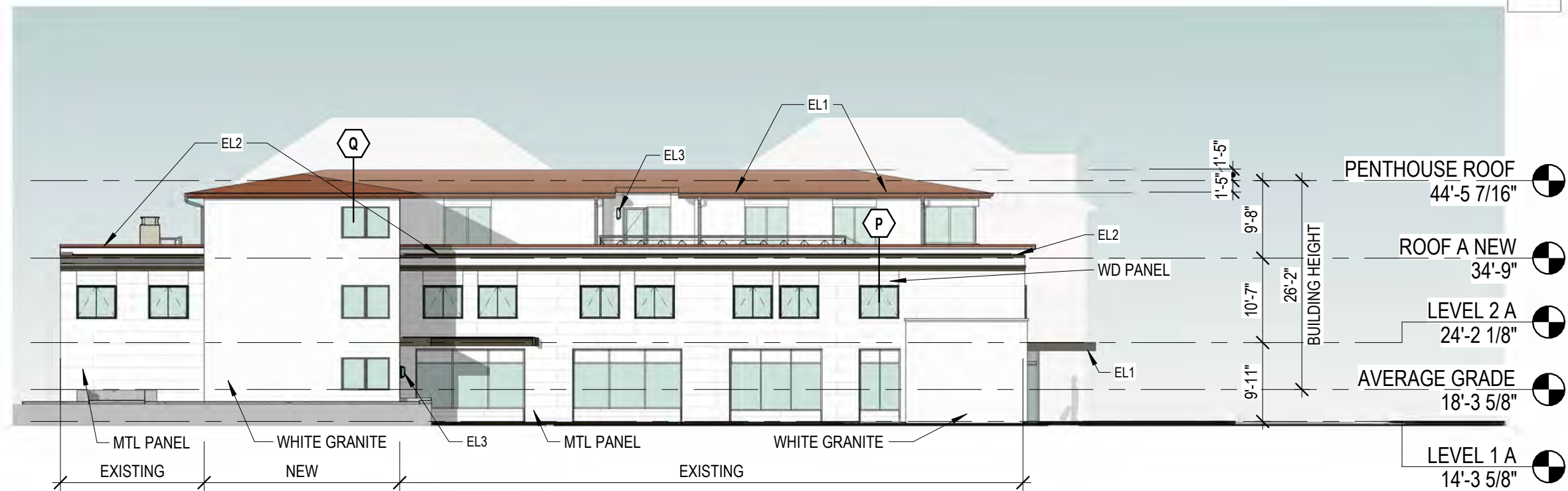
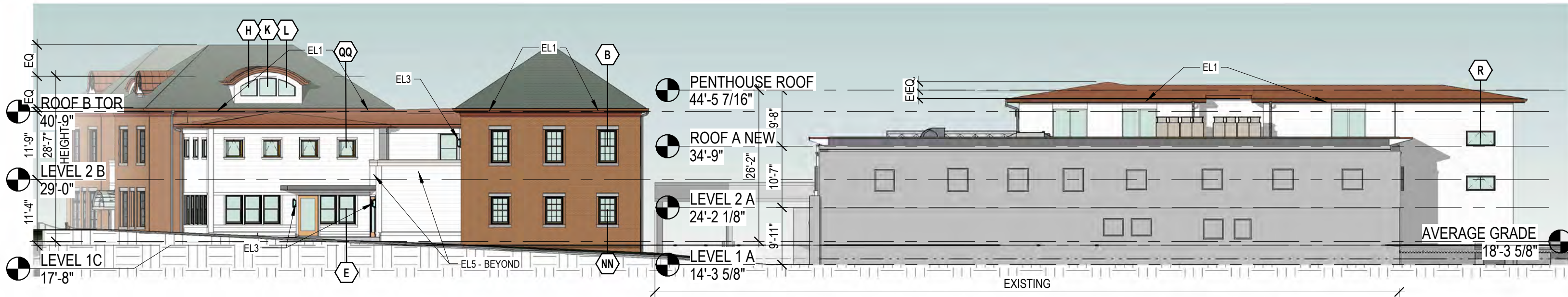
**H2.20** FRONT ELEVATIONS  
 134 PLEASANT STREET  
 PORTSMOUTH, NH 03801

12/29/25



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


#### 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

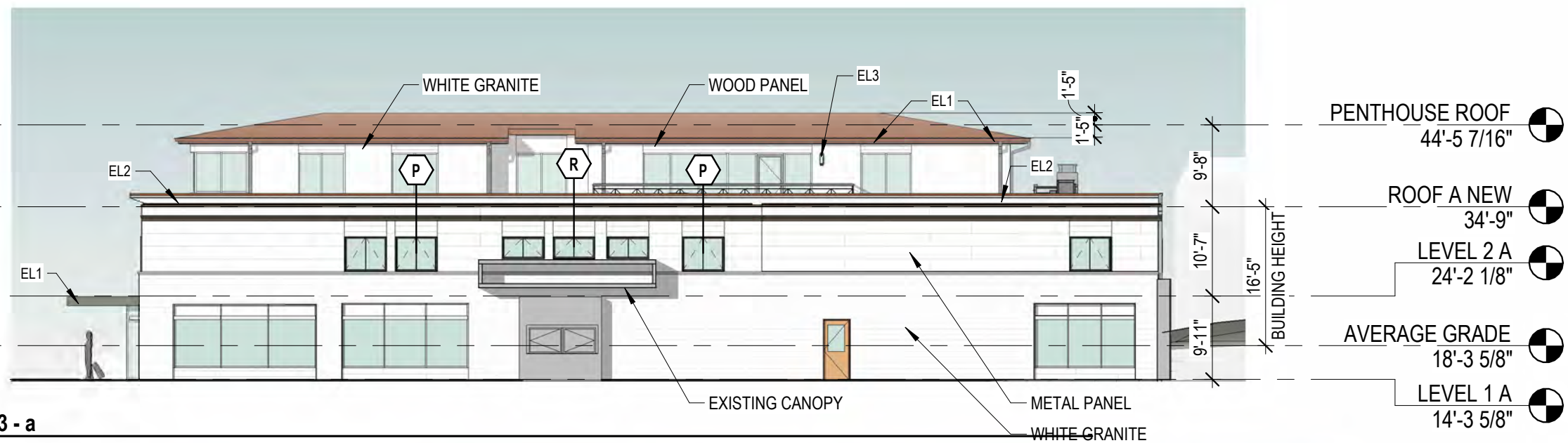
- EL1 LINEAR RECESSED LIGHTING
- EL2 LINEAR SURFACE MOUNT LIGHTING
- EL3 WALL SCONCE
- EL4 PENDANT LIGHTING
- EL5 WALL SCONCE

H2.21

**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

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VIEW FROM PLEASANT STREET, NORTH

H3.01

RENDERING - NEW  
134 PLEASANT STREET  
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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**  
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VIEWS FROM PARROTT AVE PARKING LOT

**H3.03** **RENDERINGS**  
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VIEWS FROM PARROTT AVE PARKING LOT

H3.04

**RENDERINGS - NEW**  
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VIEW FROM SIDE OF COURT HOUSE

**H3.05** **RENDERING - RENOVATION**  
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**H3.06** **RENDERING - RENOVATION**  
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**H3.07** **RENDERING - RENOVATION**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

