

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 spandrel glass to accomodate interior kitchen equipment.
6. Added recessed concealed linear LED soffit lighting.

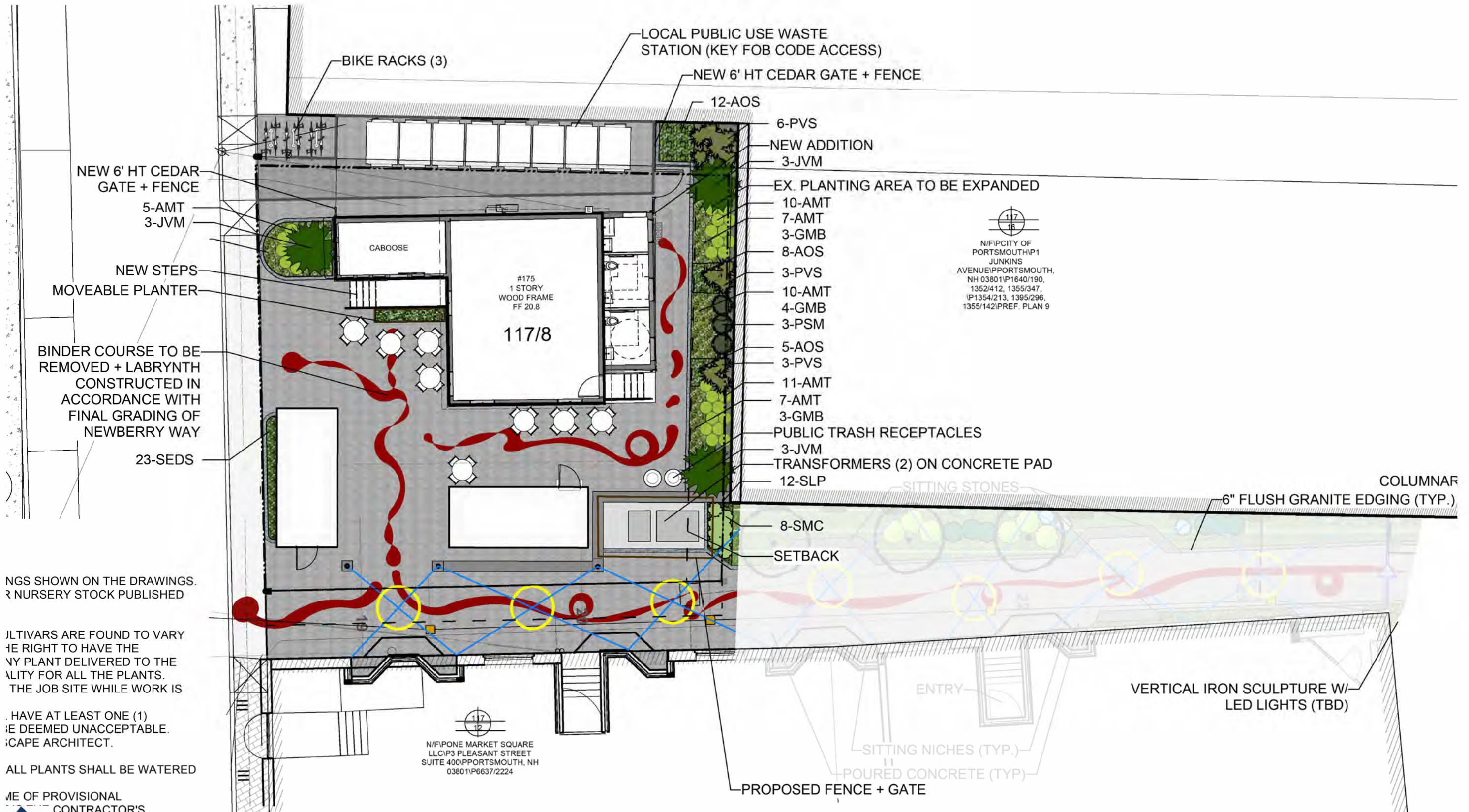


GILLEY'S FOOD COURT

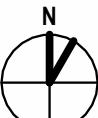
SHEET LIST -HDC	
SHEET NO.	NAME
G0.1	COVER
G1.1	SITE PLAN
G1.2	LANDSCAPE PLAN
G1.3	ROOF PLAN
G2.1	ELEVATION, WEST
G2.2	ELEVATION, SOUTH
G2.3	ELEVATION, EAST
G2.4	ELEVATION, NORTH
G2.5	FOOD KIOSKS ELEVATIONS
G3.1	3D BIRDSEYE AXONOMETRIC
G3.2	PERSEPECTIVE from FLEET AT THE WILDER
G3.3	PERSEPECTIVE into 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