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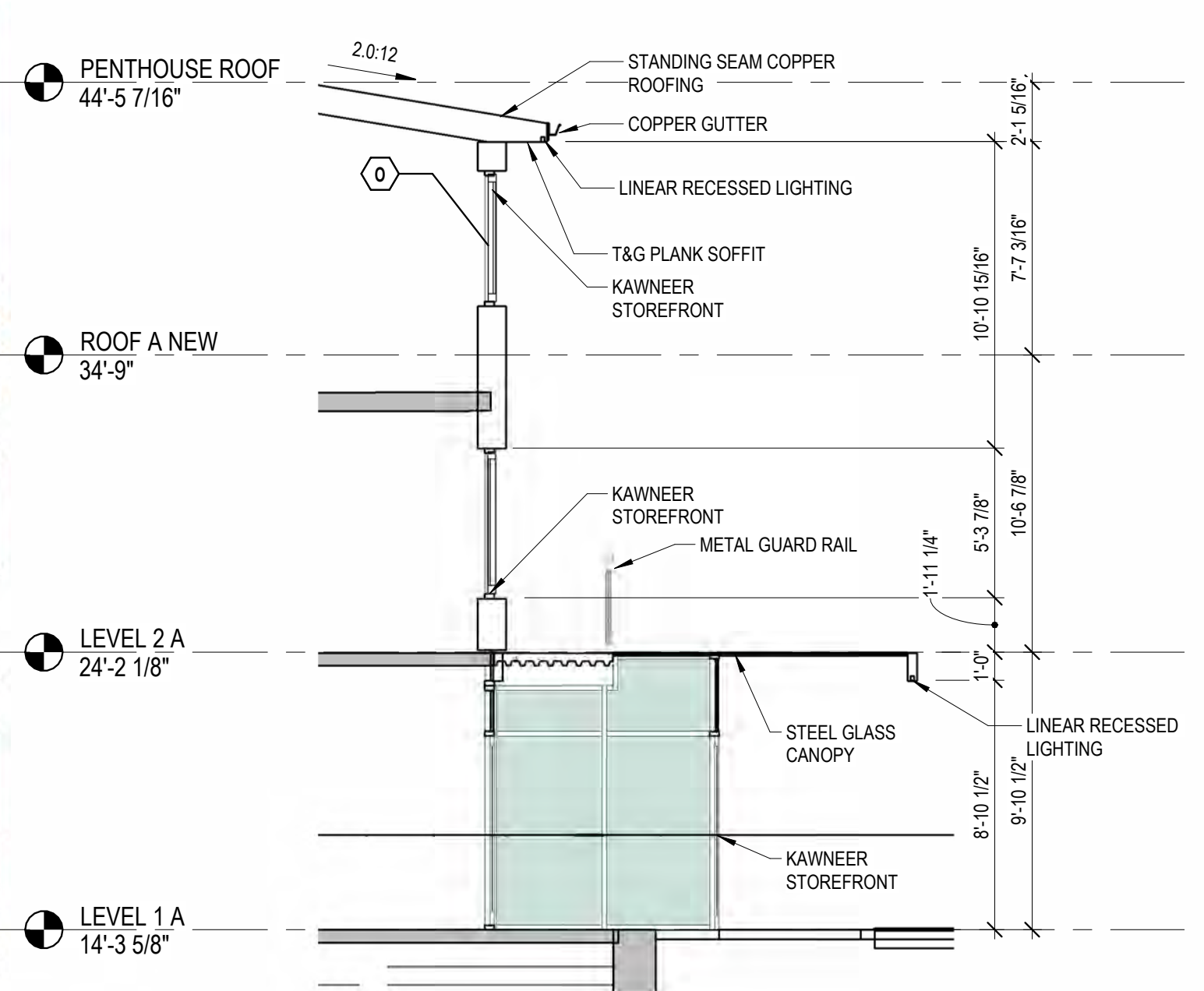
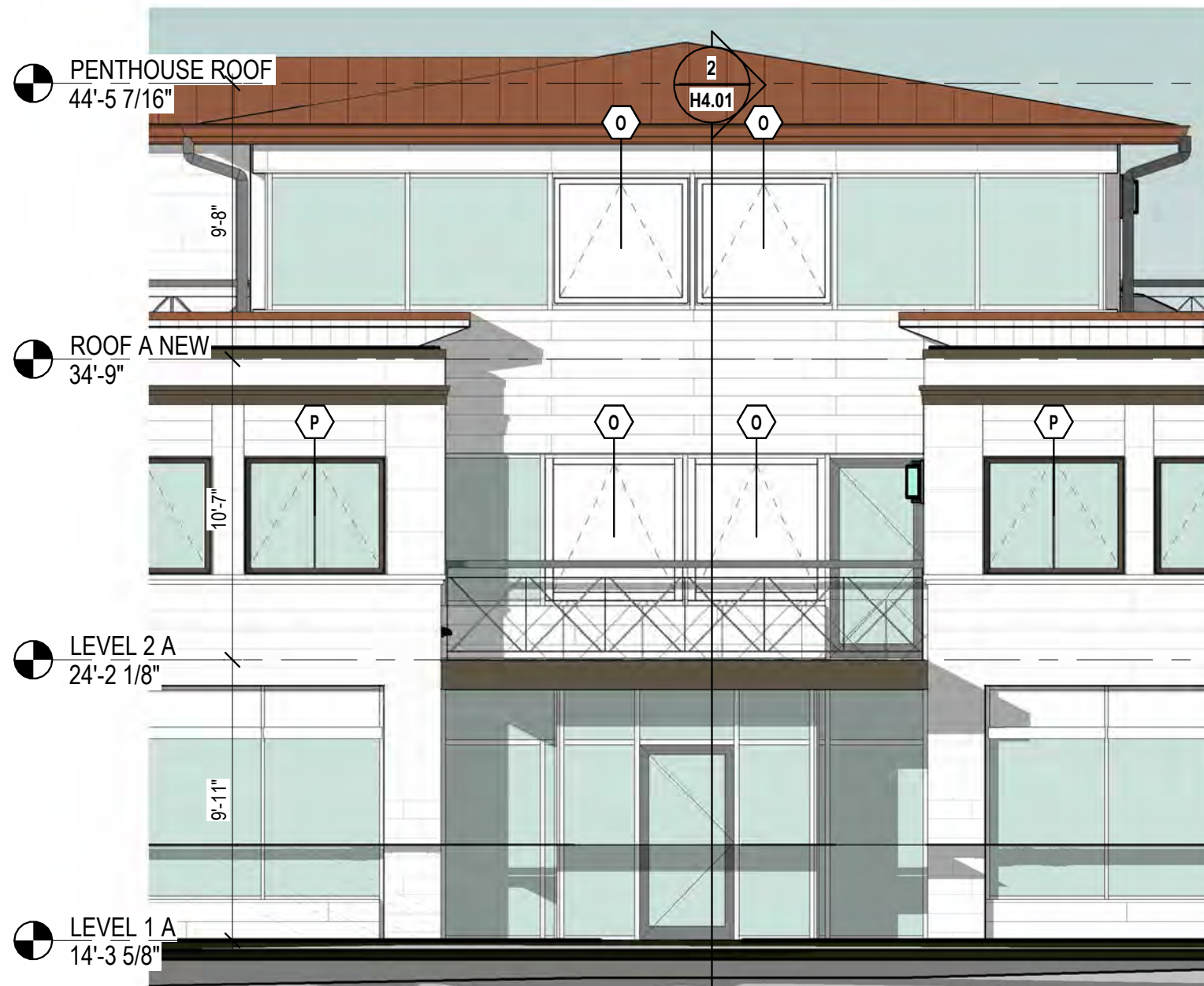
1 HDC BIRDSEYE SE

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

12/29/25





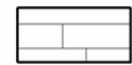
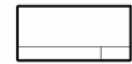
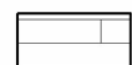



1 ELEVATION - NEW ENTRANCE AT THE EXISTING  
3/16" = 1'-0"

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

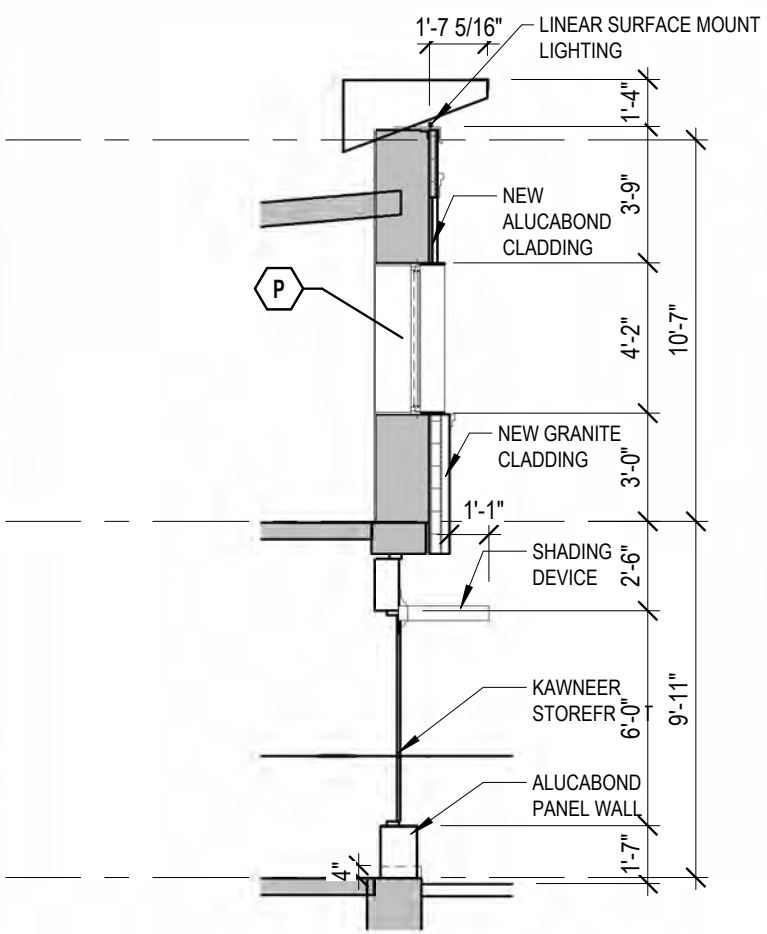


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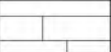
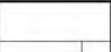
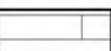
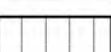