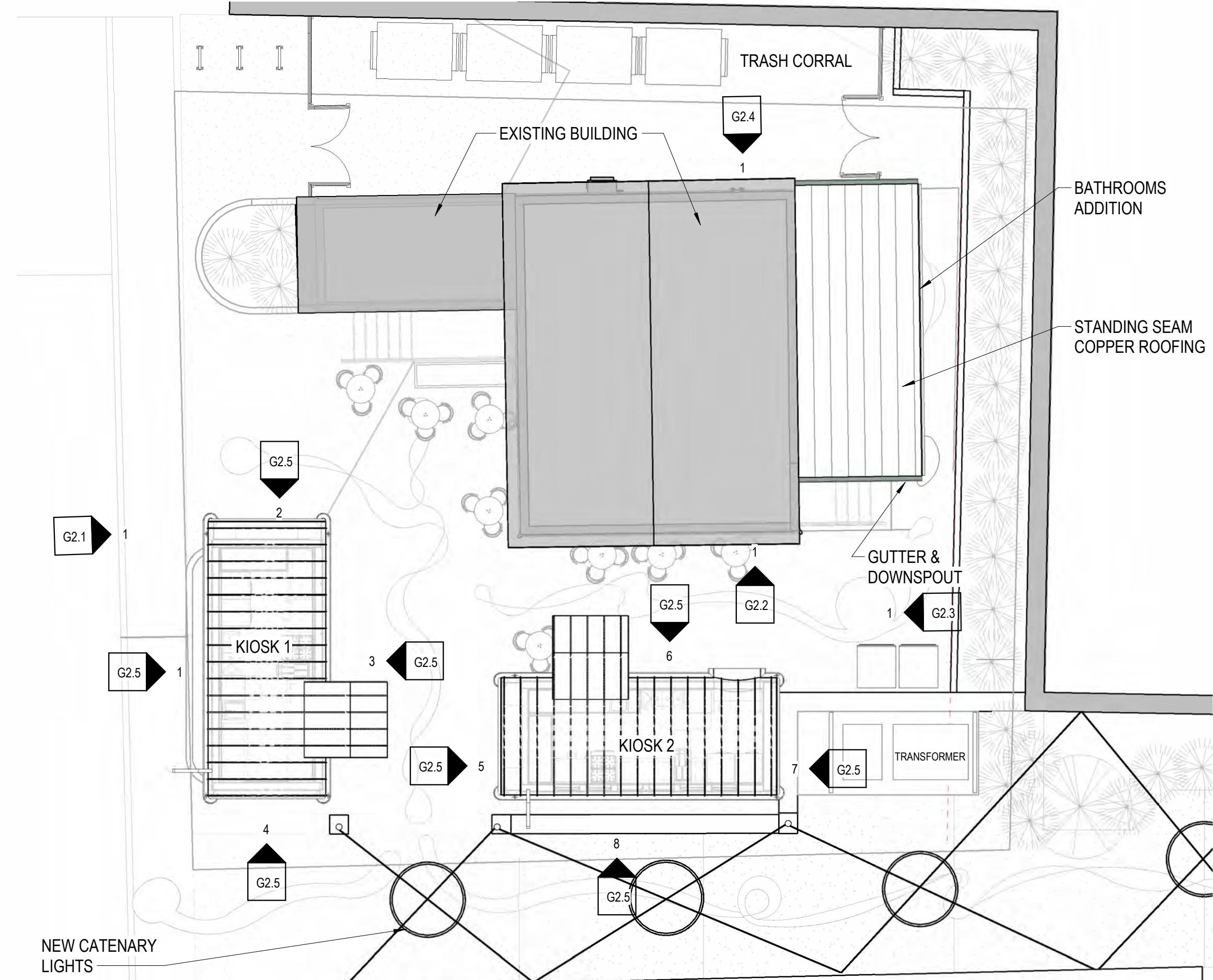


NOT TO SCALE



LANDSCAPE PLAN
GILLEY'S ADDITION

G1.2



ROOF PLAN

GILLEYS ADDITION

G1.3

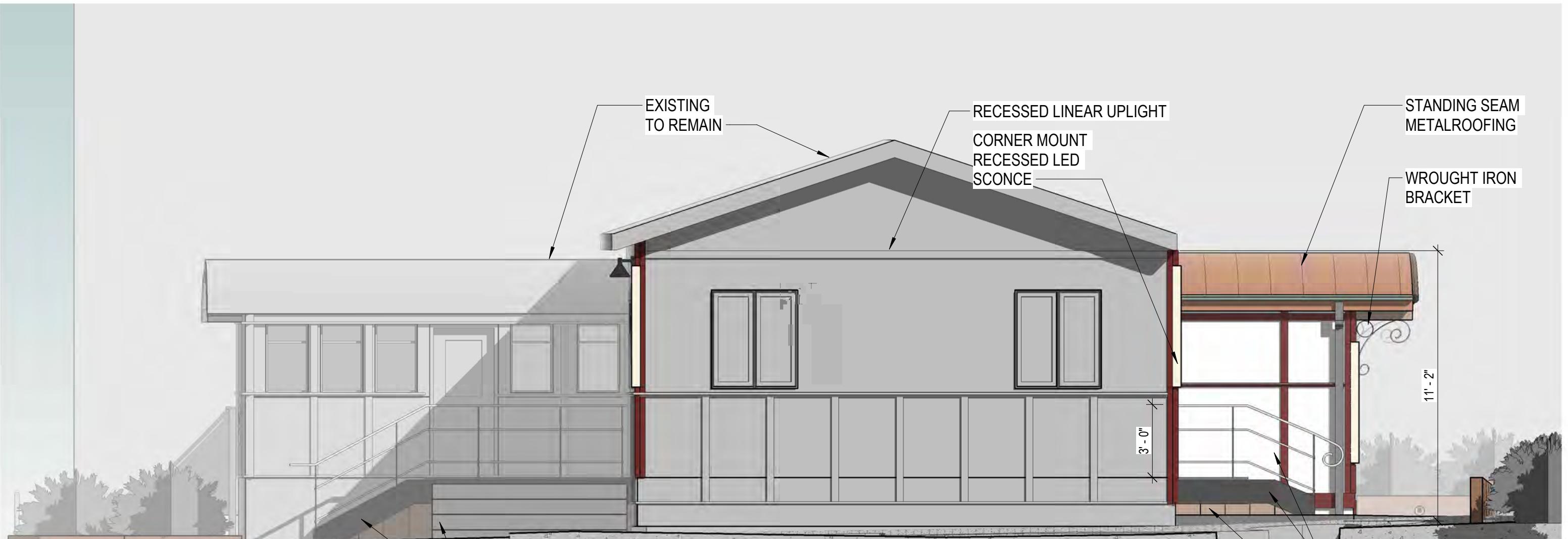
12/19/2025
PROJECT NO:1002.1



ELEVATION, WEST
GILLEY'S ADDITION

G2.1

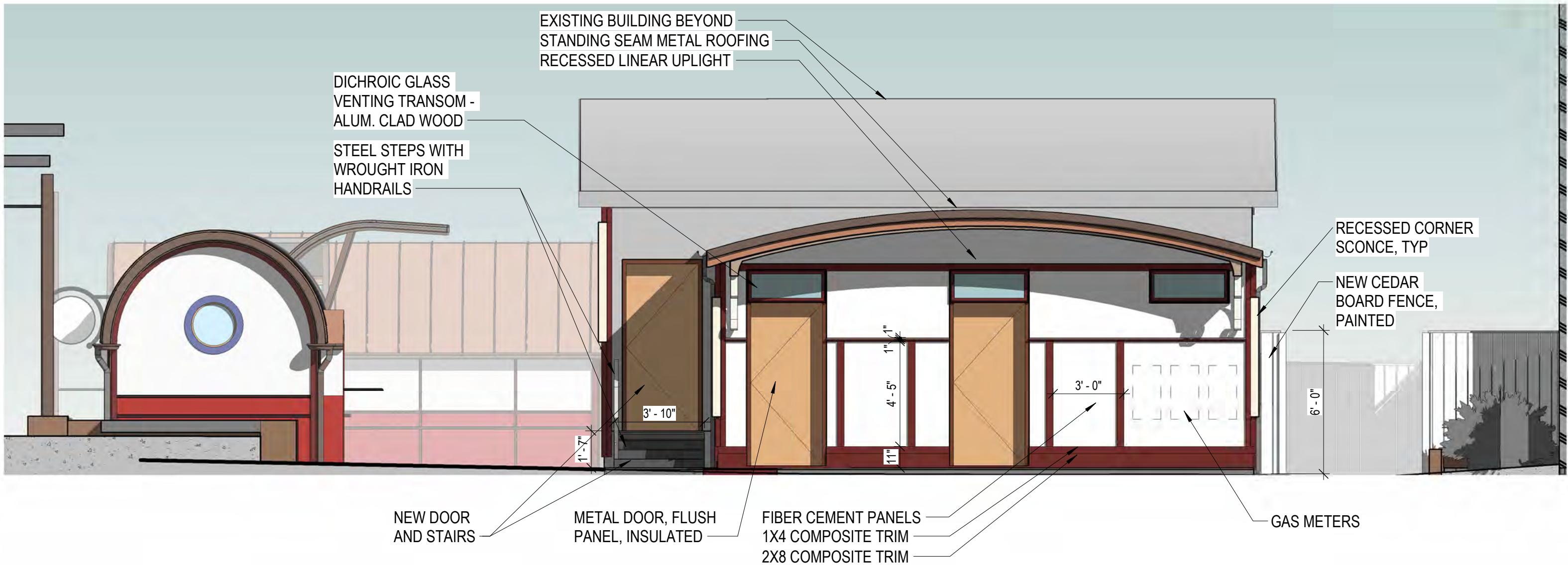
12/19/2025
PROJECT NO:1002.1



ELEVATION, SOUTH
GILLEYS ADDITION

G2.2

12/19/2025
PROJECT NO:1002.1



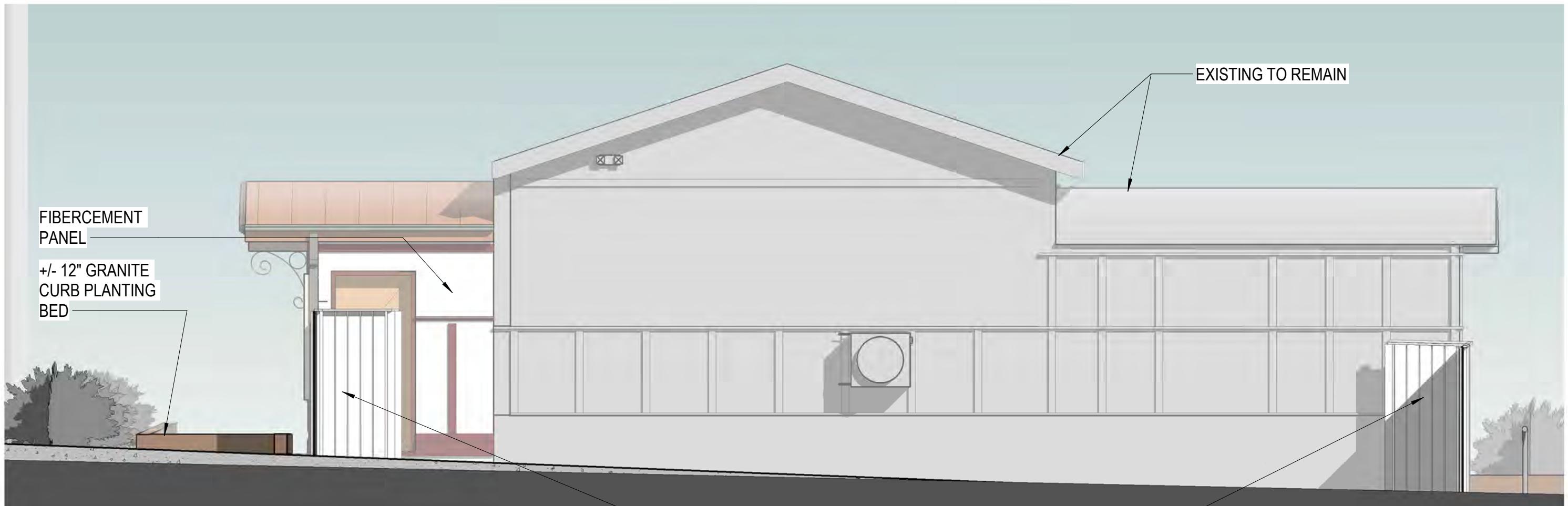
1 GILLEY'S ADDITION - EAST ELEVATION



ELEVATION, EAST
GILLEY'S ADDITION

G2.3

12/19/2025
PROJECT NO:1002.1



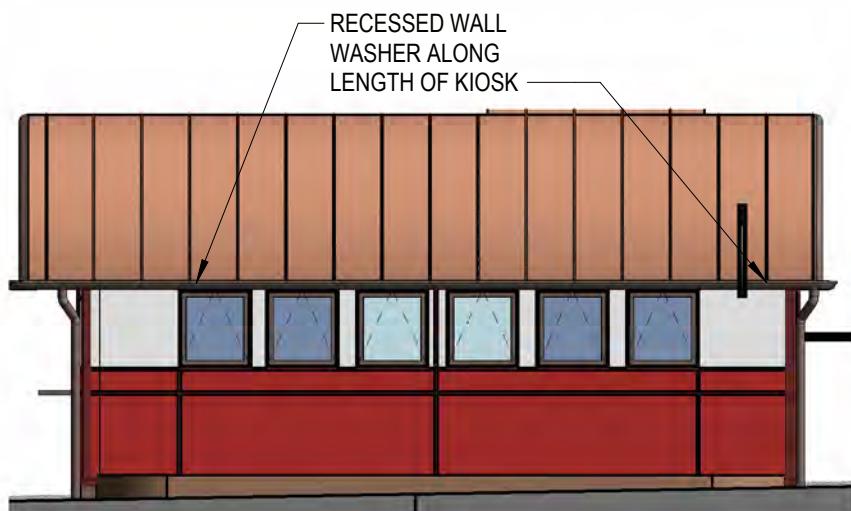
1 GILLEY'S NORTH ELEVATION TRASH ENCLOSURE
1/4" = 1'-0"



ELEVATION, NORTH
GILLEY'S ADDITION

G2.4

12/19/2025
PROJECT NO:1002.1



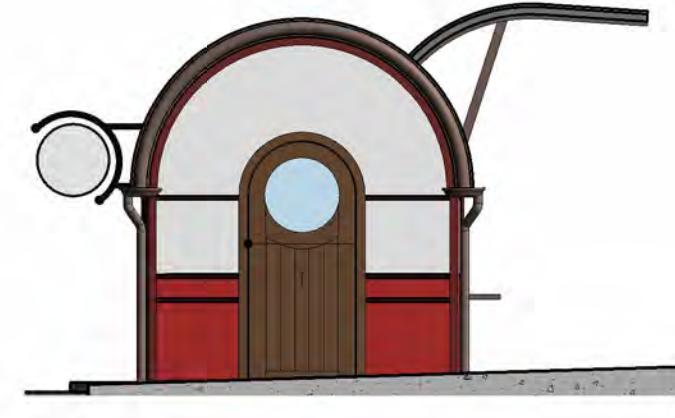
1 KIOSK 1 WEST
3/16" = 1'-0"



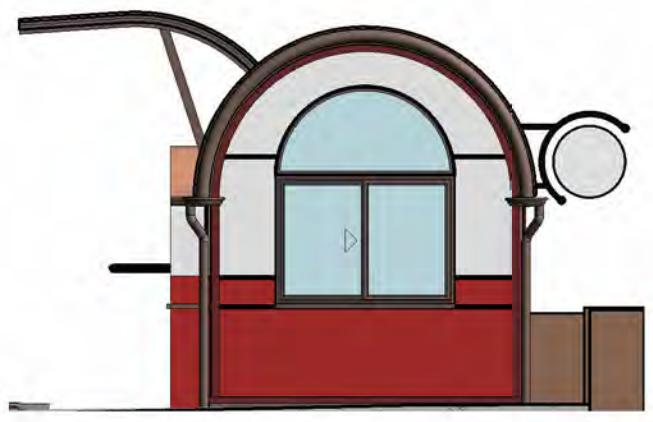
2 KIOSK 1 NORTH
3/16" = 1'-0"



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



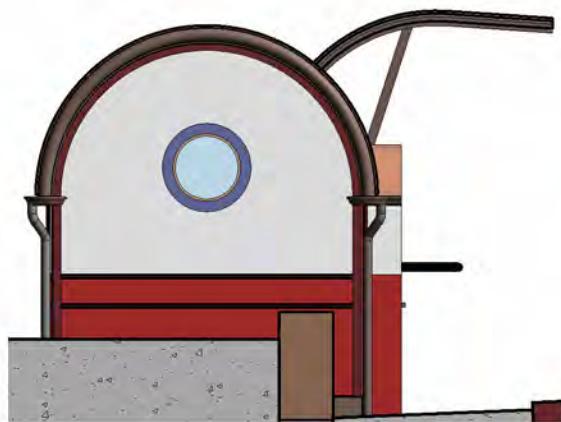
4 KIOSK 1 SOUTH
3/16" = 1'-0"



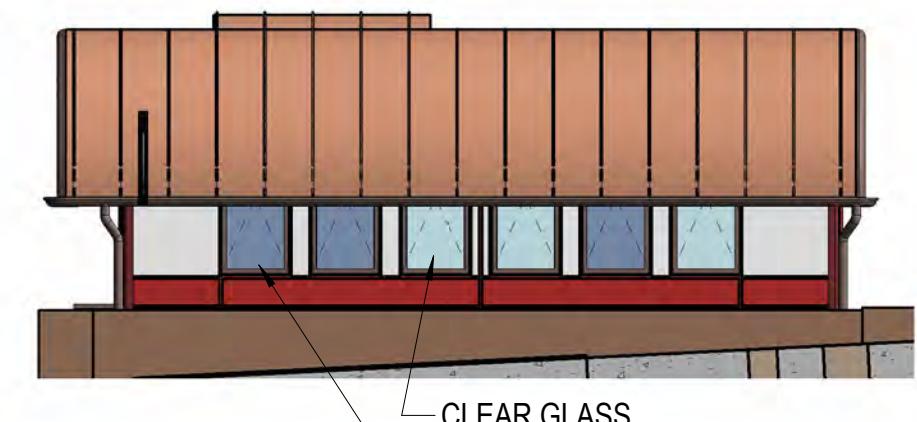
5 KIOSK 2 WEST
3/16" = 1'-0"



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



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



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



ARCOVE
ARCHITECTS

FOOD KIOSKS ELEVATIONS

GILLEY'S ADDITION

G2.5

12/19/2025

PROJECT NO:1002.1



3D BIRDSEYE AXONOMETRIC

GILLEYS ADDITION

G3.1

12/19/2025
PROJECT NO:1002.1



ARCOVE
ARCHITECTS

PERSEPECTIVE from FLEET AT THE WILDER

GILLEYS ADDITION

G3.2

12/19/2025

PROJECT NO:1002.1



ARCOVE
ARCHITECTS

PERSEPECTIVE into COURTYARD FROM FLEET

GILLEY'S ADDITION

G3.3

12/19/2025
PROJECT NO:1002.1



ARCOVE
ARCHITECTS

PERSEPECTIVE from FLEET AT JJN

GILLEYS ADDITION

G3.4

12/19/2025
PROJECT NO:1002.1



ARCOVE
ARCHITECTS

PERSEPECTIVE from FLEET LOOKING UP NEWBERRY WAY

GILLEY'S ADDITION

G3.5

12/19/2025
PROJECT NO:1002.1



PERSEPECTIVE from TOP OF NEWBERRY WAY

GILLEYS ADDITION

G3.6

12/19/2025
PROJECT NO:1002.1



ARCOVE
ARCHITECTS

PERSEPECTIVE from PARKING GARAGE LOOKING AT RESTROOM
ADDITION

GILLEY'S ADDITION

G3.7

12/19/2025
PROJECT NO:1002.1

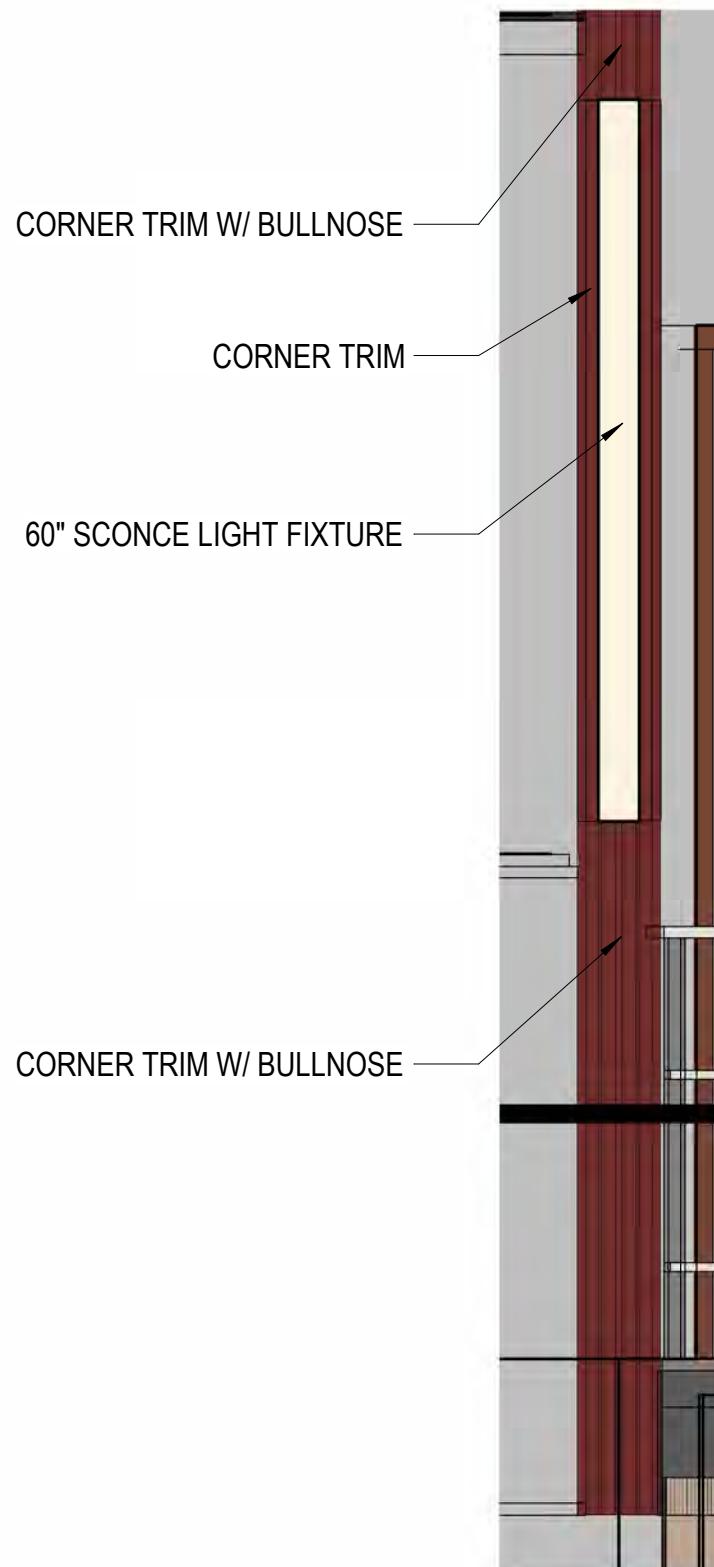


PERSEPECTIVE NIGHT

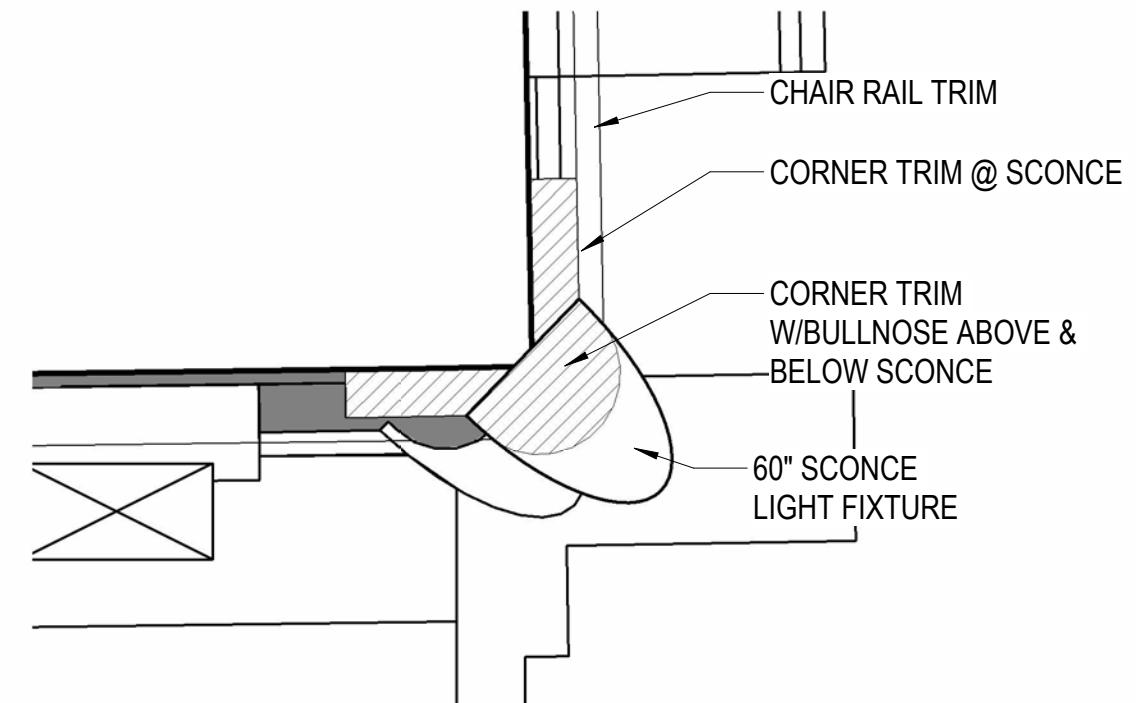
GILLEYS ADDITION

G3.8

12/19/2025
PROJECT NO:1002.1



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 353
Mars



S 030
Mercury



S 071
Orcus



S 101
Pluto



S 131
Juno

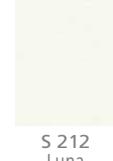


S 151
Pallas



S 191
Erebus

Grays



S 212
Luna



S 282
Saturn



S 334
Jupiter



S 353
Mars



S 515
Venus



S 525
Triton



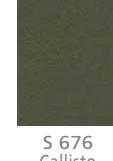
S 606
Rhea



S 616
Ceres



S 656
Terra



S 676
Callisto

Whites

Reds

Yellows

Greens

Blues

MiraTEC Treated Exterior Composite Trim



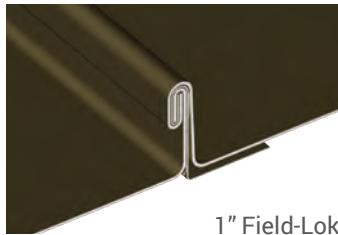
The Original TEC Trim™, MiraTEC Treated Exterior Composite trim is manufactured through the original TEC process and combines the eye-catching beauty of authentic woodgrain with the long-lasting performance of an engineered product. Because it is not hardboard, MiraTEC trim will not delaminate, is moisture,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

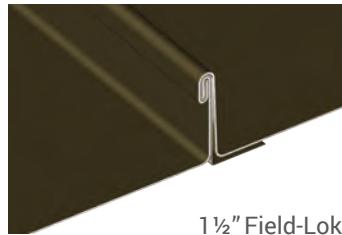
Competitive and long term performance testing shows MiraTEC resists moisture, rot and termites and outperforms the competition in several key areas:

- **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.

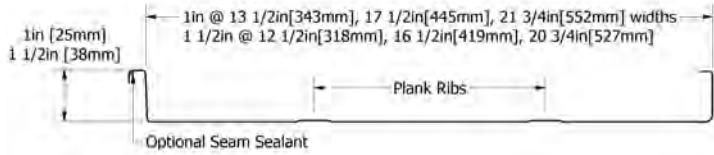




1" Field-Lok



1 1/2" Field-Lok



CURVED 1 1/2" FIELD-LOK
Medium Bronze
Living Word Community Church



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 - 13 1/2", 17 1/2", 21 3/4"

1 1/2" seam - 12 1/2", 16 1/2", 20 3/4" | Custom widths available

Minimum Length: 4'-0"

Seam Height: 1", 1 1/2"

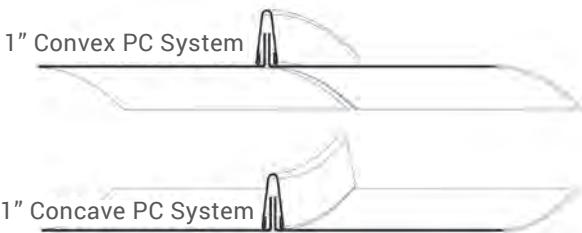
TEXTURE

Smooth

MINIMUM SLOPE

2:12 depending on climate conditions

 www.atas.com/curvedfieldlok



CURVED PC SYSTEM, DOME APPLICATION
Custom Gold
St. Nicholas Greek Orthodox Church



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: 11 1/4", 12 5/8", 14 5/8"**, 15 1/4"

**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

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



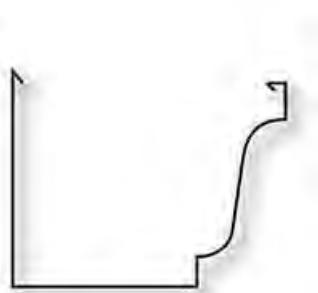
Riverside Sheet Metal specializes in the custom fabrication of radius gutters.

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.

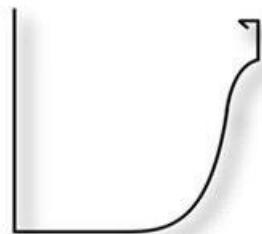
Radius gutters, or curved gutters can most times be manufactured to accommodate regular hangers, or to have custom made hangers installed. Riverside can also pre-install hangers, outlets and end caps.

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).

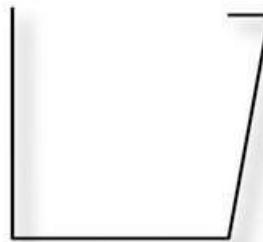
Radius gutters are **normally fabricated all in one piece** (5" and 6" k-style, brownstone, box and half round). Additionally, gutters with custom profiles may be manufactured in different lengths. On those, all seams are thoroughly soldered on copper gutters, ensuring a long lasting joint, while the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

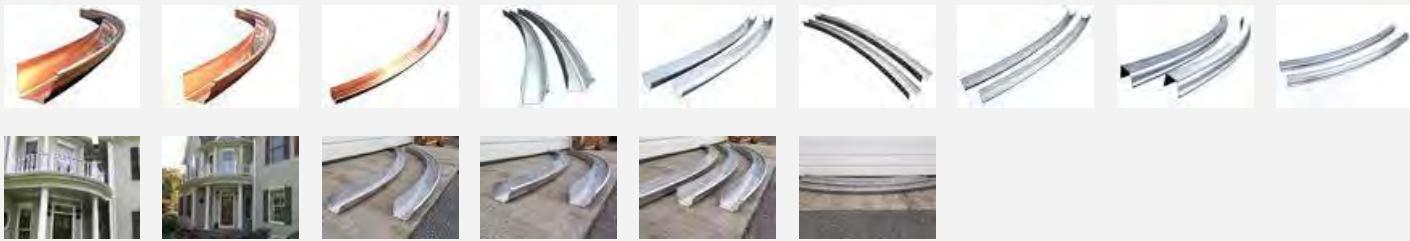


5" & 6" simple box radius gutter
(Example) Up to 11' lengths

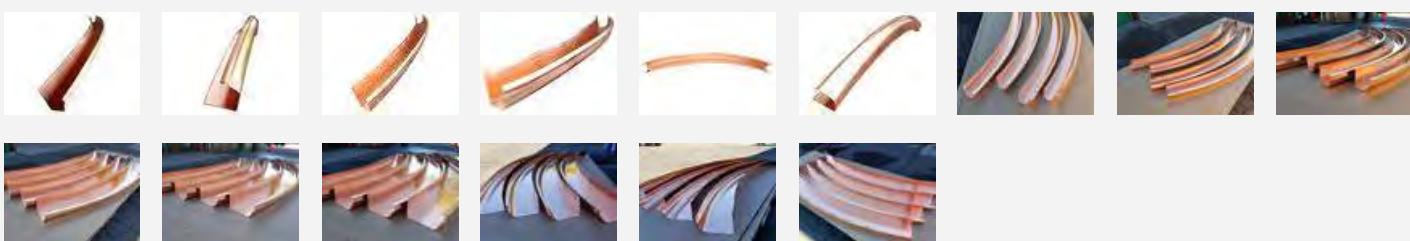


5" & 6" half-round radius gutter
Up to 11' lengths

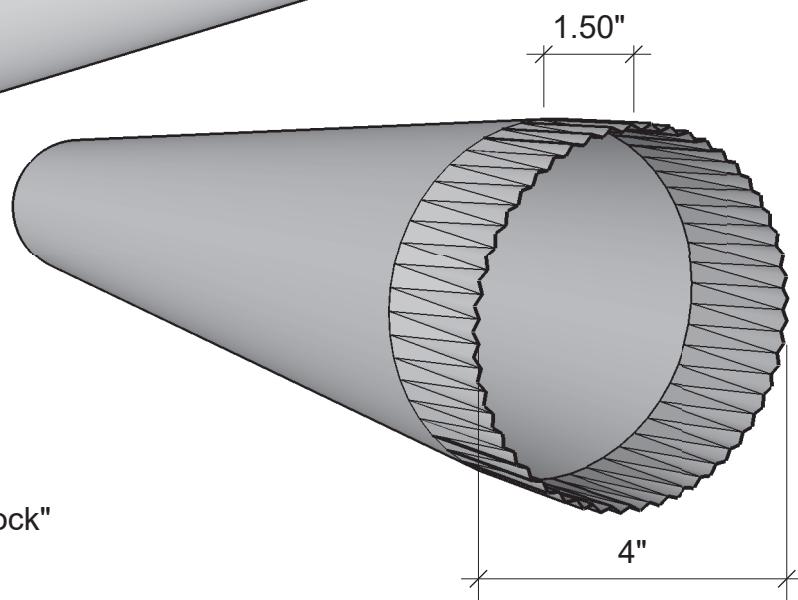
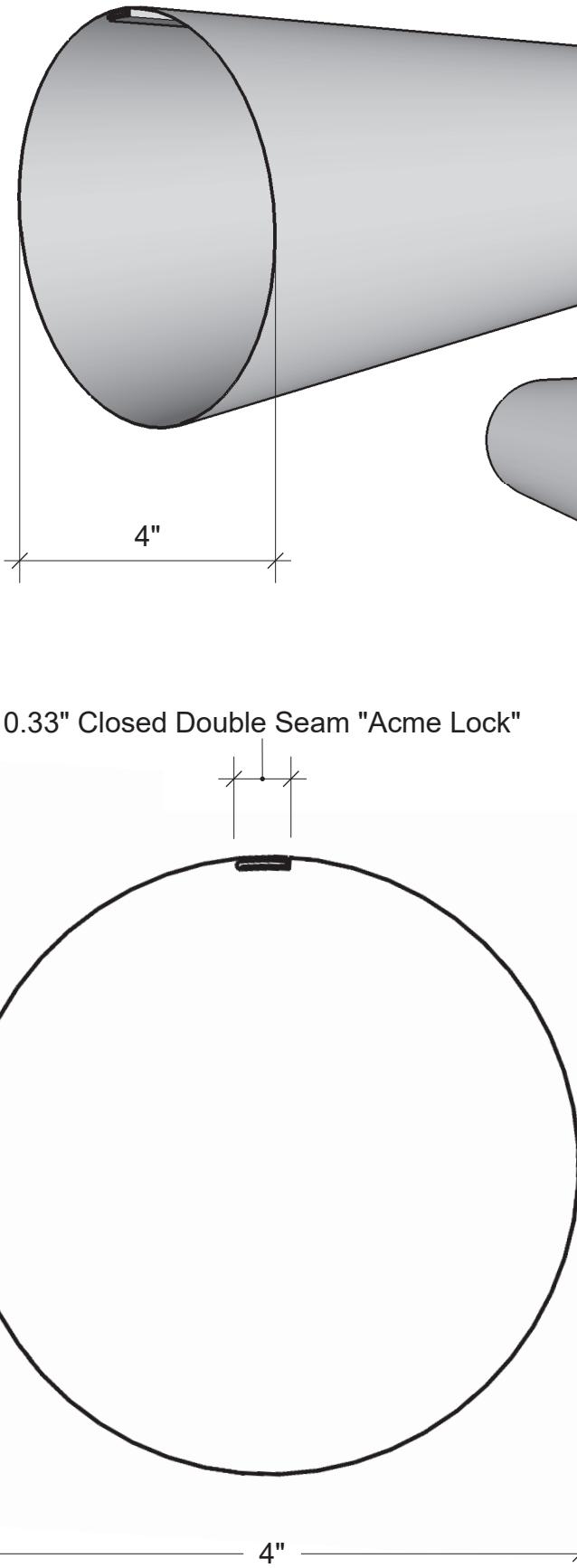
Radius K-Style Gutters



Radius Brownstone Gutters



Radius Half-Round Gutters



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	.../.../...
2	.../.../...
3	.../.../...
4	.../.../...
5	.../.../...

D 001



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**

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



Featuring Doors Made in the USA! 

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)

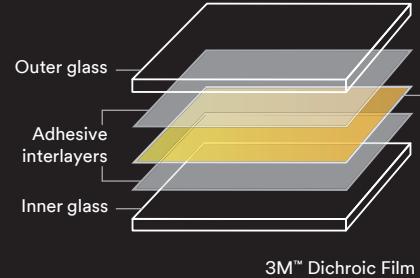
In Reflection

Magenta ▶ Blue ▶ Aqua

Copper (straight) Bronze (angle)

How is it made?

3M™ Dichroic Film is easily laminated between sheets of adhesive interlayers. It's conformable for bent glass applications and works with different glass and PVB combinations.



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.

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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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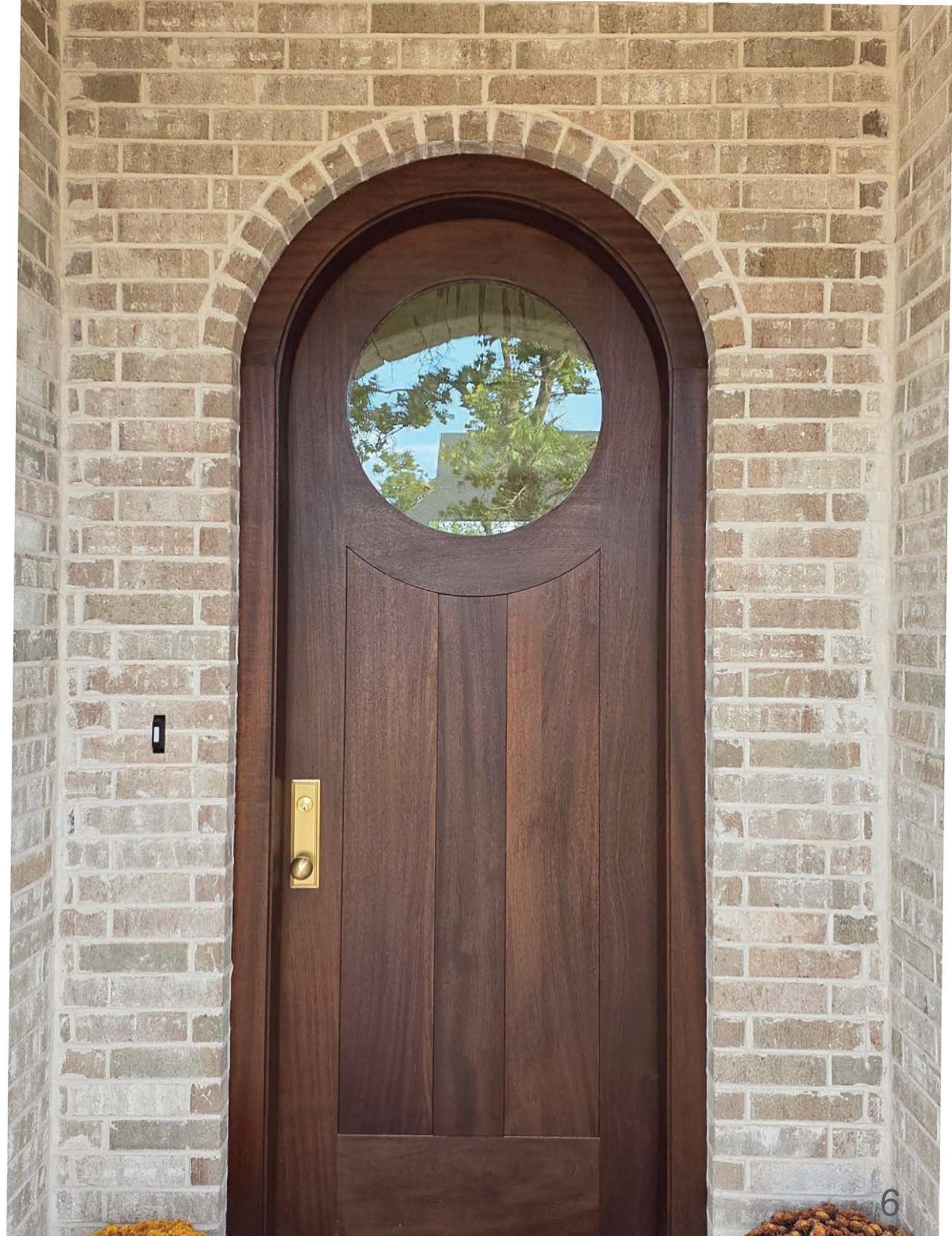
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98-0150-0701-0





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

Interior



- **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.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² 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® certified¹**

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 warranty²**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Exterior



Available in these window and patio door styles:



Special shape windows also available.