1 ELEVATION - FRONT - EXISTING BUILDING  
3/16" = 1'-0"



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

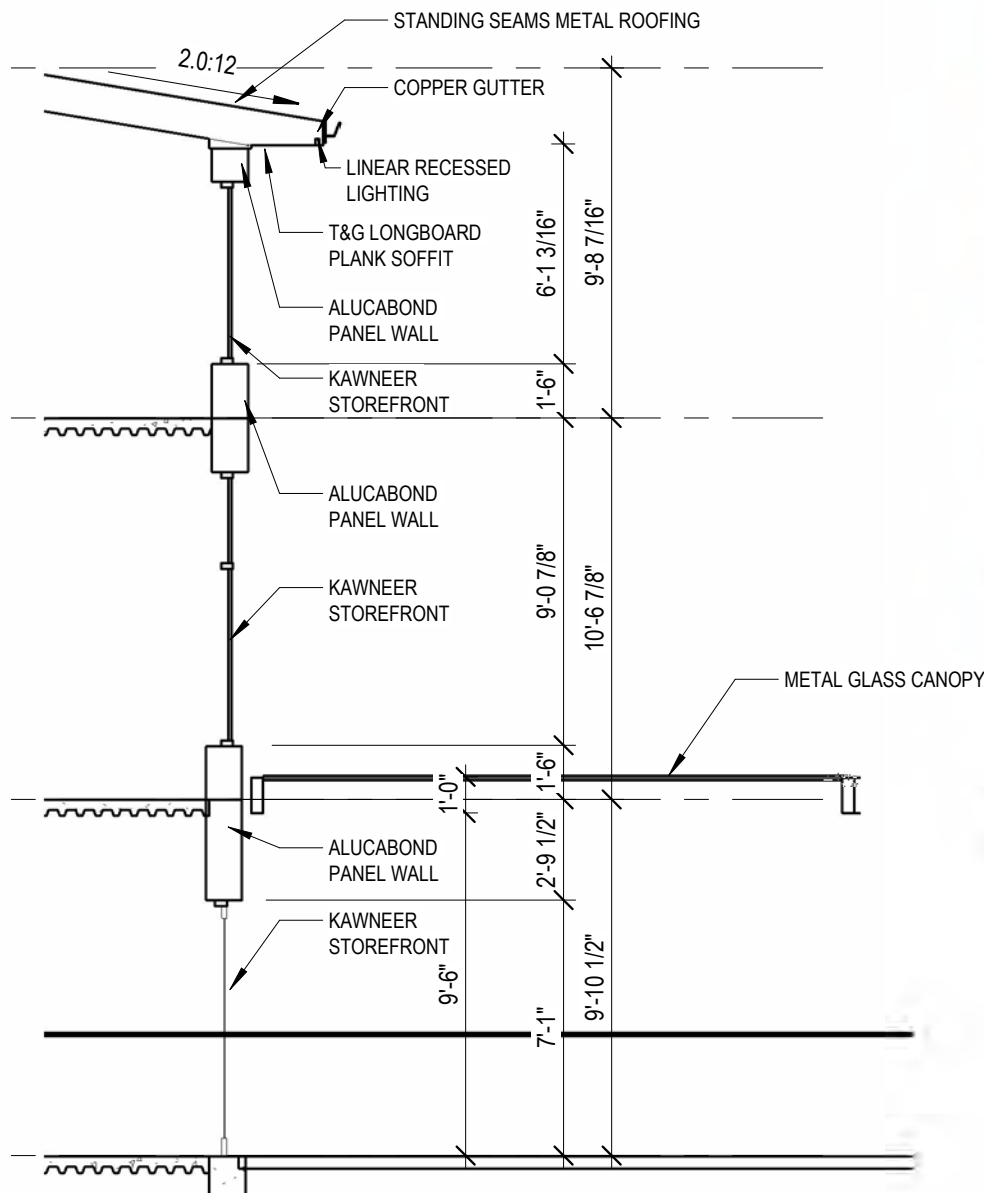
12/29/25







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

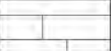
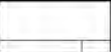
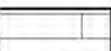
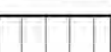


2 SECTION - BACK ENTRANCE AND STAIR  
3/16" = 1'-0"



#### ELEVATION KEY NOTES

##### EXISTING BUILDING

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

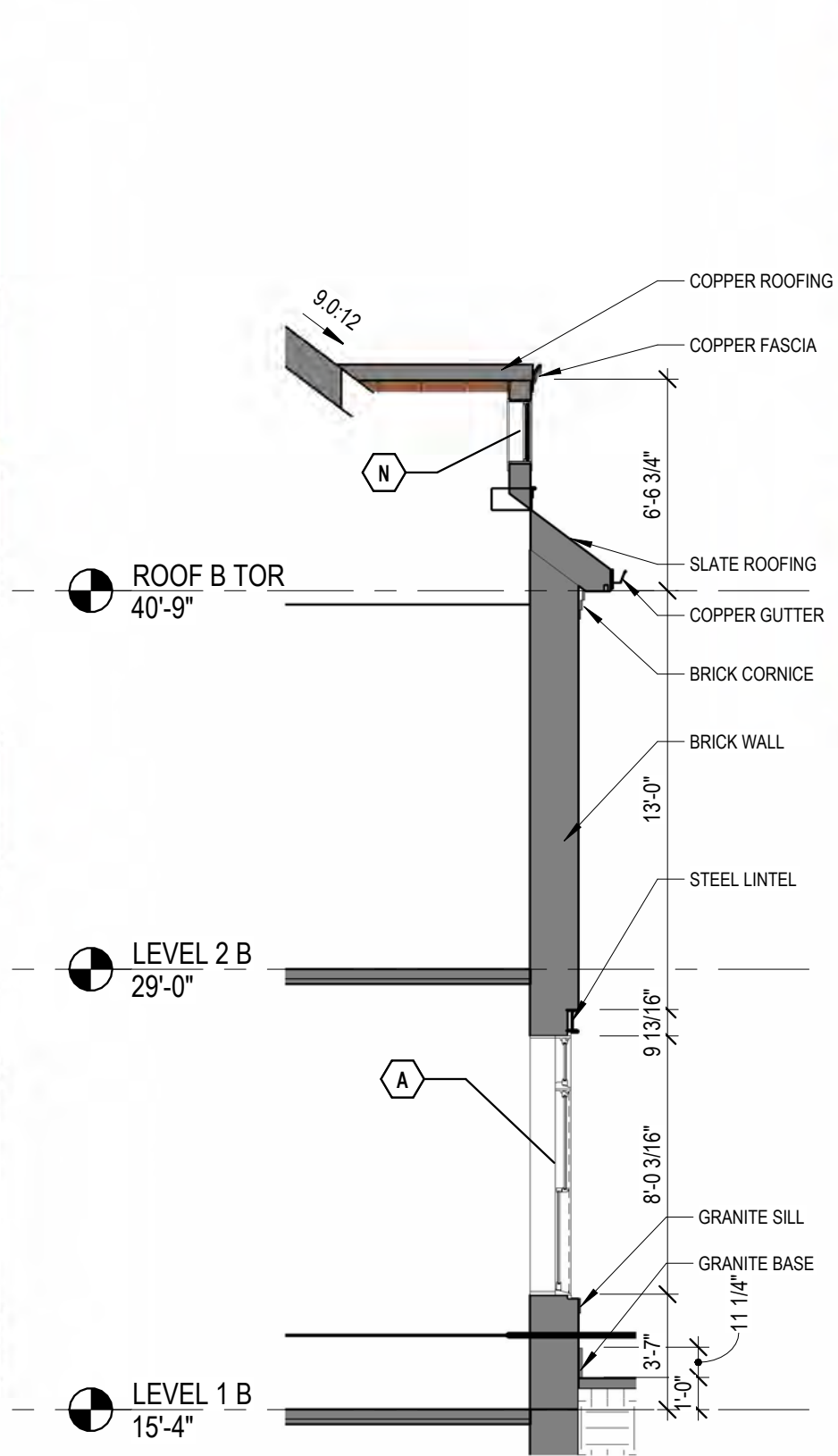
**H4.03** ELEVATION DETAIL, RENOVATION  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25



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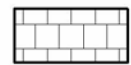


#### ELEVATION KEY NOTES

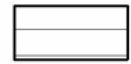
##### NEW BUILDING



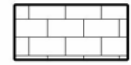
GLAZED BRICK



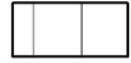
ZINC SHINGLE



FIBER CEMENT BOARD



SLATE ROOFING



COPPER ROOFING

H4.04

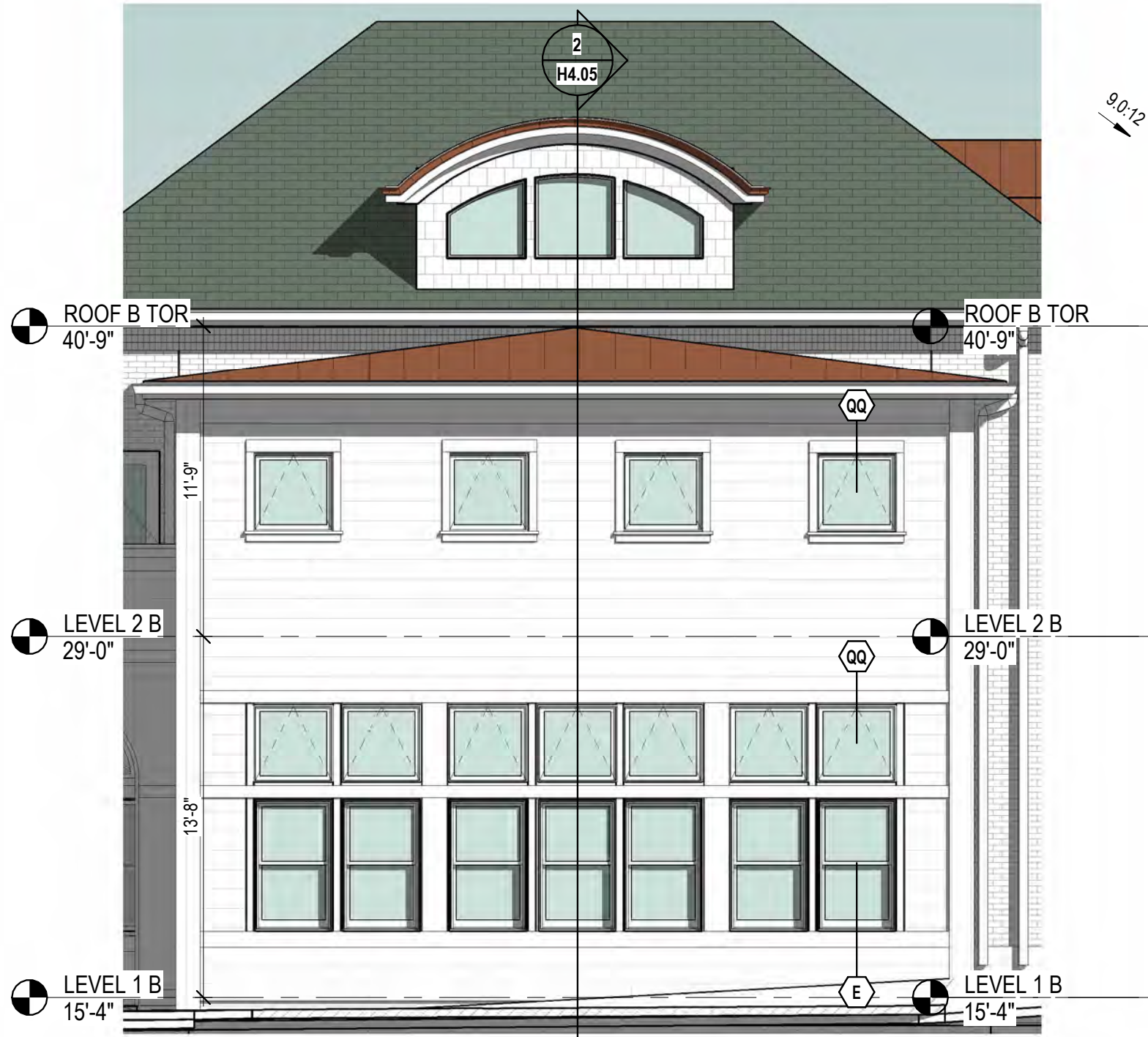
ELEVATION DETAIL, NEW  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25



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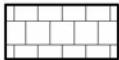