^{1,2} See back cover for disclosures.

Colors

Wood Types

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

Custom solutions:



Pine



Douglas Fir



Mahogany



White Oak



Red Oak



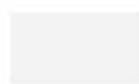
Cherry



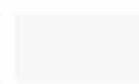
Maple

Prefinished Pine Interior Colors

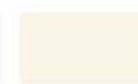
Custom interior finishes, unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain



Charcoal Stain



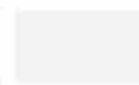
Black Stain

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.⁷



Black



White



Brown



Fossil



Custom colors are also available.



Iron Ore



Portobello



Putty



Almond



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.⁸ It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

*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.²

¹ 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.

² 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 or contact Pella Customer Service.

³ Ratings are contingent on product configurations.

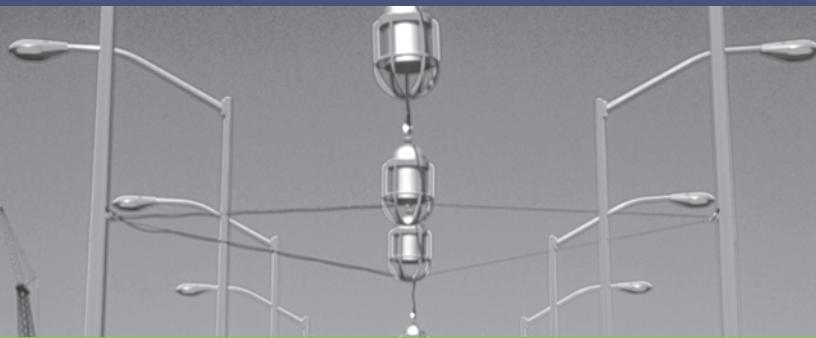
⁴ Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.

⁵ Flush multi-slide handle is a Pella exclusive design.

⁶ Flush multi-slide handle is not available in Champagne.

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

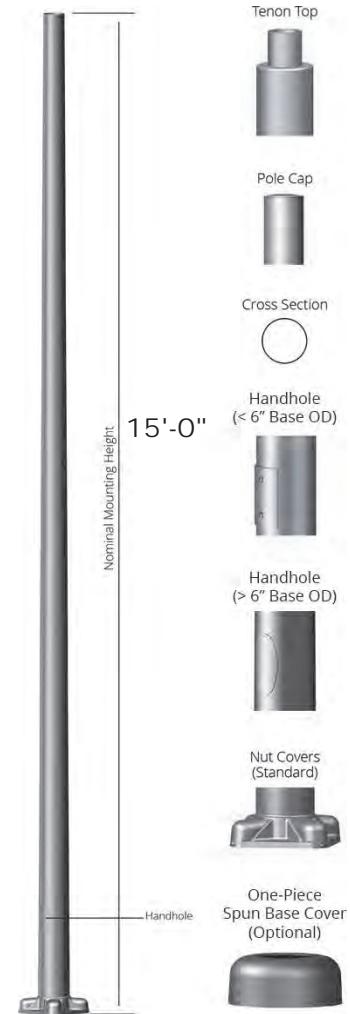
⁸ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.



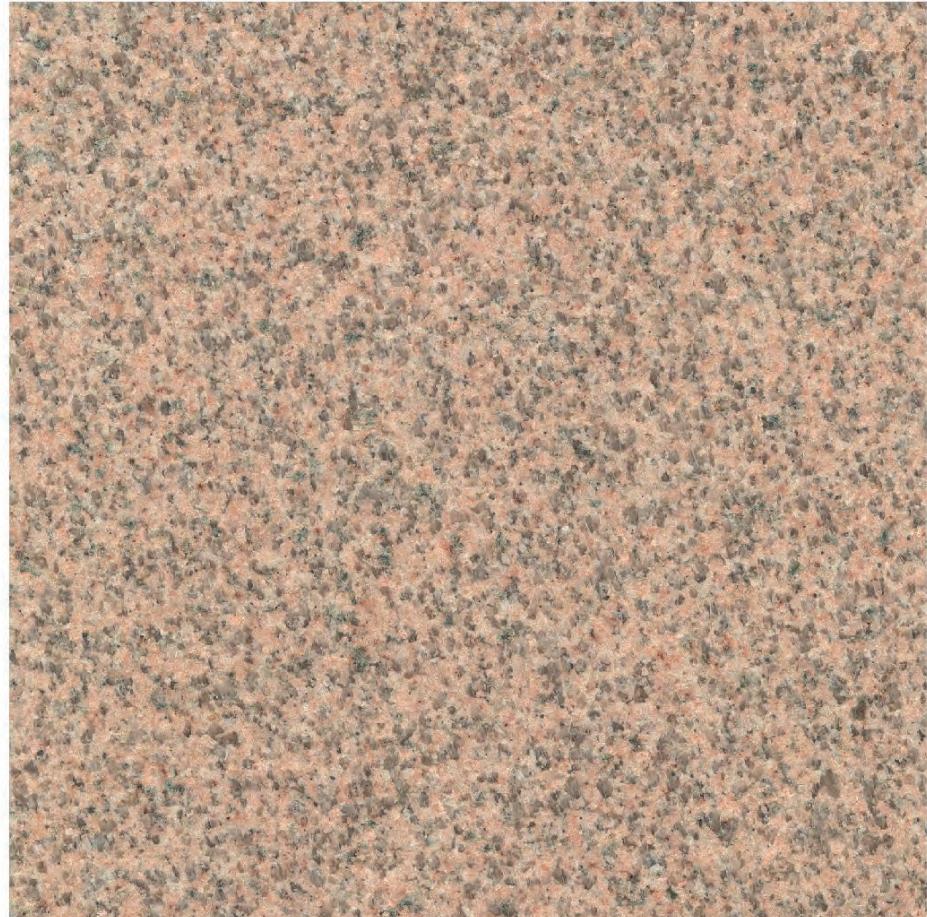
Round Tapered Aluminum Light Poles, Anchor Base

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.



GRANITE BENCHES



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 -
 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

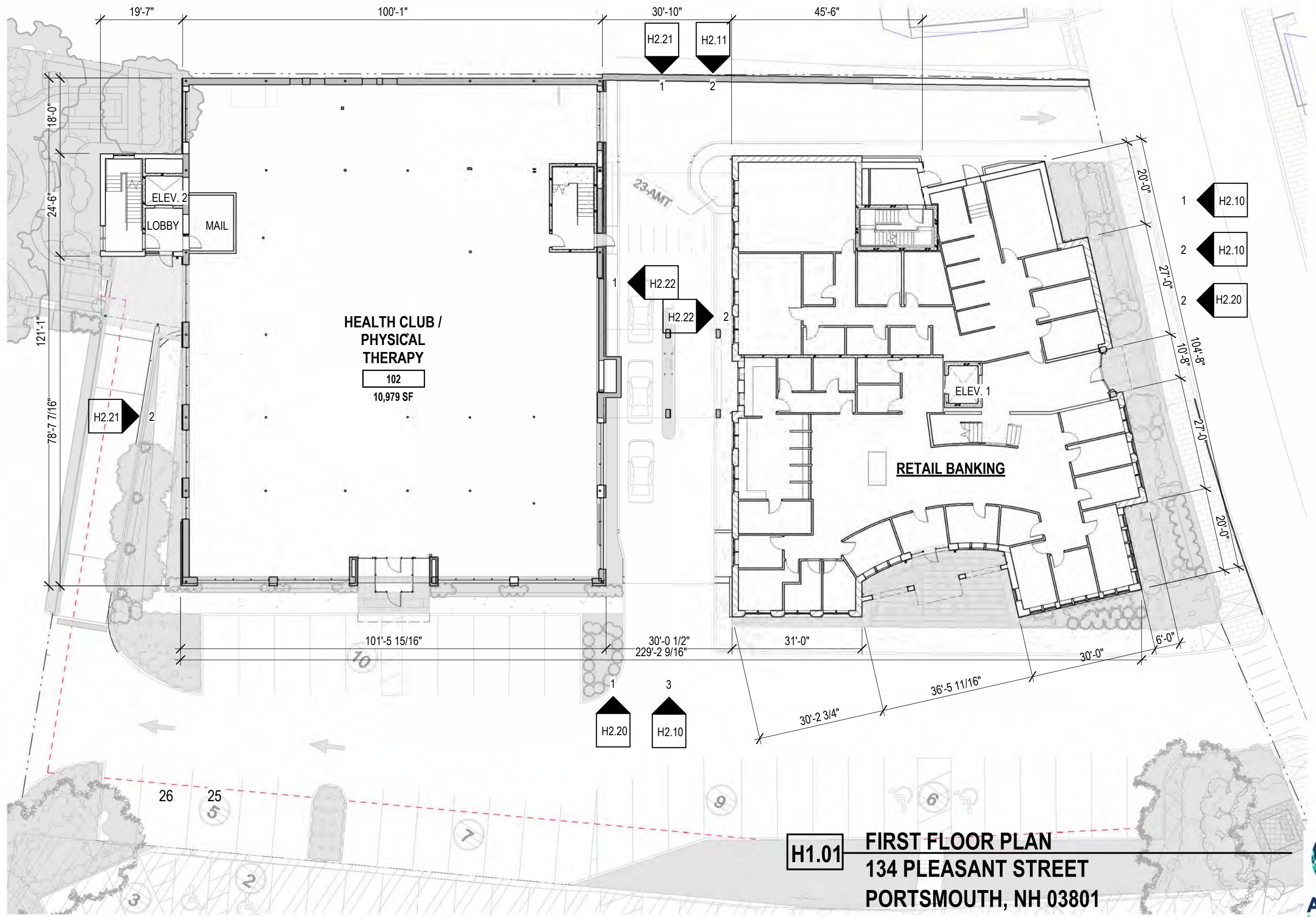


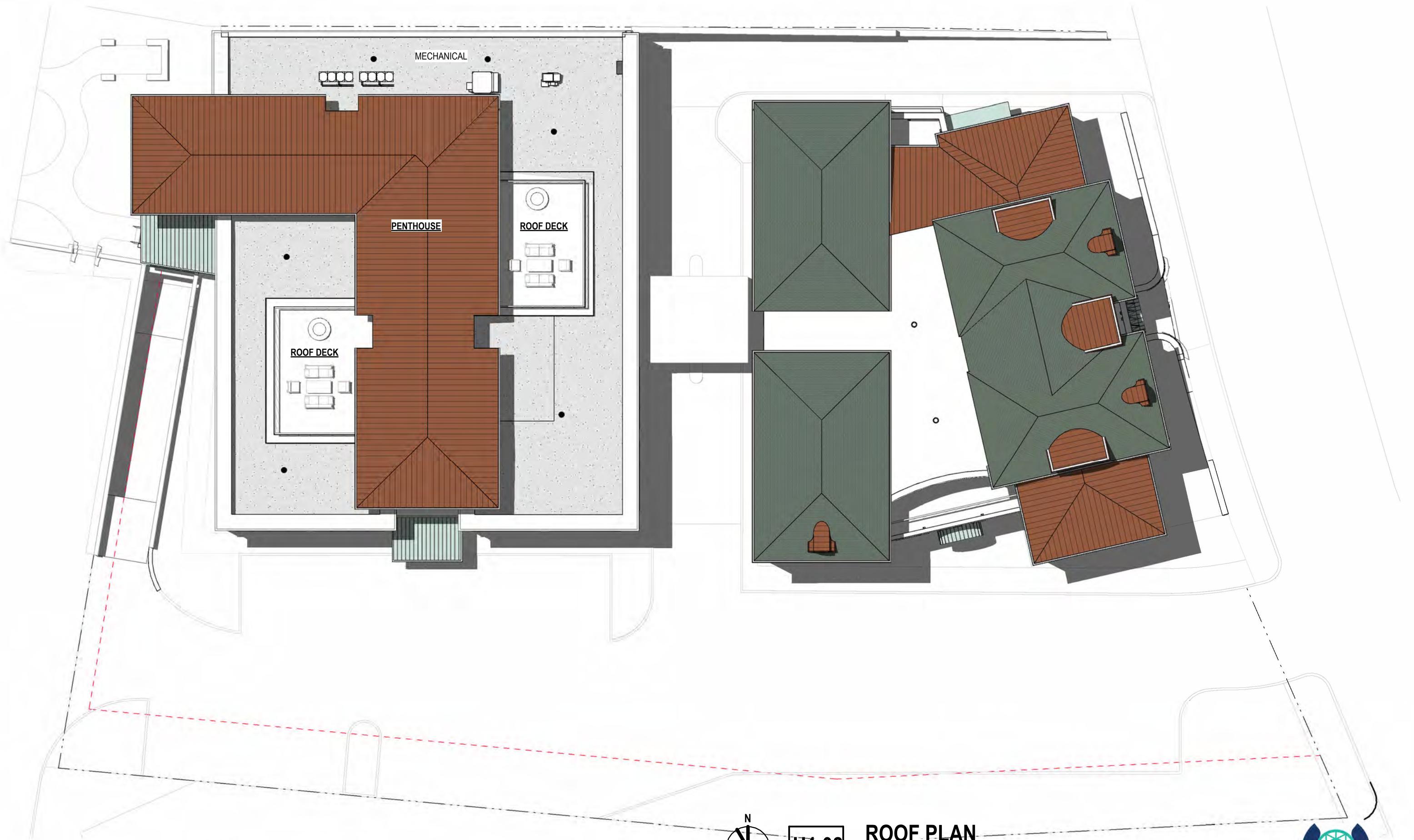


H0.2

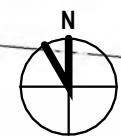
EXISTING PHOTOS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25





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



H1.02

ROOF PLAN
134 PLEASANT STREET
PORTSMOUTH, NH 03801

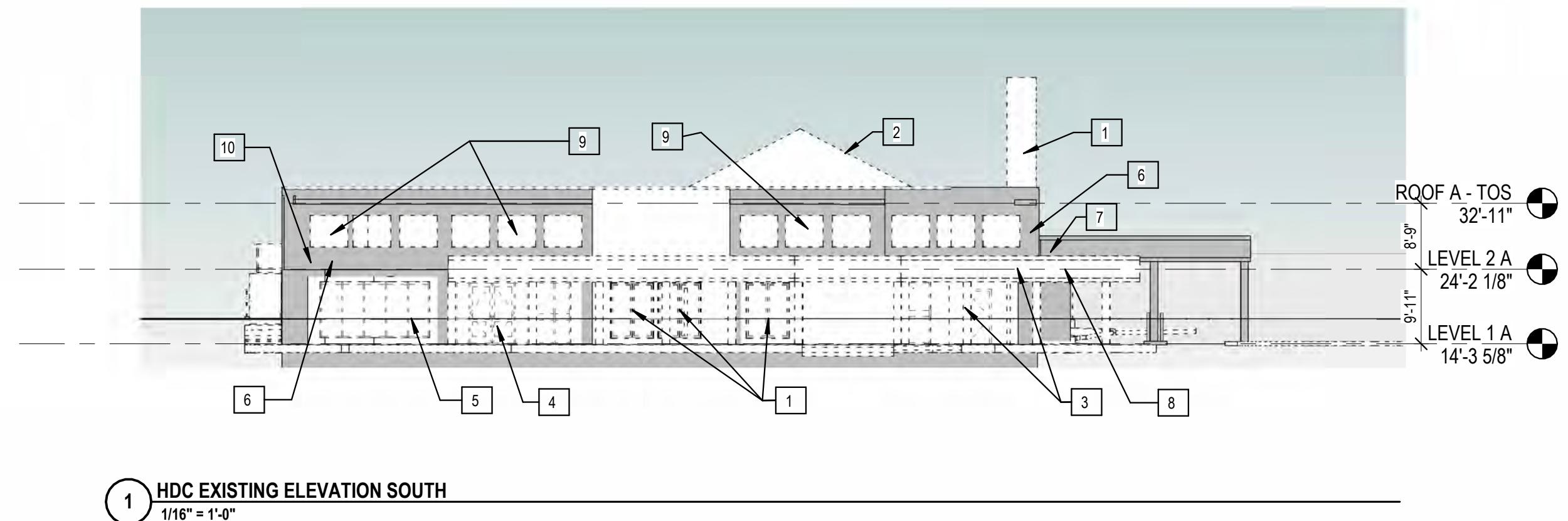
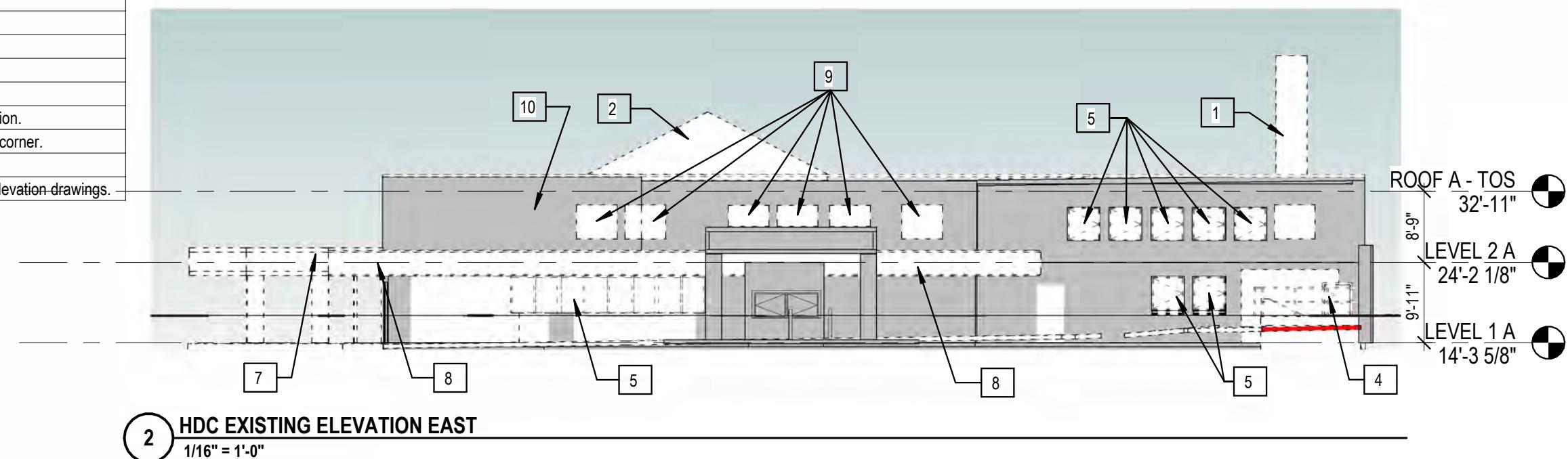
12/29/25



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RECOMMENDATION

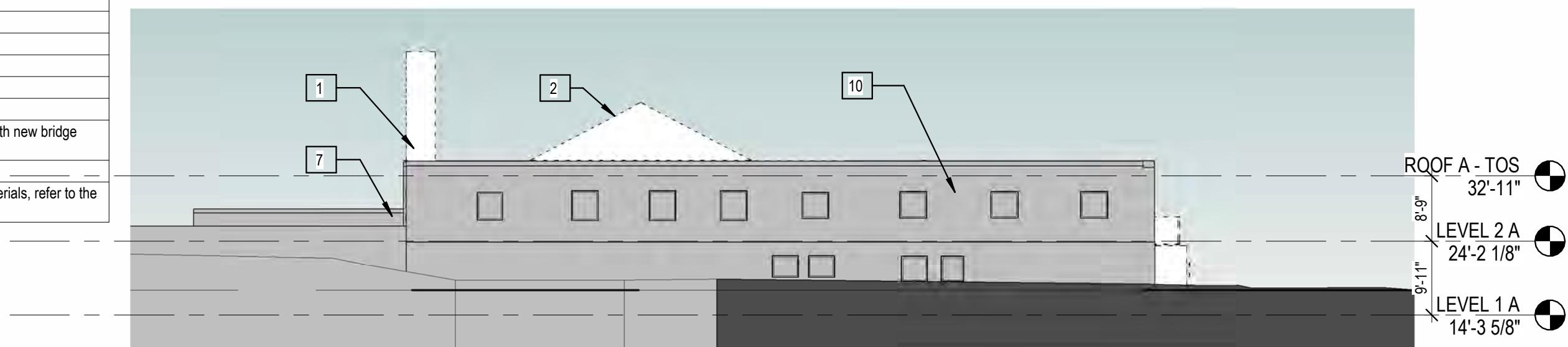
- 1 Remove chimney
- 2 Remove EPDM covered Pyramid.
- 3 Remove existing canopy at the east south elevation
- 4 Remove door.
- 5 Remove window.
- 6 Remove part of the wall for the new addition.
- 7 Remove the existing bank teller canopy. Replace with new bridge addition.
- 8 Remove existing black band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

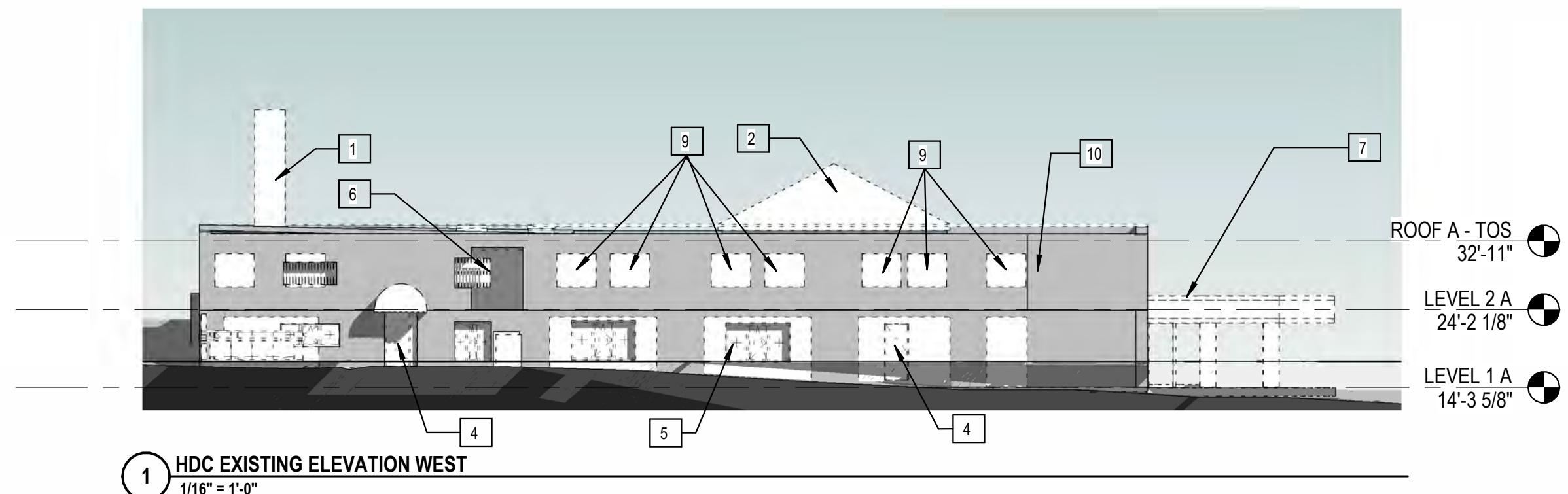
RECOMMENDATION

- 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

1/16" = 1'-0"



1 HDC EXISTING ELEVATION WEST

1/16" = 1'-0"

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"



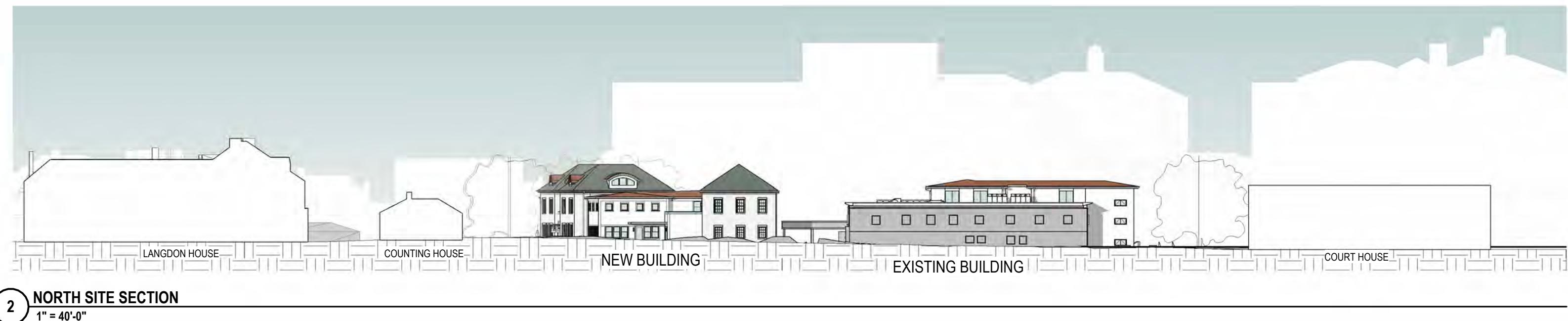
3 SOUTH SITE SECTION

1" = 40'-0"

H2.10

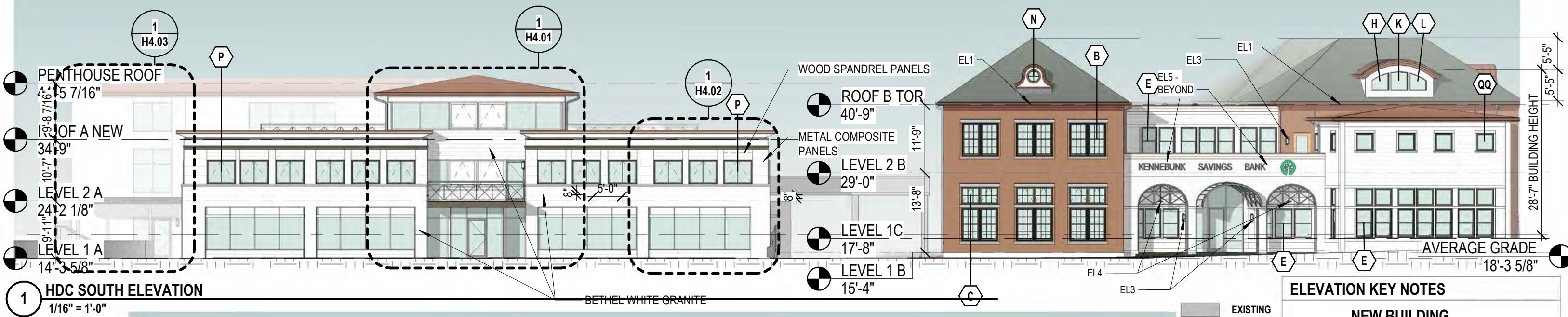
CONTEXT SITE SECTIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25