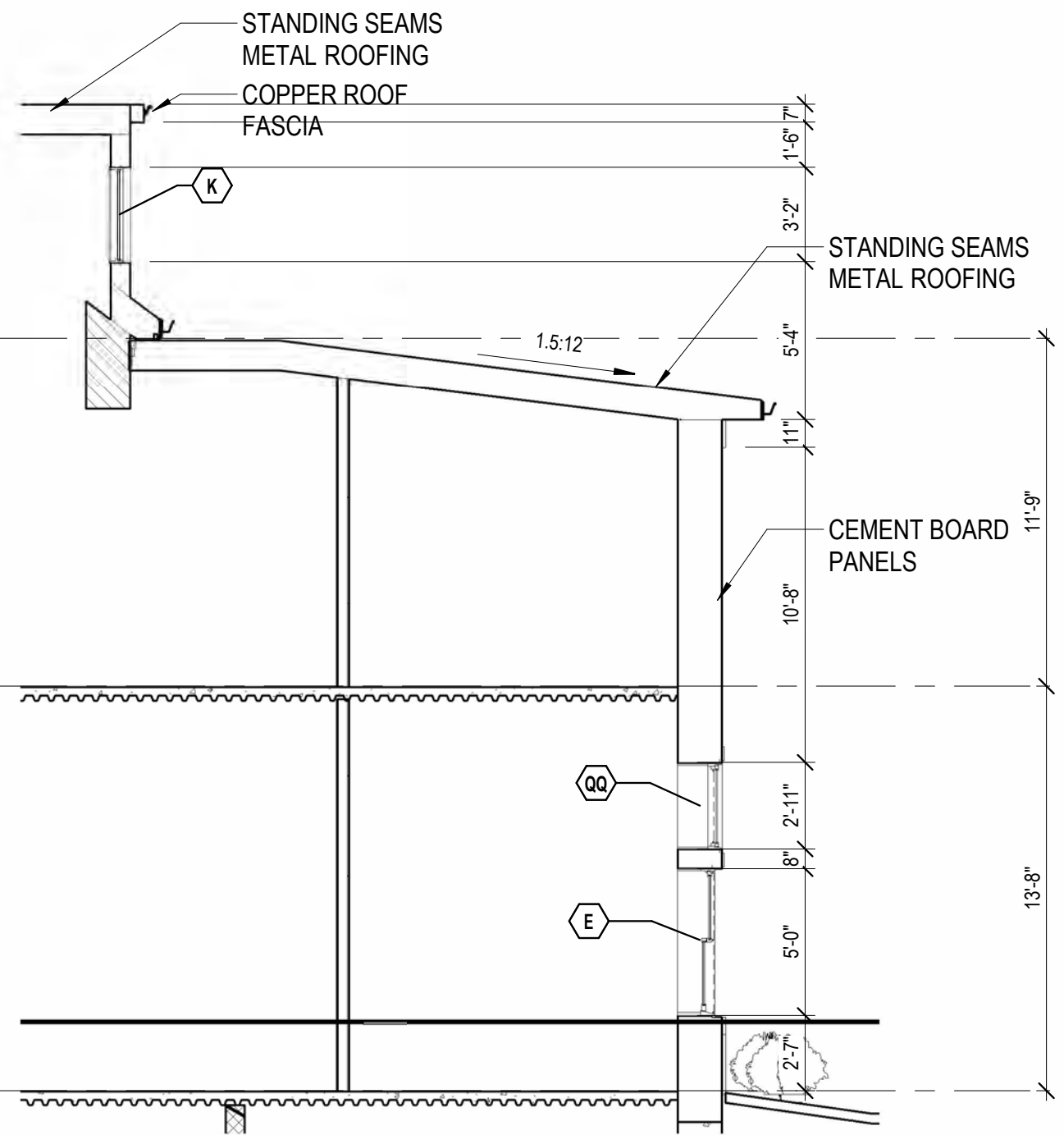


**1** PARTIAL ELEVATION - PERPENDICULAR TO PLEASANT ST 02  
3/16" = 1'-0"



#### ELEVATION KEY NOTES

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

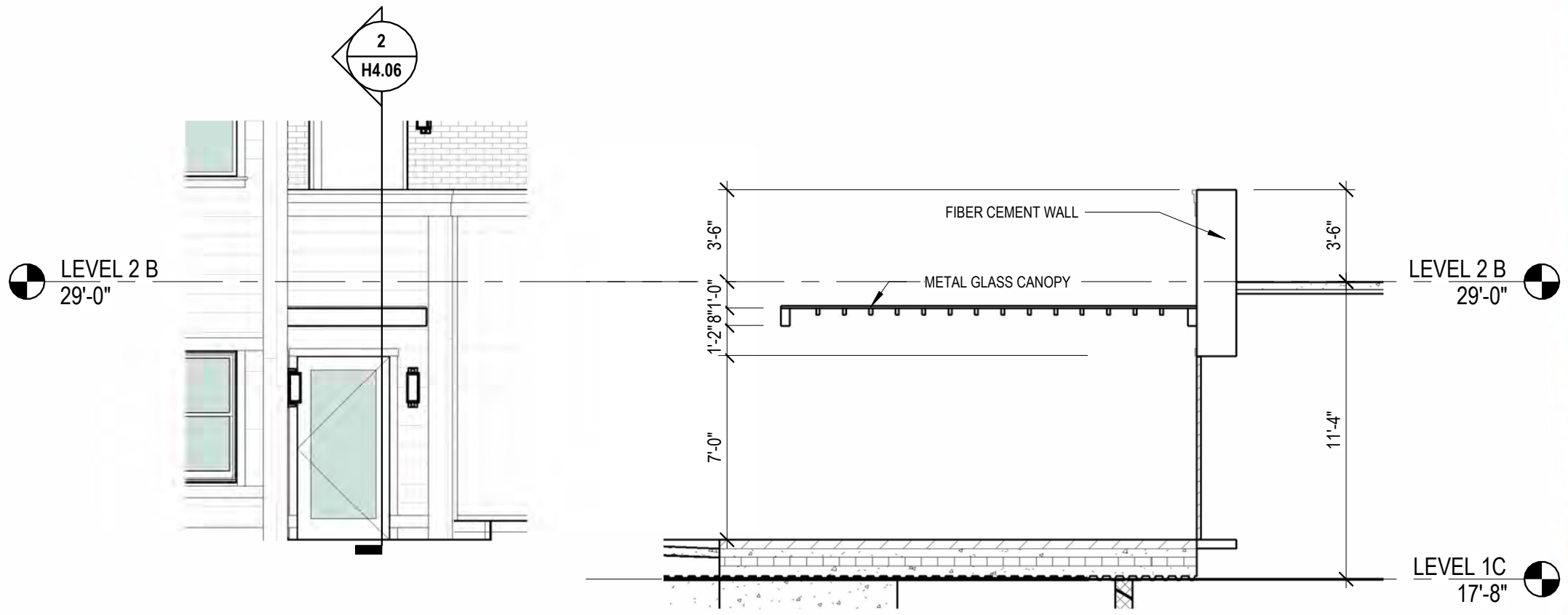


**2** PARTIAL SECTION - PERPENDICULAR TO PLEASANT ST  
3/16" = 1'-0"

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

12/29/25


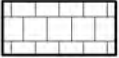

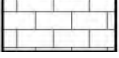





1 Elevation 1 - a - Callout 2  
3/16" = 1'-0"

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



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

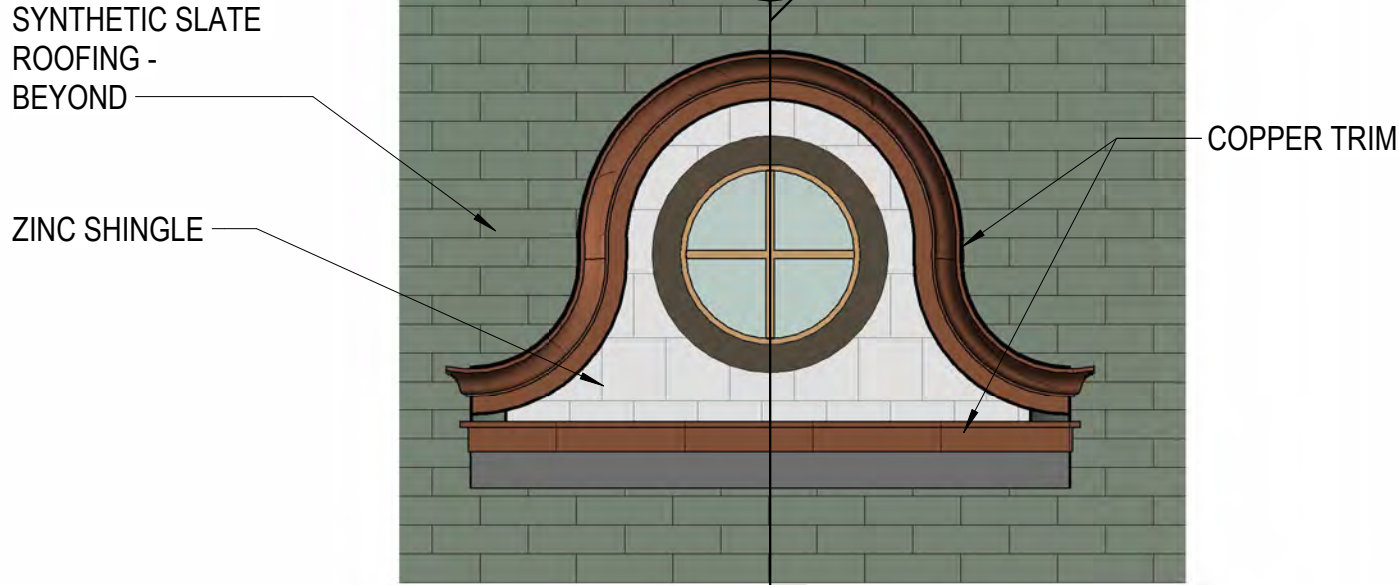
**H4.06** ELEVATION DETAIL, NEW  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25





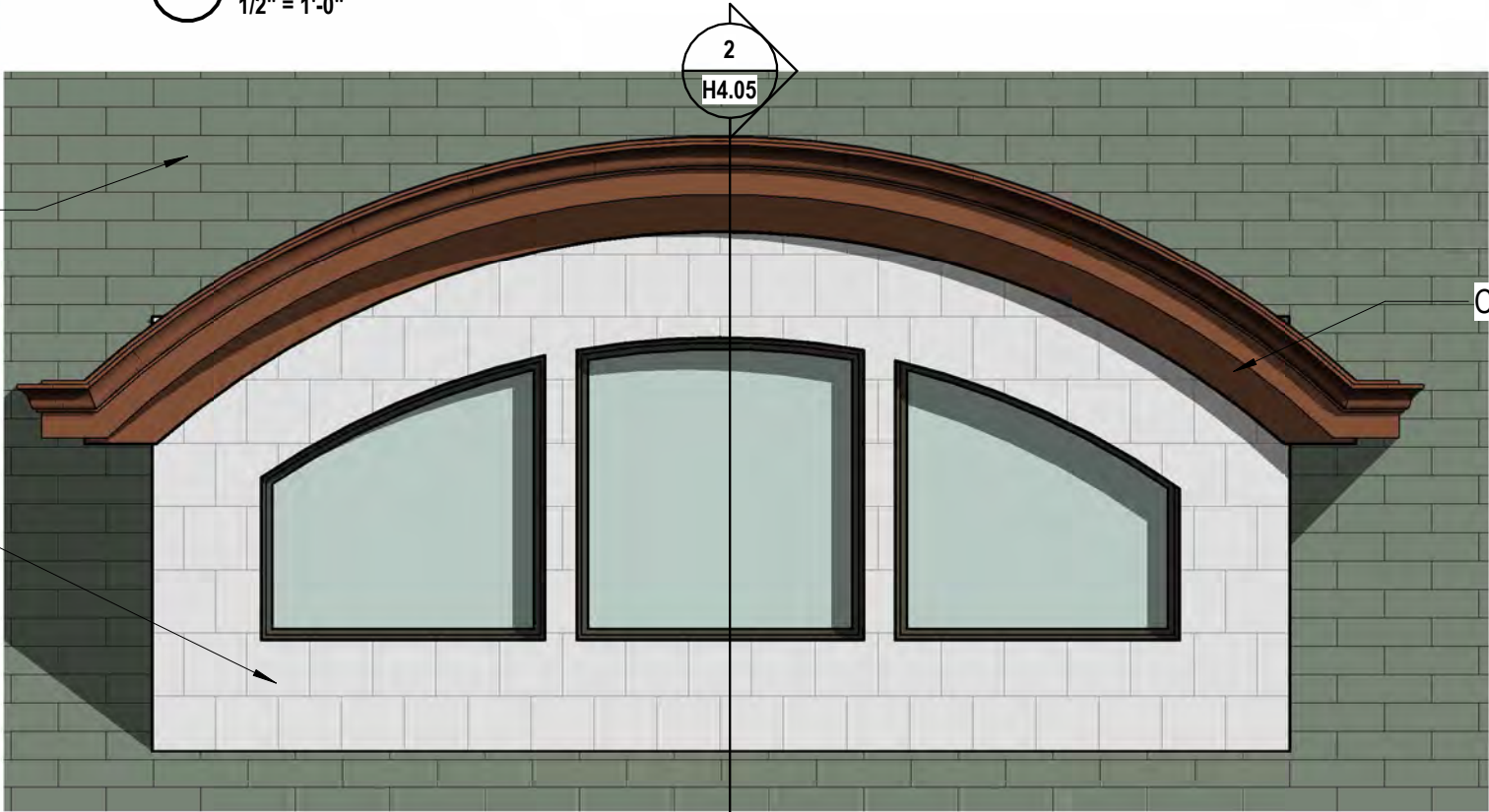
1 ELEVATION OCULUS DORMER  
1/2" = 1'-0"



SYNTHETIC SLATE  
ROOFING -  
BEYOND

ZINC SHINGLE

COPPER TRIM



COPPER TRIM

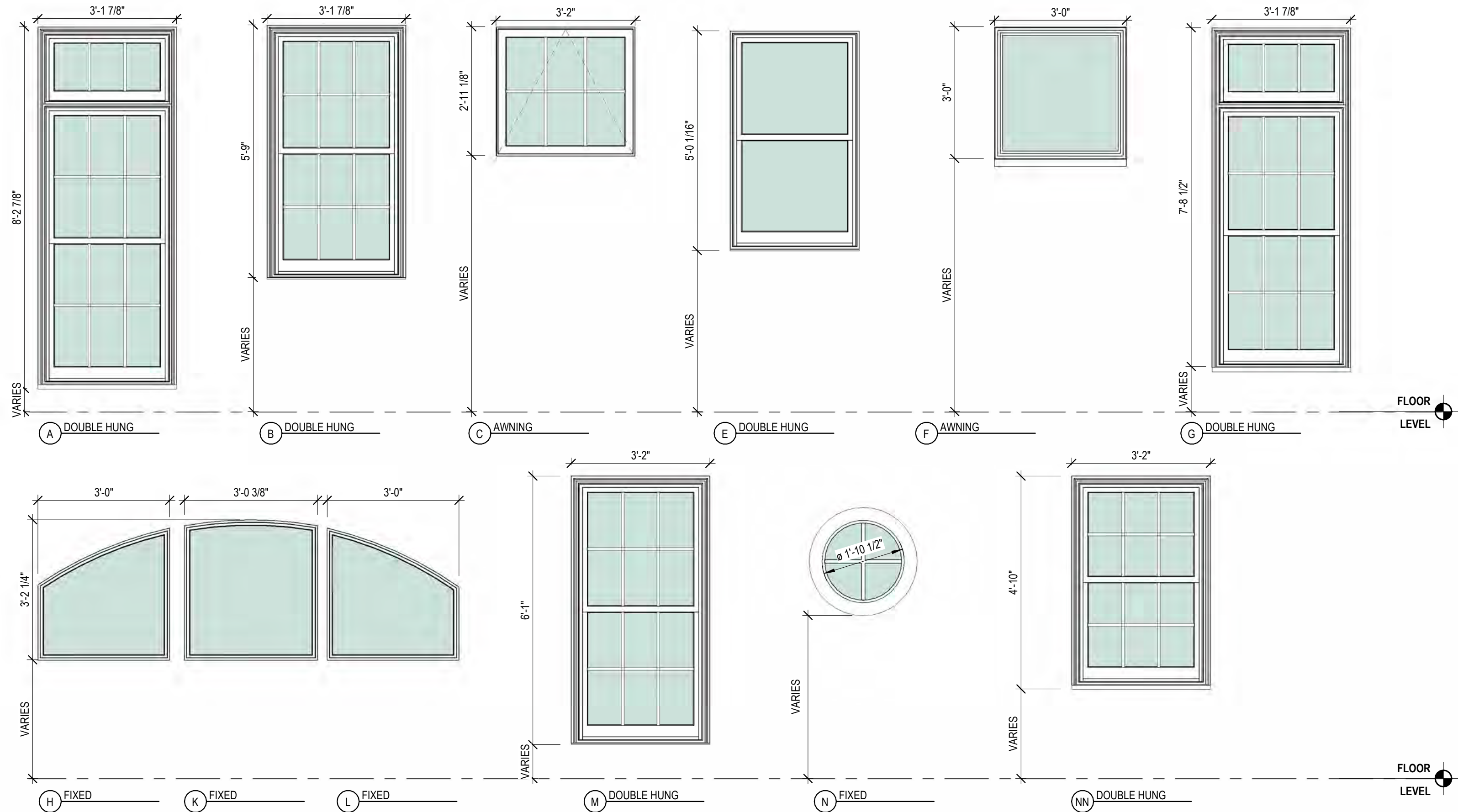
2 ELEVATION DORMER  
1/2" = 1'-0"

H4.07

ELEVATION DETAIL, NEW  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25

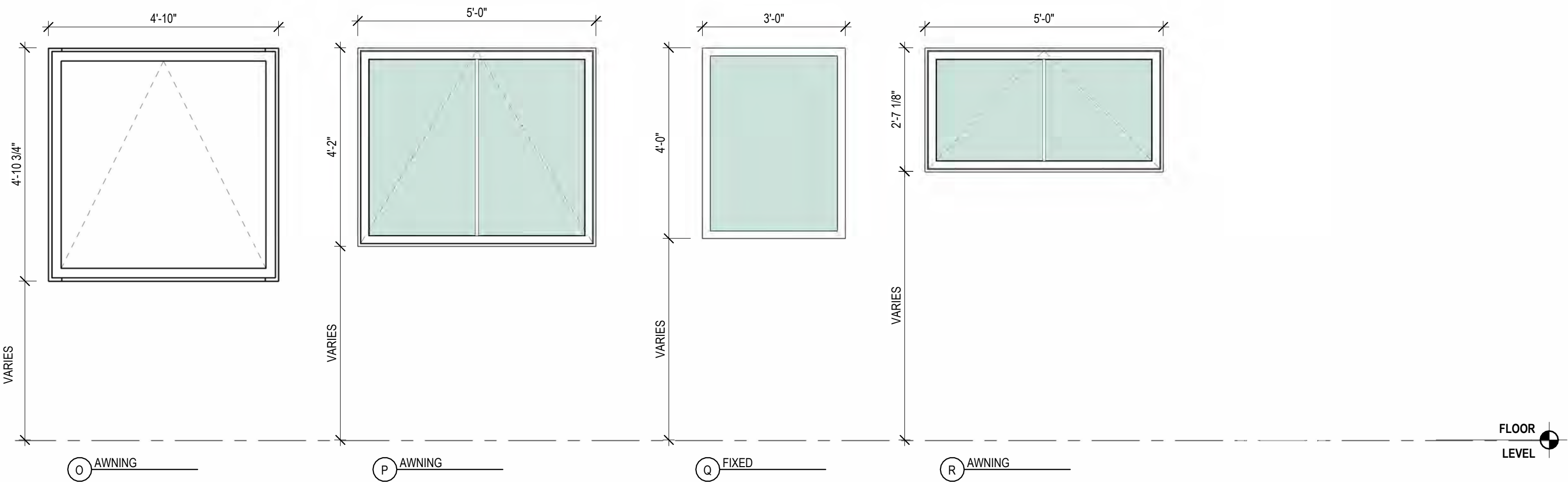




**H4.08** **WINDOWS - NEW**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

12/29/25





H4.09

WINDOWS - RENOVATION  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

12/29/25



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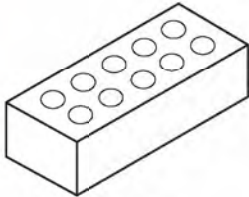
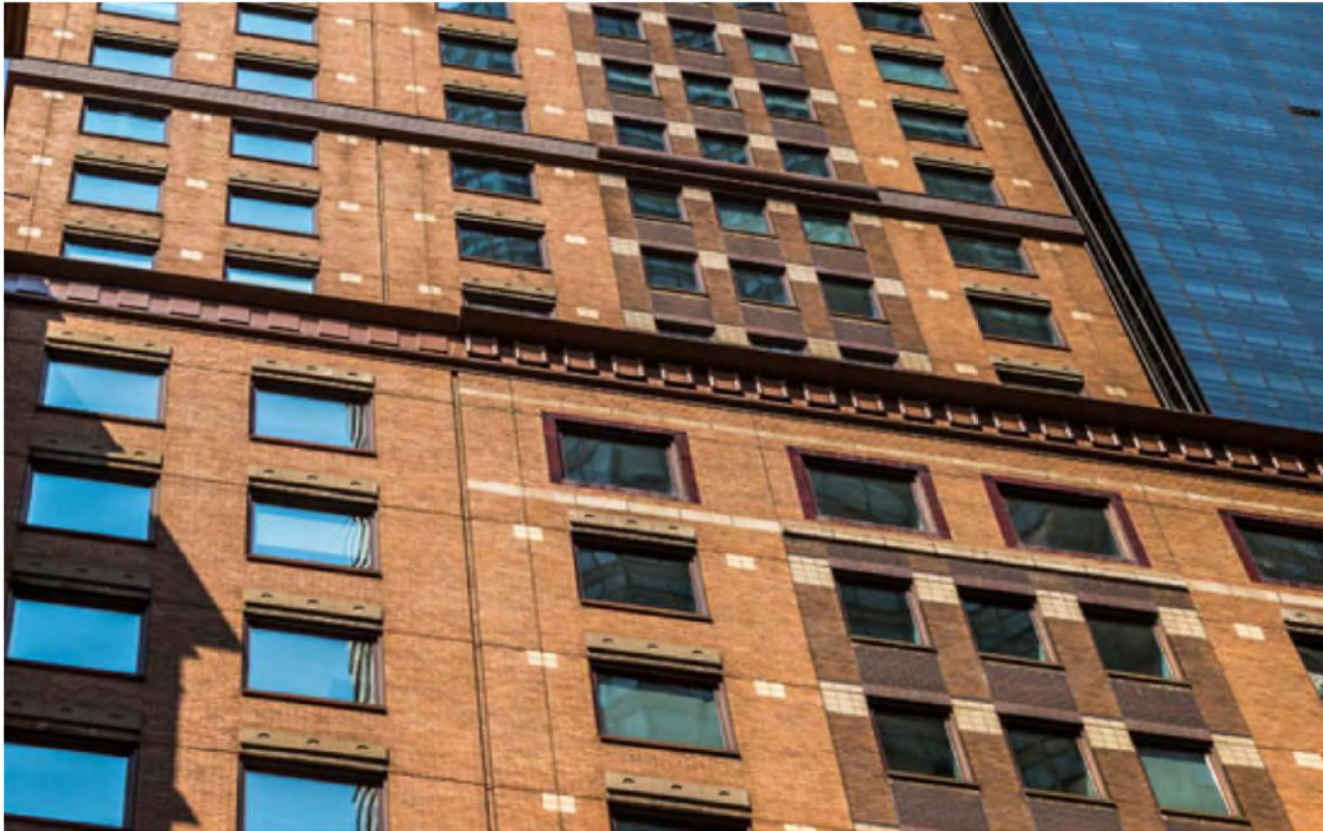
Materials Legend