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

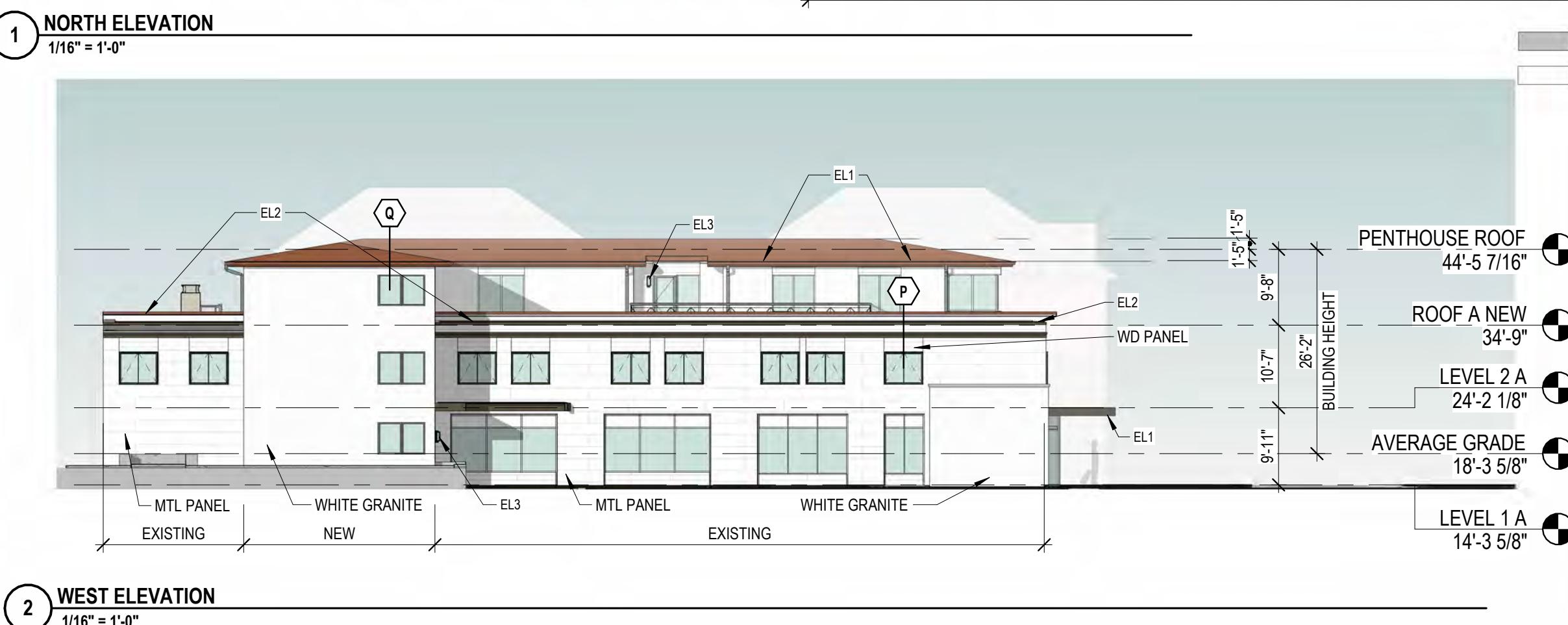
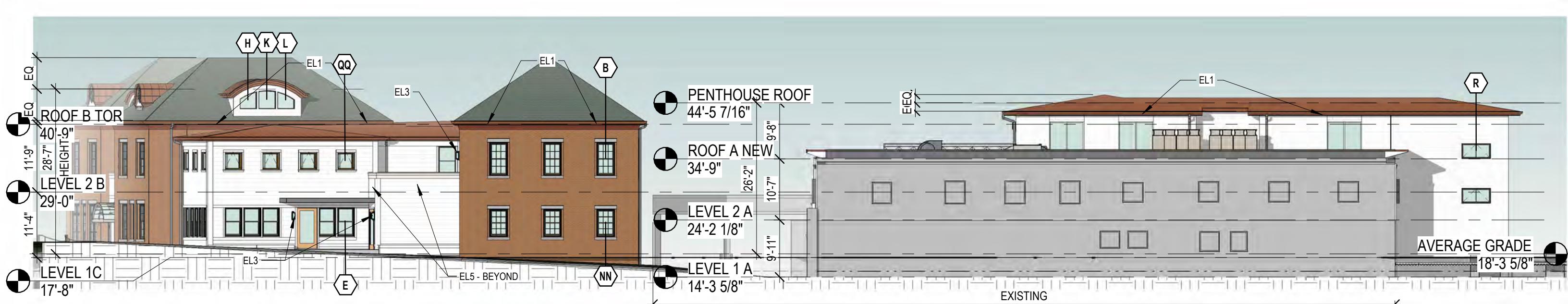
12/29/25



EXTERIOR LIGHTING LEGEND

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

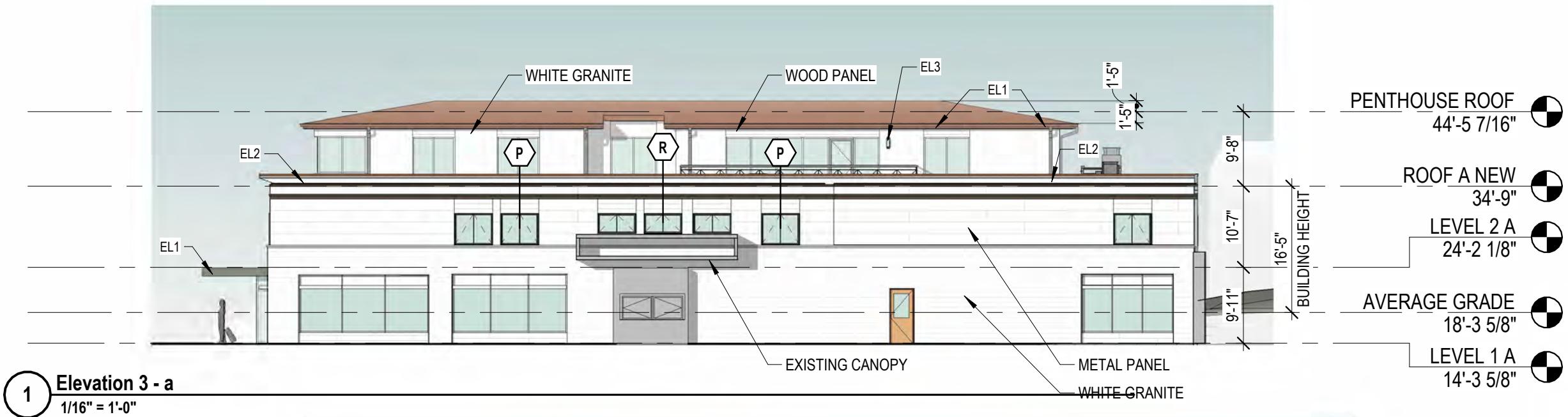
H2.20 **FRONT ELEVATIONS**
134 PLEASANT STREET
PORTSMOUTH, NH 03801



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

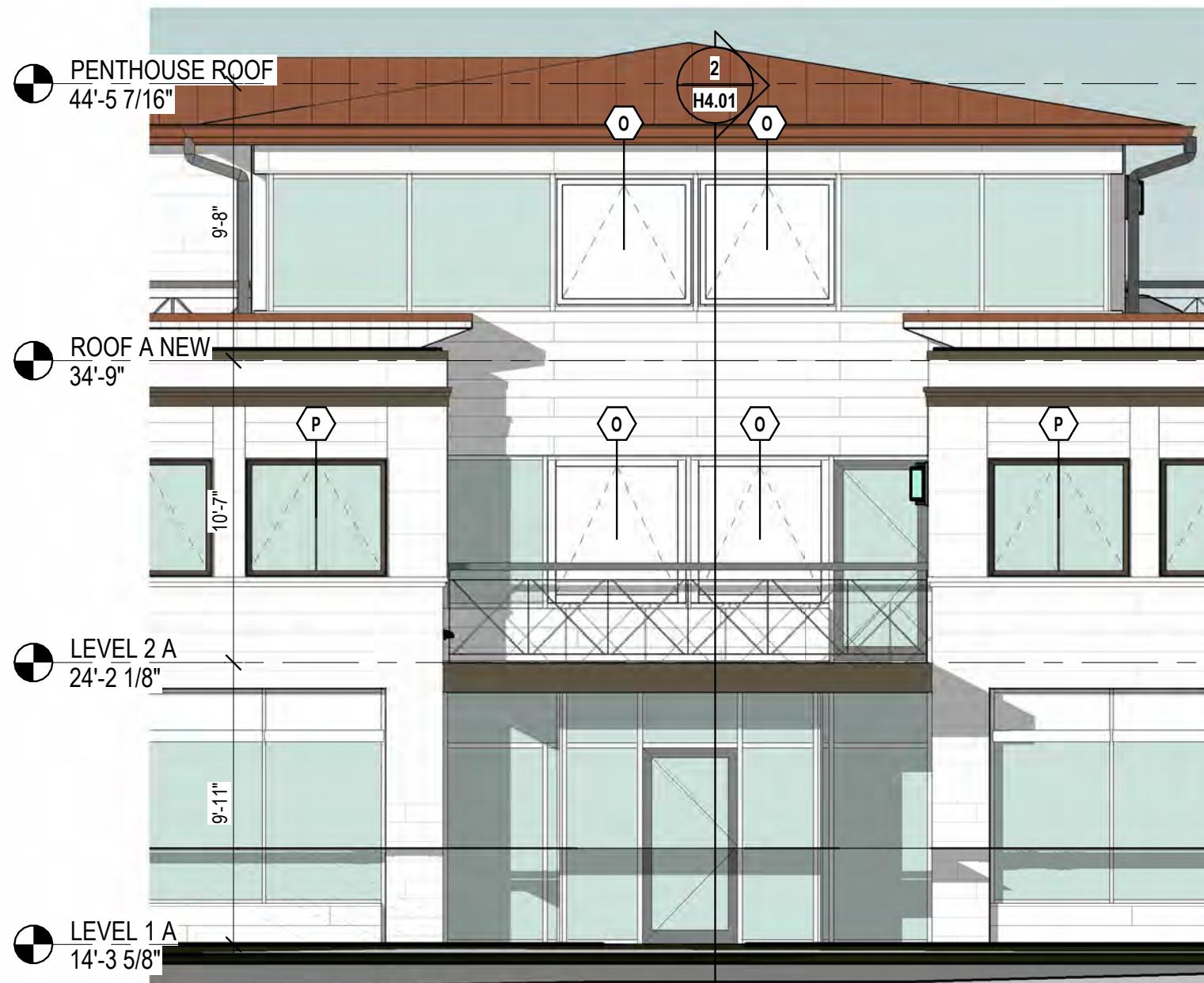
12/29/25



1 **HDC BIRDSEYE SE**

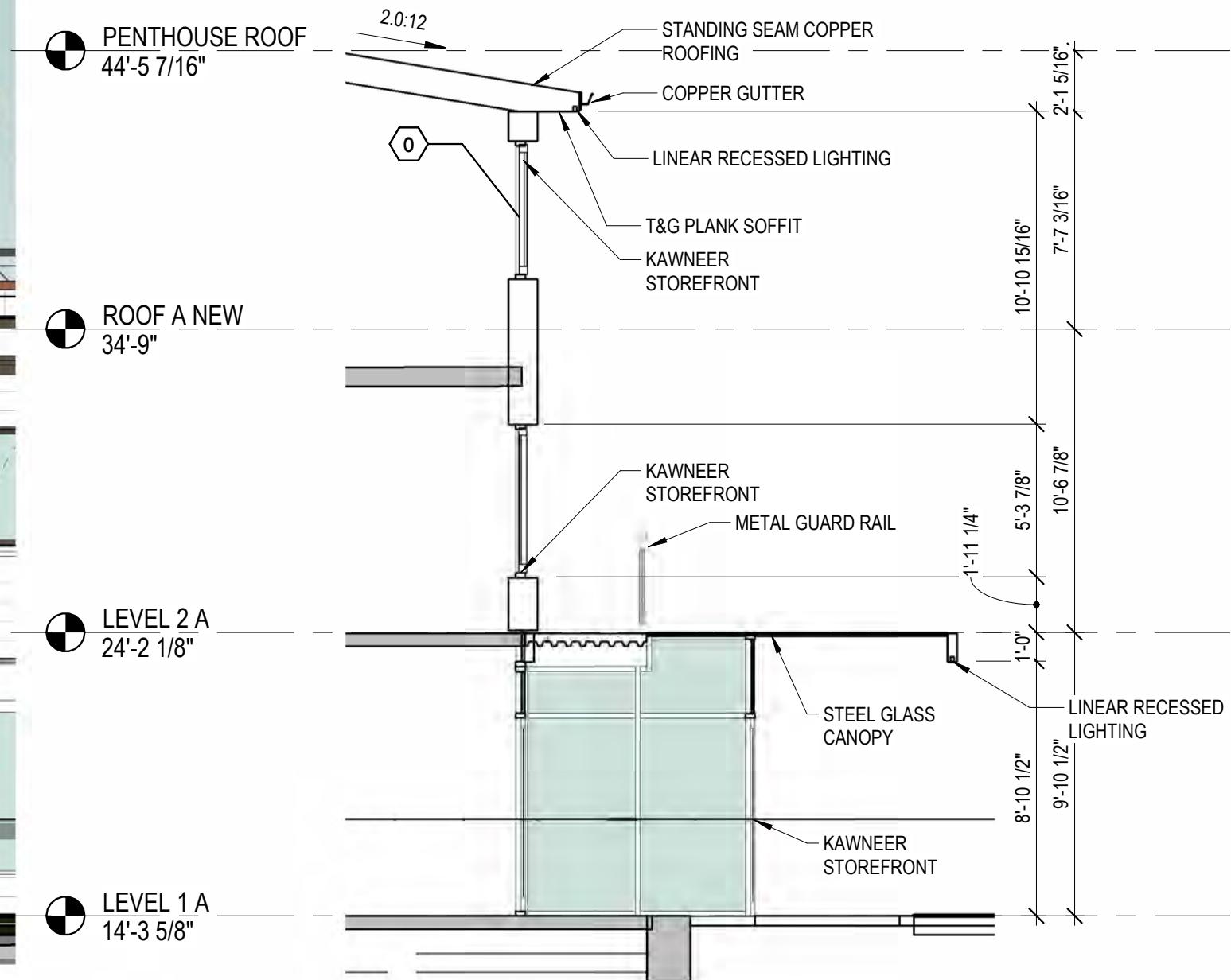
H3.10 **BIRDSEYE AXONOMETRIC**
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25



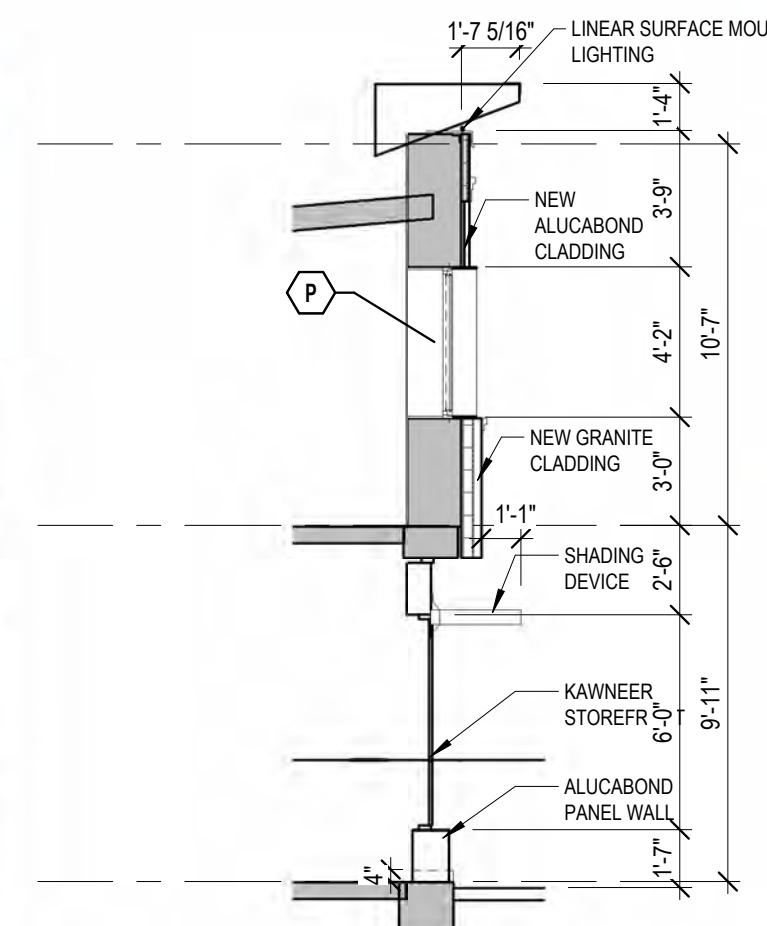
1 ELEVATION - NEW ENTRANCE AT THE EXISTING
3/16" = 1'-0"

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

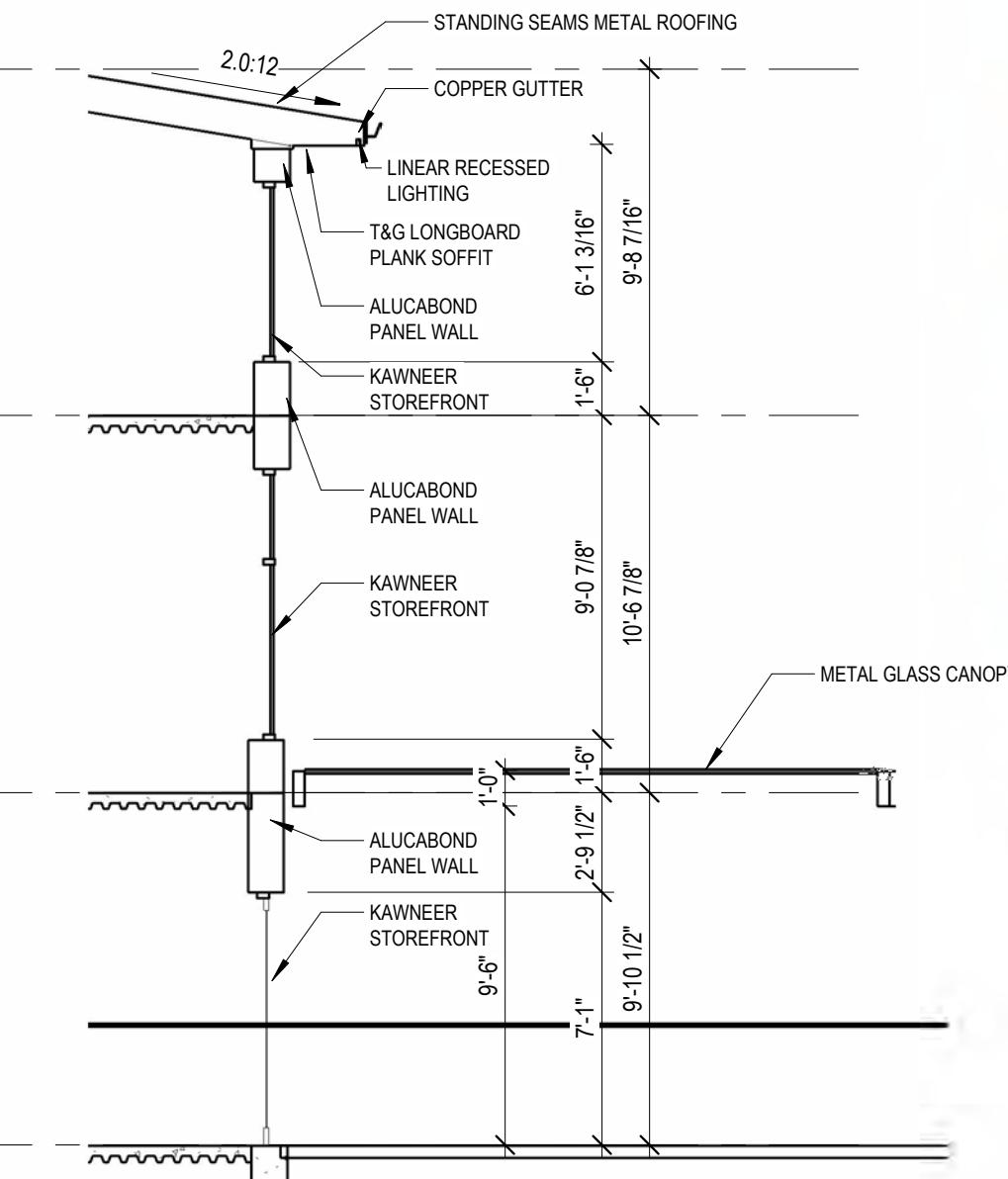
H4.02

ELEVATION DETAIL, RENOVATION
134 PLEASANT STREET
PORTSMOUTH, NH 03801

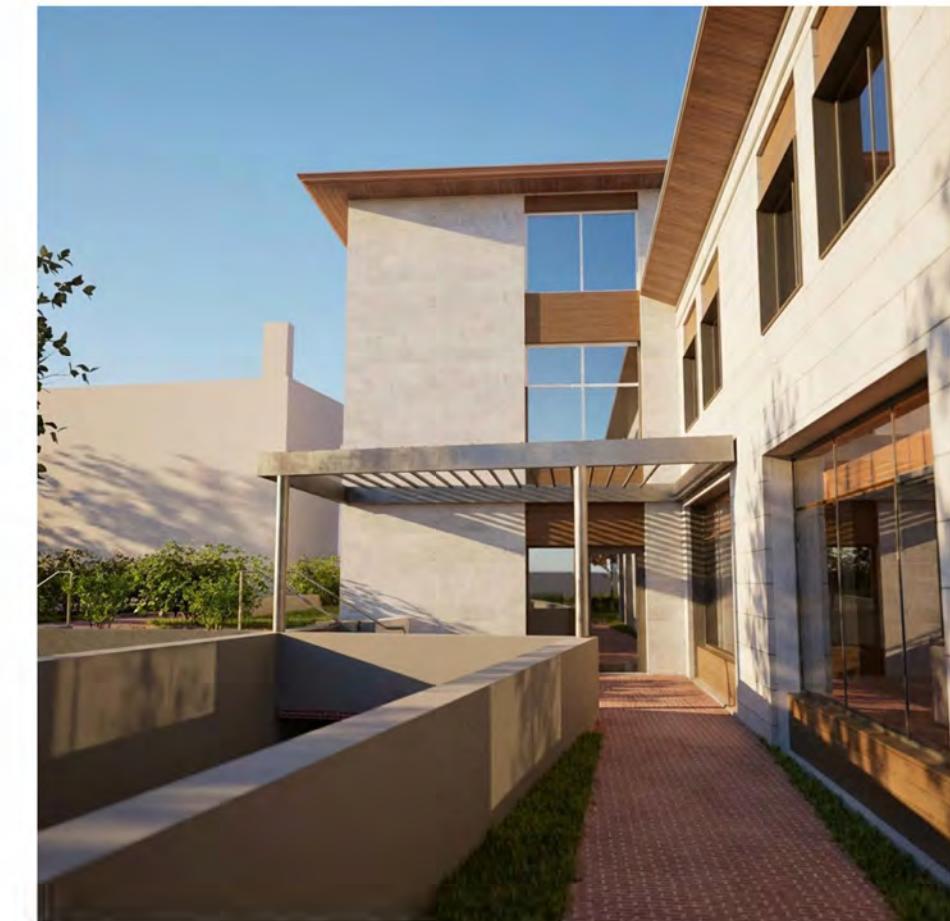
12/29/25



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



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

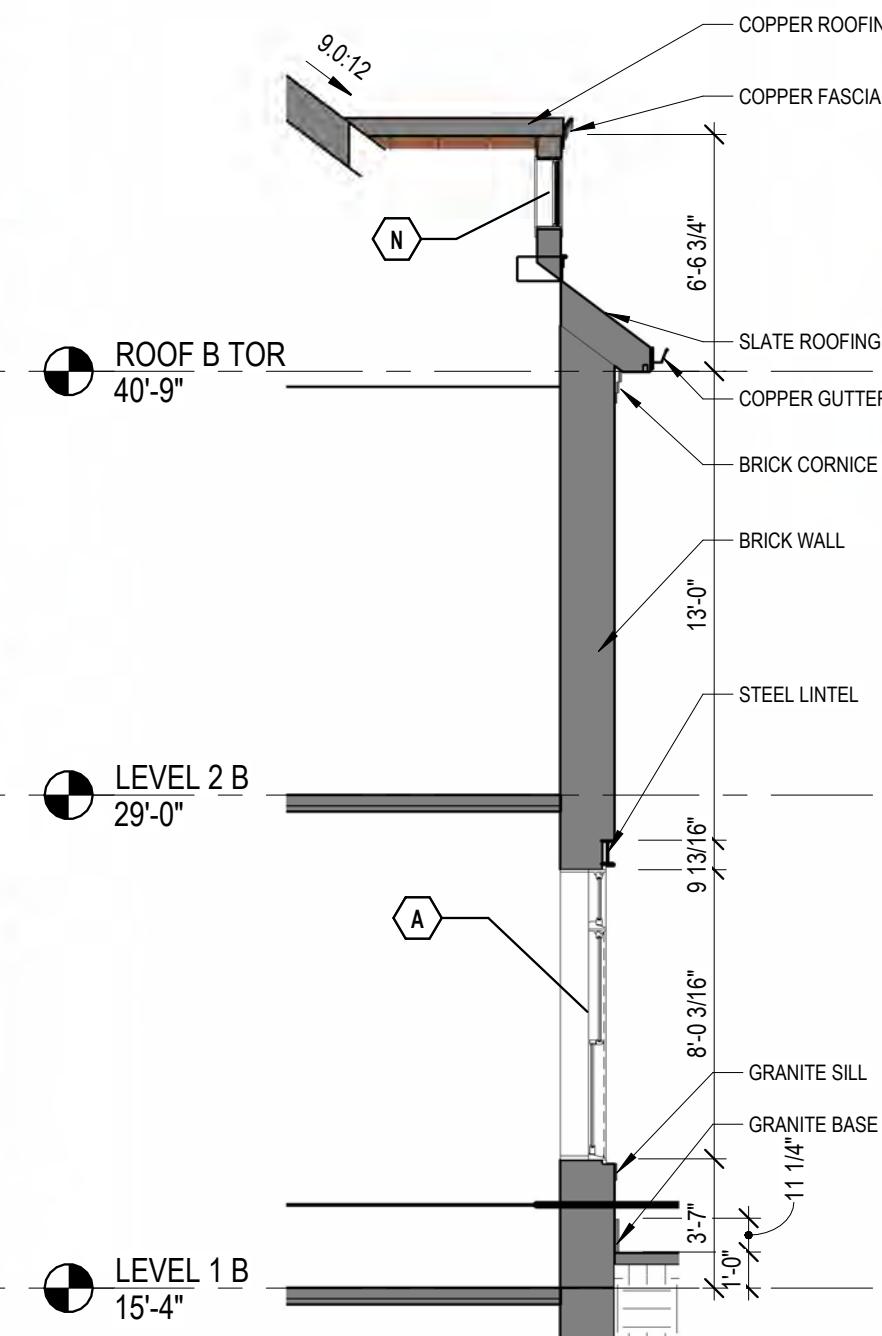


ELEVATION KEY NOTES	
EXISTING BUILDING	
WHITE GRANITE	
COMPOSITE METAL PANEL	
WOOD - THERMAL TREATED	
ALUMINUM SOFFIT PANELS	