12/29/2025

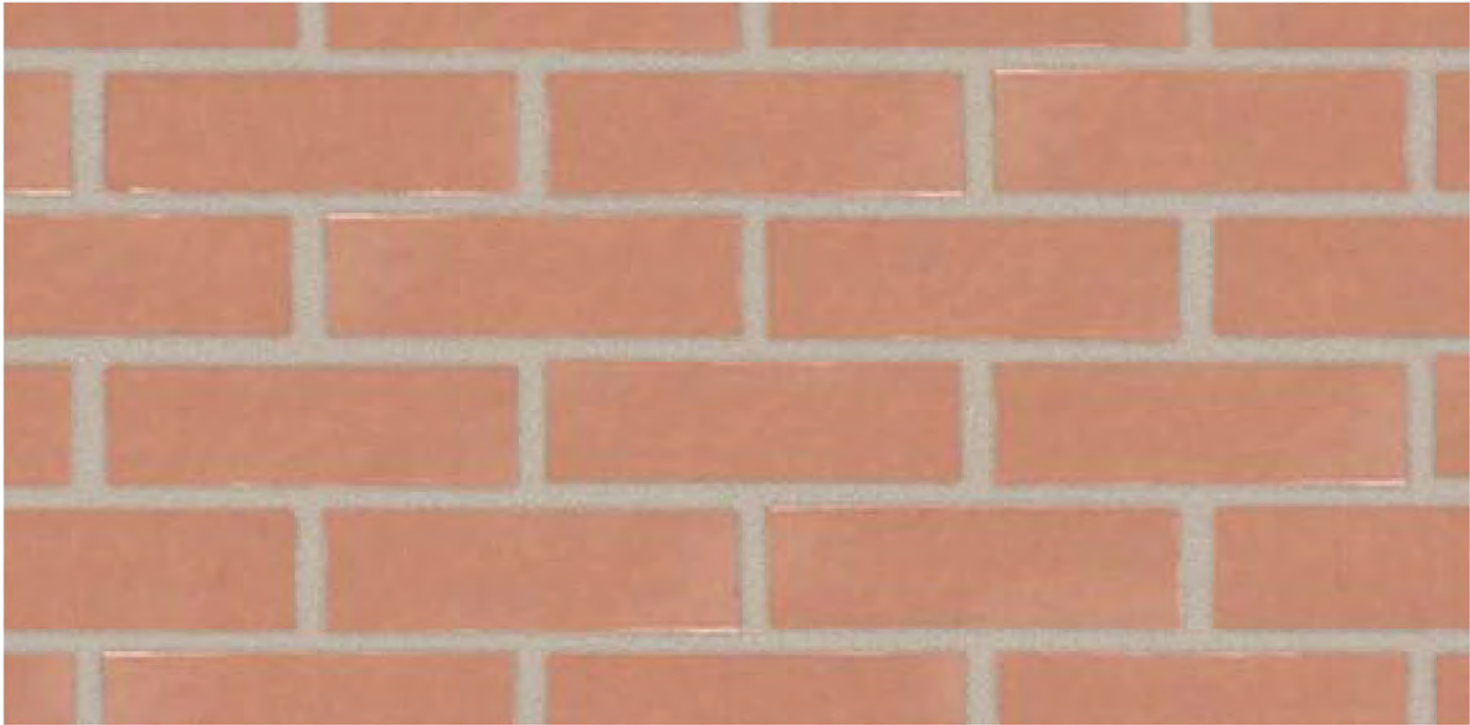
Sheet	Material	Manufacturer	Model/Make	Finish/Color
NEW				
H4.11	Granite Base	Swenson Granite	Woodbury Gray	Gray
H4.11	Brick Veneer	Glen Gery	glazed clay brick	Apricot Rose
H4.12	Composite Siding	TruExterior Boral Polyash	8-3/4" exposure, nickle gap	smooth; Field painted
H4.12	Composite Trim	TruExterior 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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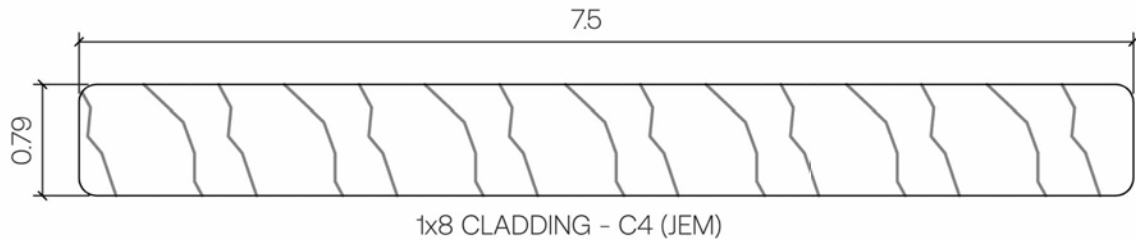
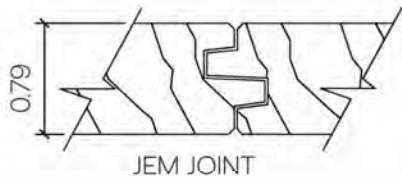
ALUCOBOND® FaceFastened

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

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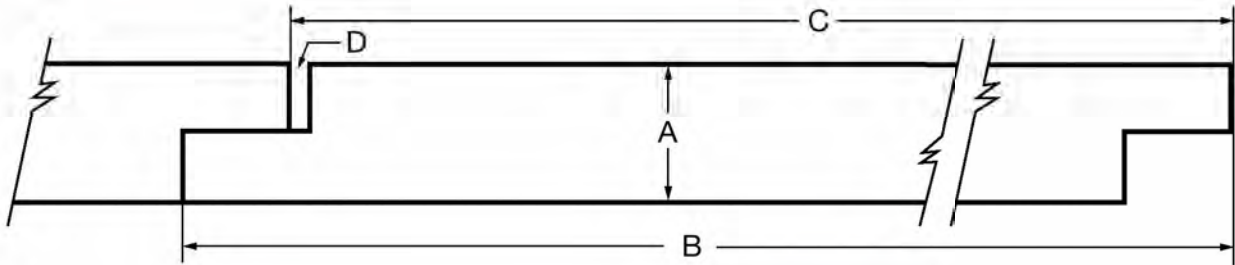


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**FIBER CEMENT** SIDING & TRIM  
Boral , Truexterior  
FINISH: SMOOTH  
SIZE: 1x10

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"



Pictured: Nickel Gap

**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

12/29/25



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**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)

NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

ELEVATION IS NUMBER KEYED TO DETAILS

STICK (INSIDE GLAZED)

TWO COLOR OPTION

SSG RECEPTOR

Lower and building and safety codes governing the design and use of Kawneer products, such as glazed entrance windows and curtain wall products, vary widely. Kawneer does not control the selection of finished configurations, quantity, hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configurations without prior notice. Kawneer does not control the selection of finished configurations, quantity, hardware, or glazing materials, and assumes no responsibility therefor.

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ADM040EN

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)

Lower and building and safety codes governing the design and use of Kawneer products, such as glazed entrance windows and curtain wall products, vary widely. Kawneer does not control the selection of finished configurations, quantity, hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configurations without prior notice. Kawneer does not control the selection of finished configurations, quantity, hardware, or glazing materials, and assumes no responsibility therefor.

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ADM010EN

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

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.

H4.15

MATERIALS - DOORS & STOREFRONTS

134 PLEASANT STREET

PORTSMOUTH, NH 03801

12/29/25

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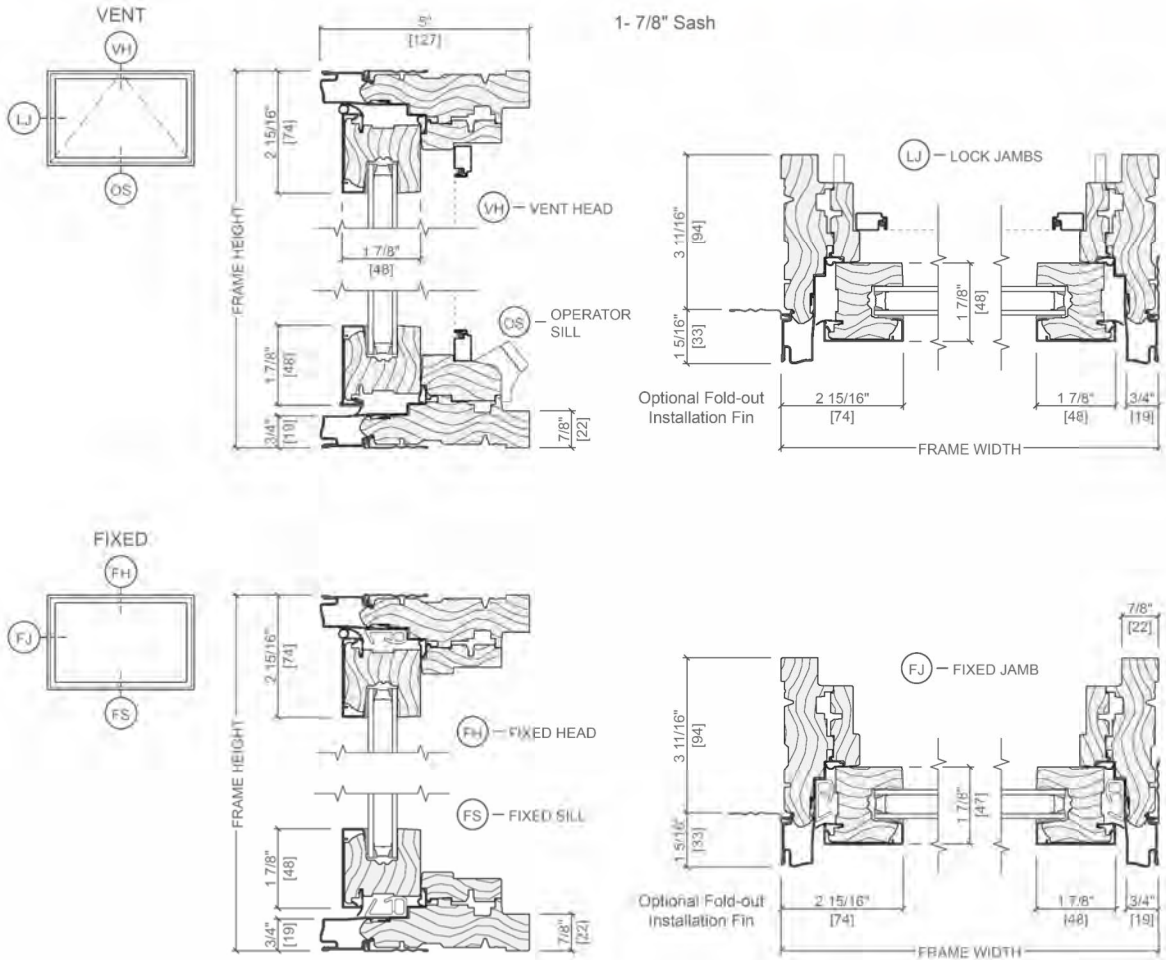
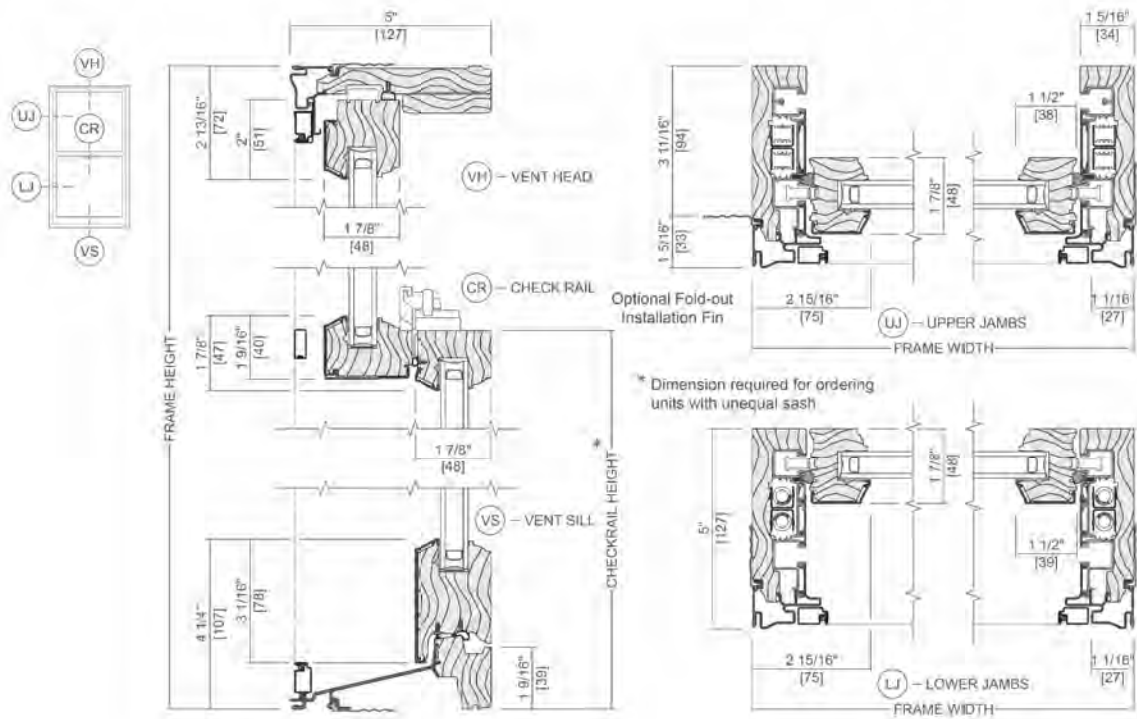
**WINDOWS**  
**AT NEW BUILDING (GRILLES ONLY AT BRICK AREAS)**  
PELLA RESERVE – TRADITIONAL  
ALUMINUM CLAD WOOD  
DOUBLE HUNG & AWNING  
EXTERIOR COLOR: BROWN  
SDL - PUTTY PROFILE



**AT EXISTING RENOVATION**  
PELLA RESERVE – CONTEMPORARY  
ALUMINUM CLAD WOOD  
COLOR: BROWN



Brown

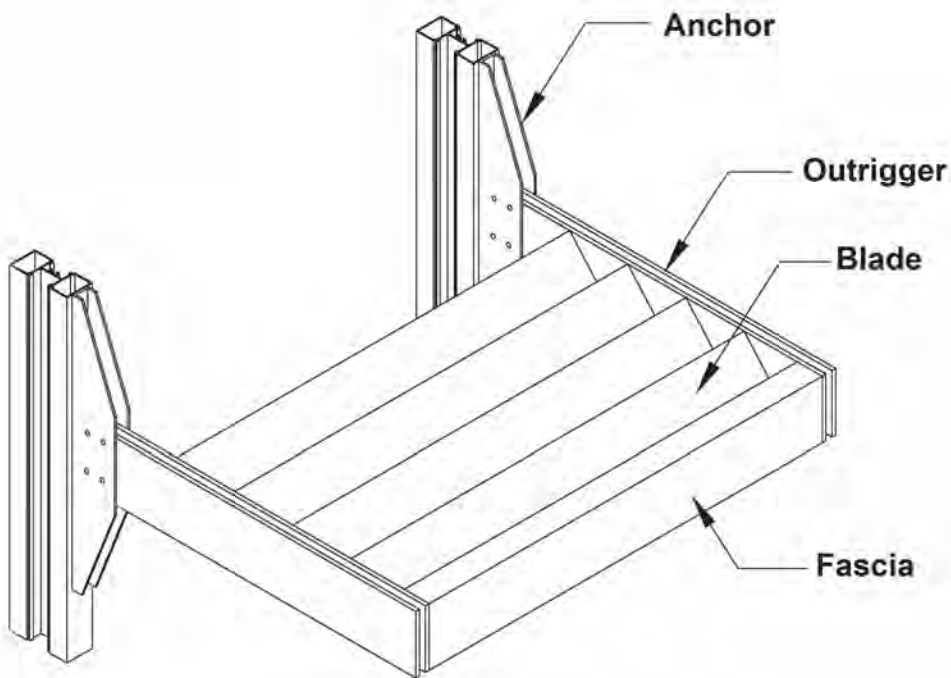


**H4.16 MATERIALS - WINDOWS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**



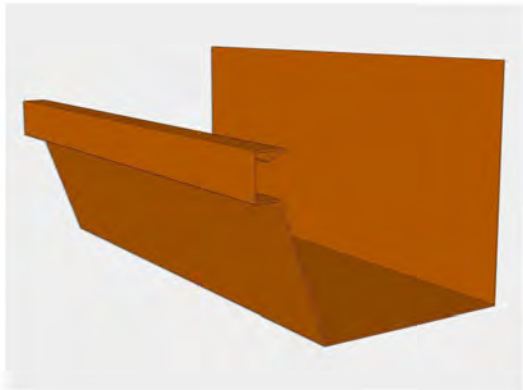
Versoleil® SunShade - Outrigger System

FEATURES - STOREFRONT



COPPER GUTTERS AND DOWNSPOUTS

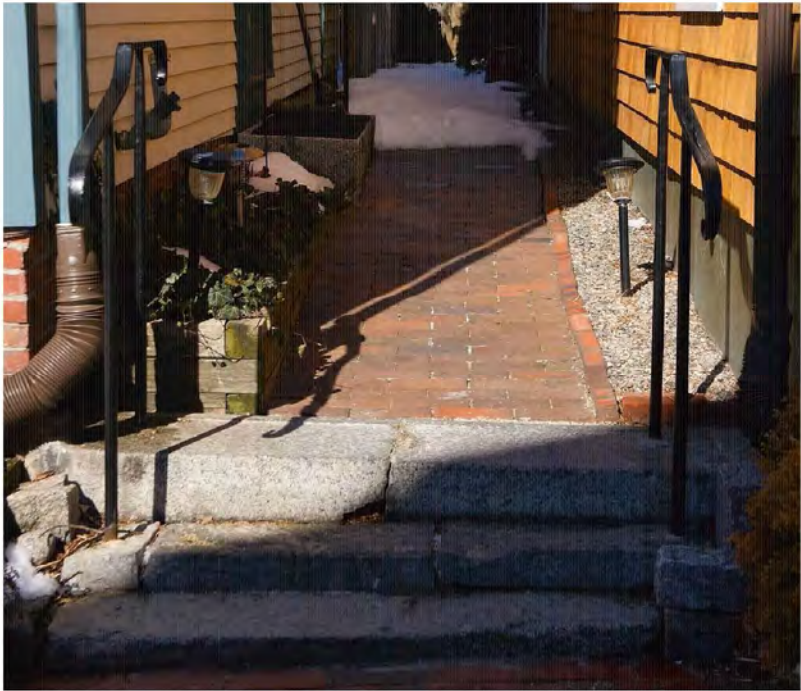
F Style Gutter



Plain Round Copper Downspout



HANDRAIL - NEW BUILDING

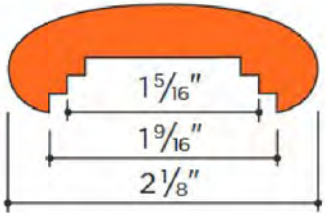


GUARDRAILS AT ROOF DECKS



TOP RAIL

Shape: Elliptical  
Materials: Bronze



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