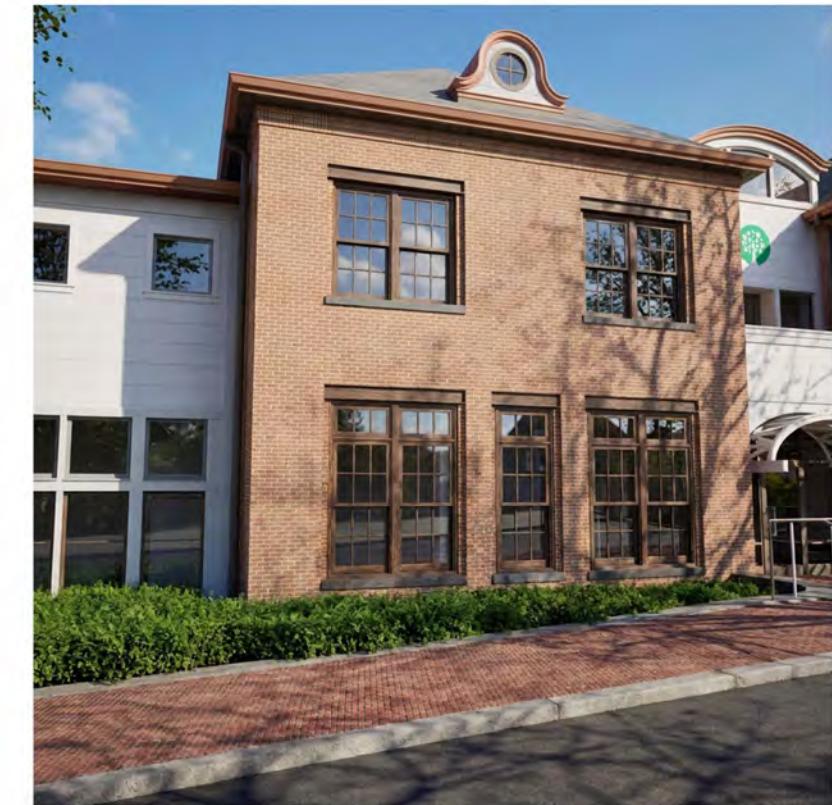
H4.03 ELEVATION DETAIL, RENOVATION
134 PLEASANT STREET
PORTSMOUTH, NH 03801



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



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

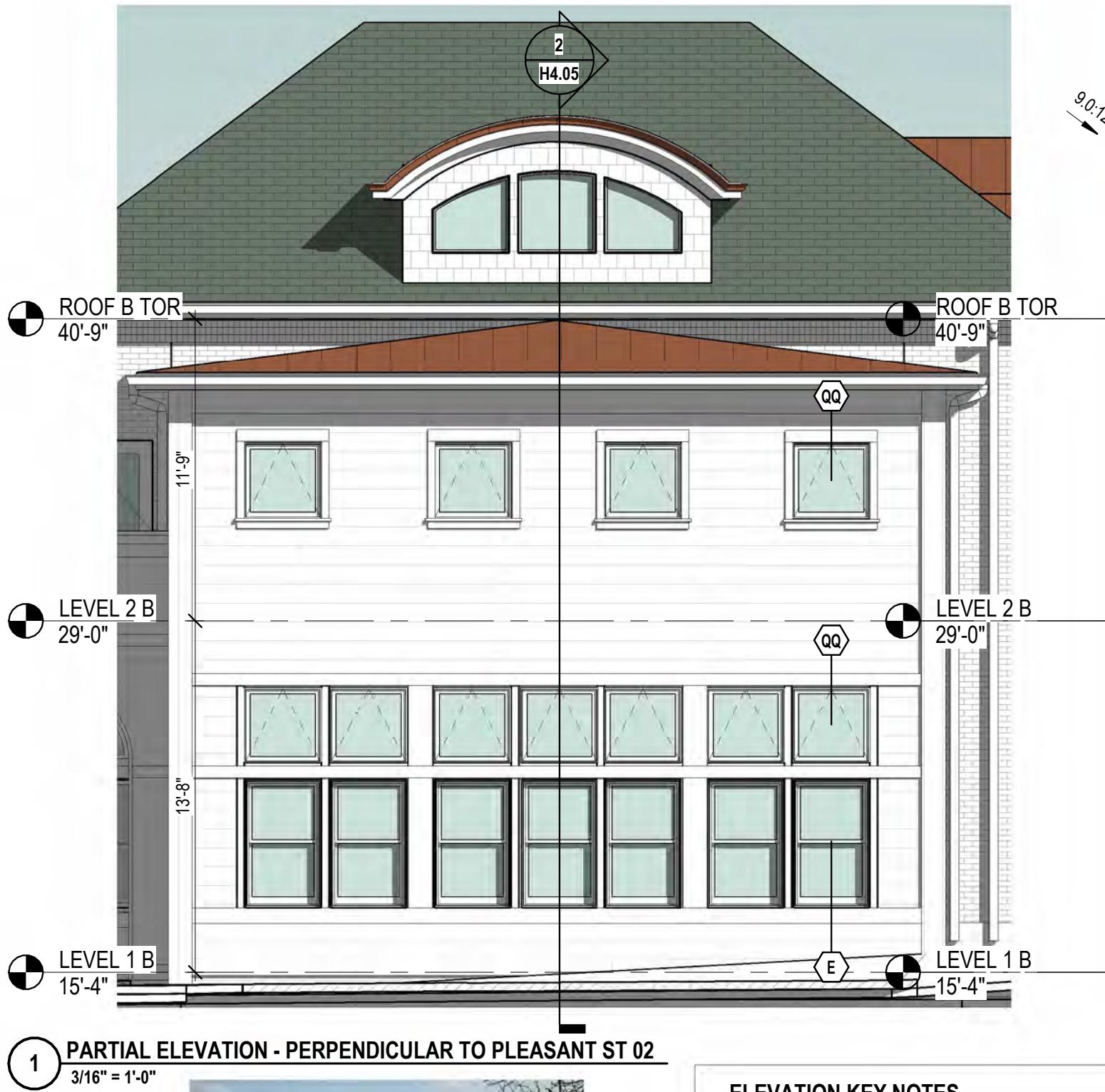


ELEVATION KEY NOTES

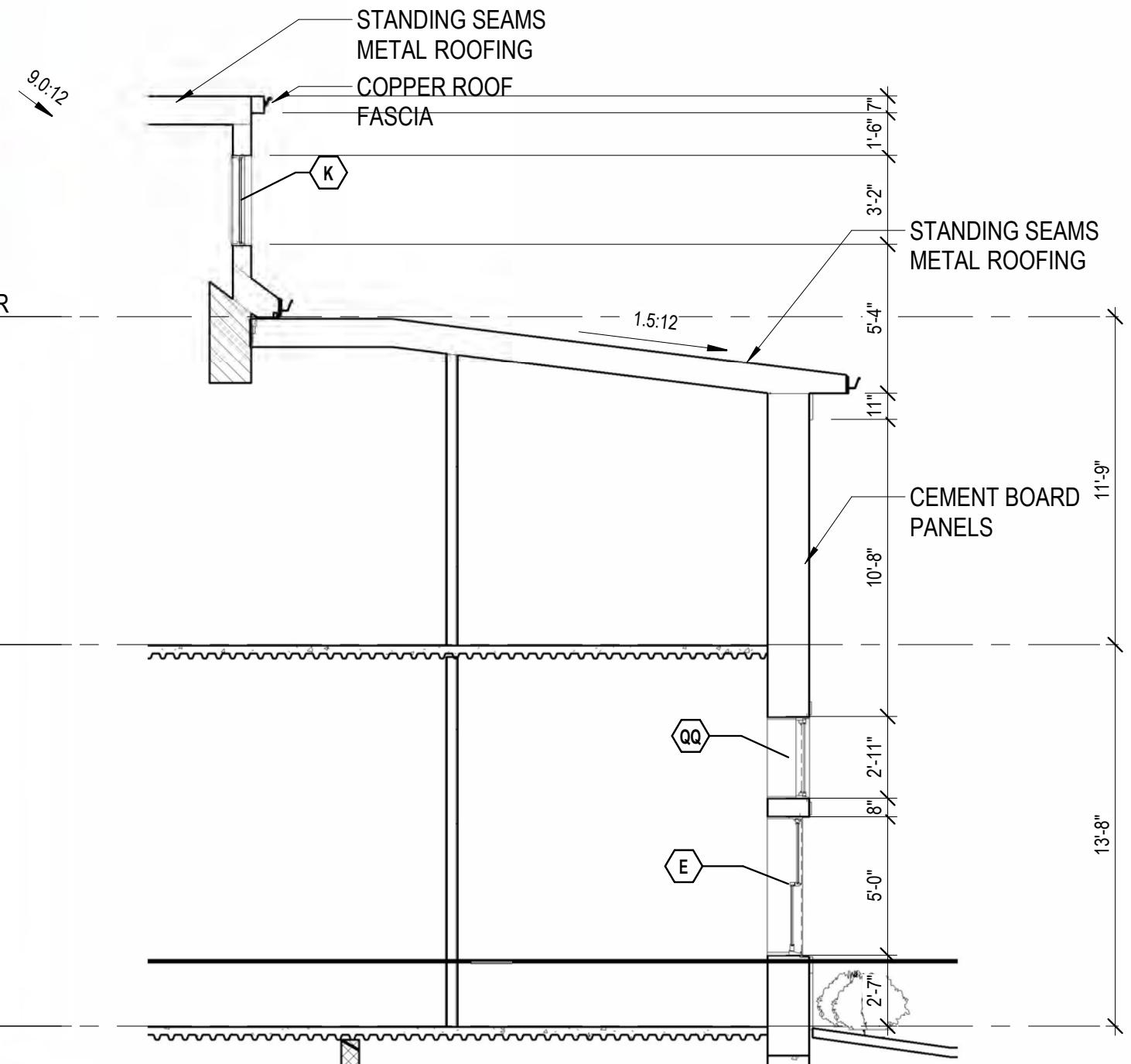
NEW BUILDING

- 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"

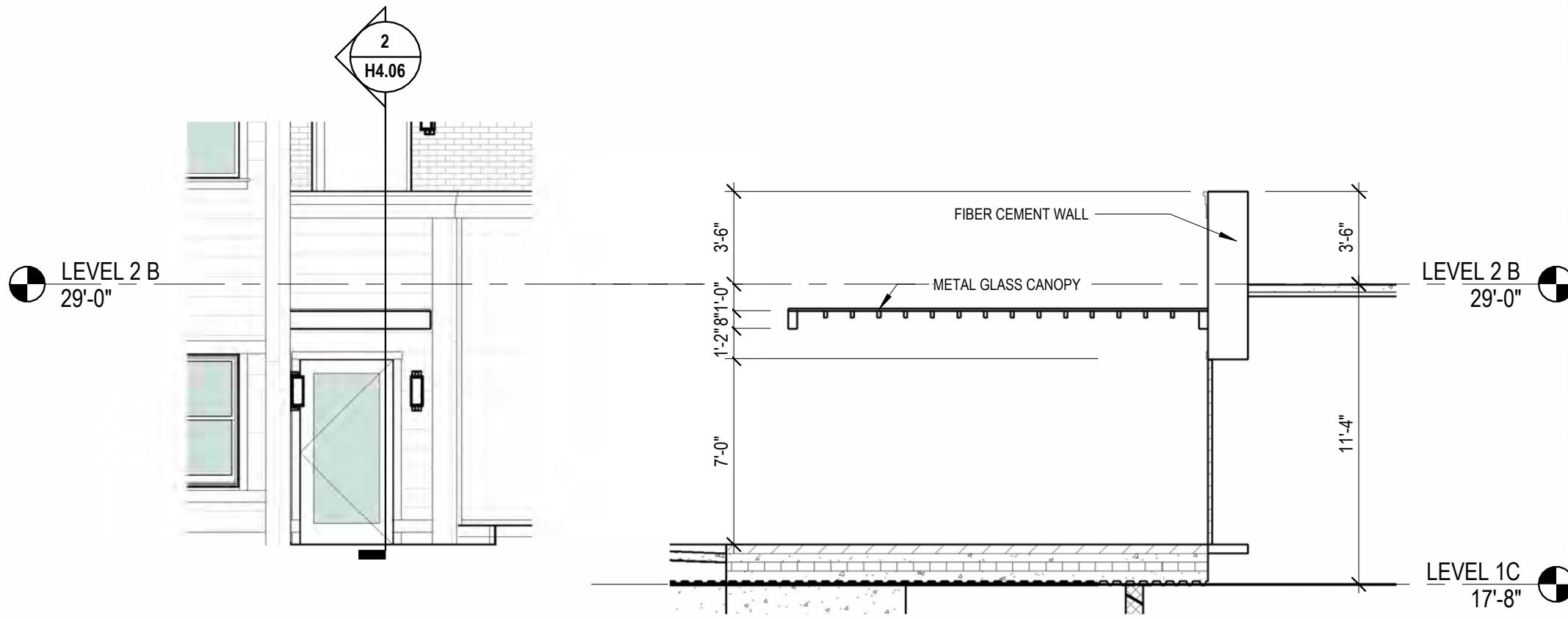


2 PARTIAL SECTION - PERPENDICULAR TO PLEASANT ST
3/16" = 1'-0"

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



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

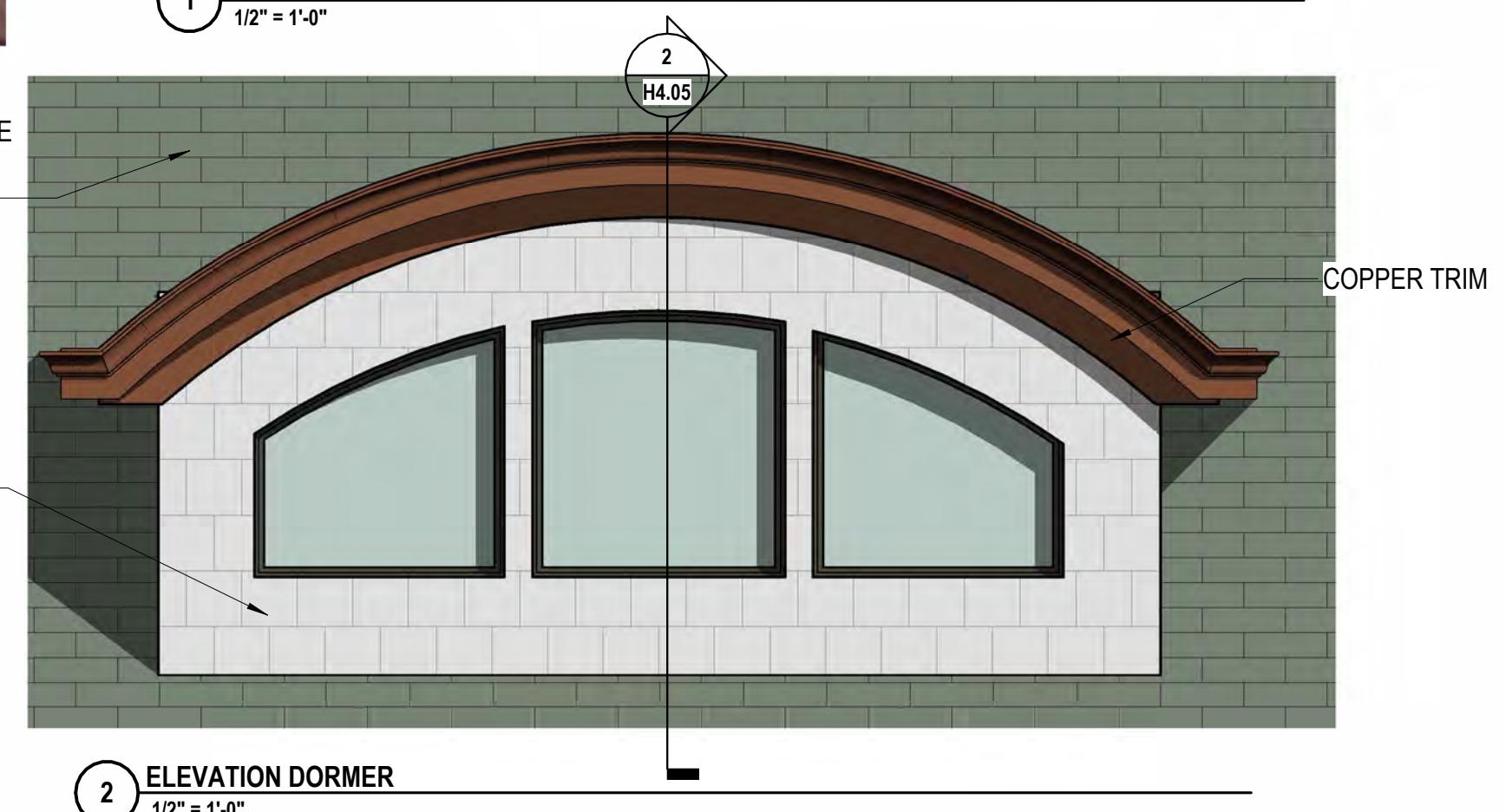
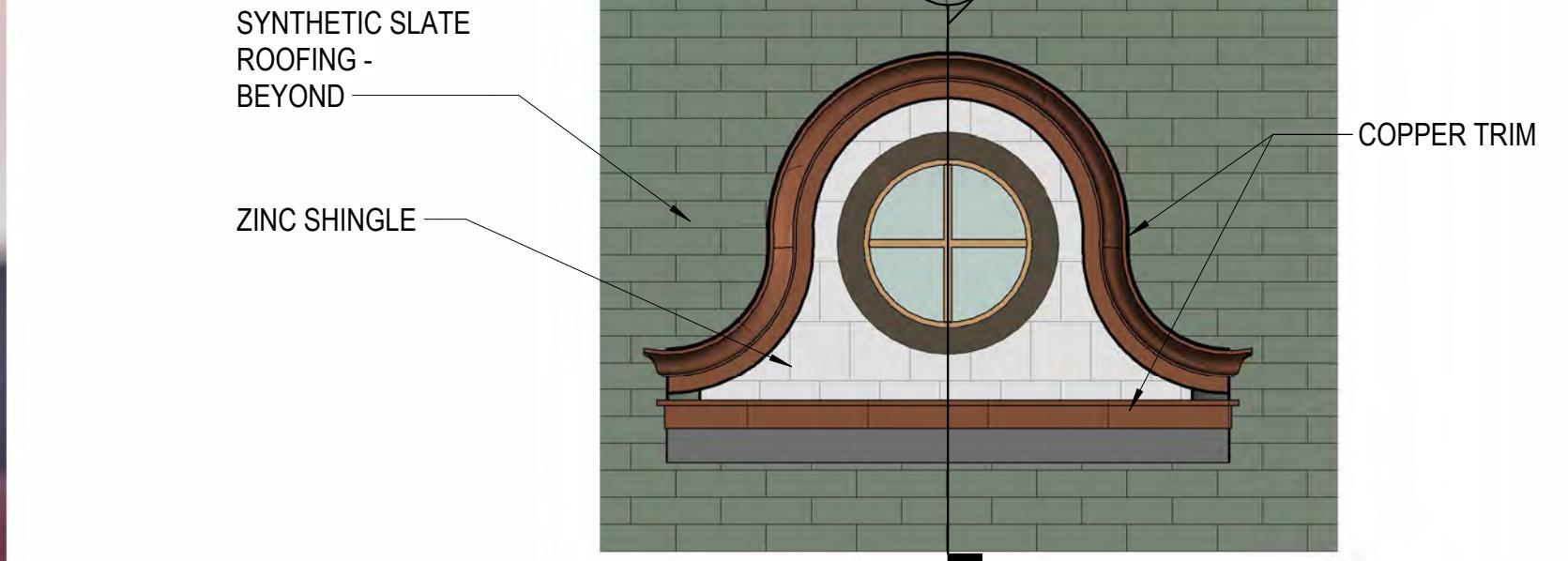
2 Section 49
3/16" = 1'-0"

ELEVATION KEY NOTES

NEW BUILDING

	GLAZED BRICK
	ZINC SHINGLE
	FIBER CEMENT BOARD
	SLATE ROOFING
	COPPER ROOFING

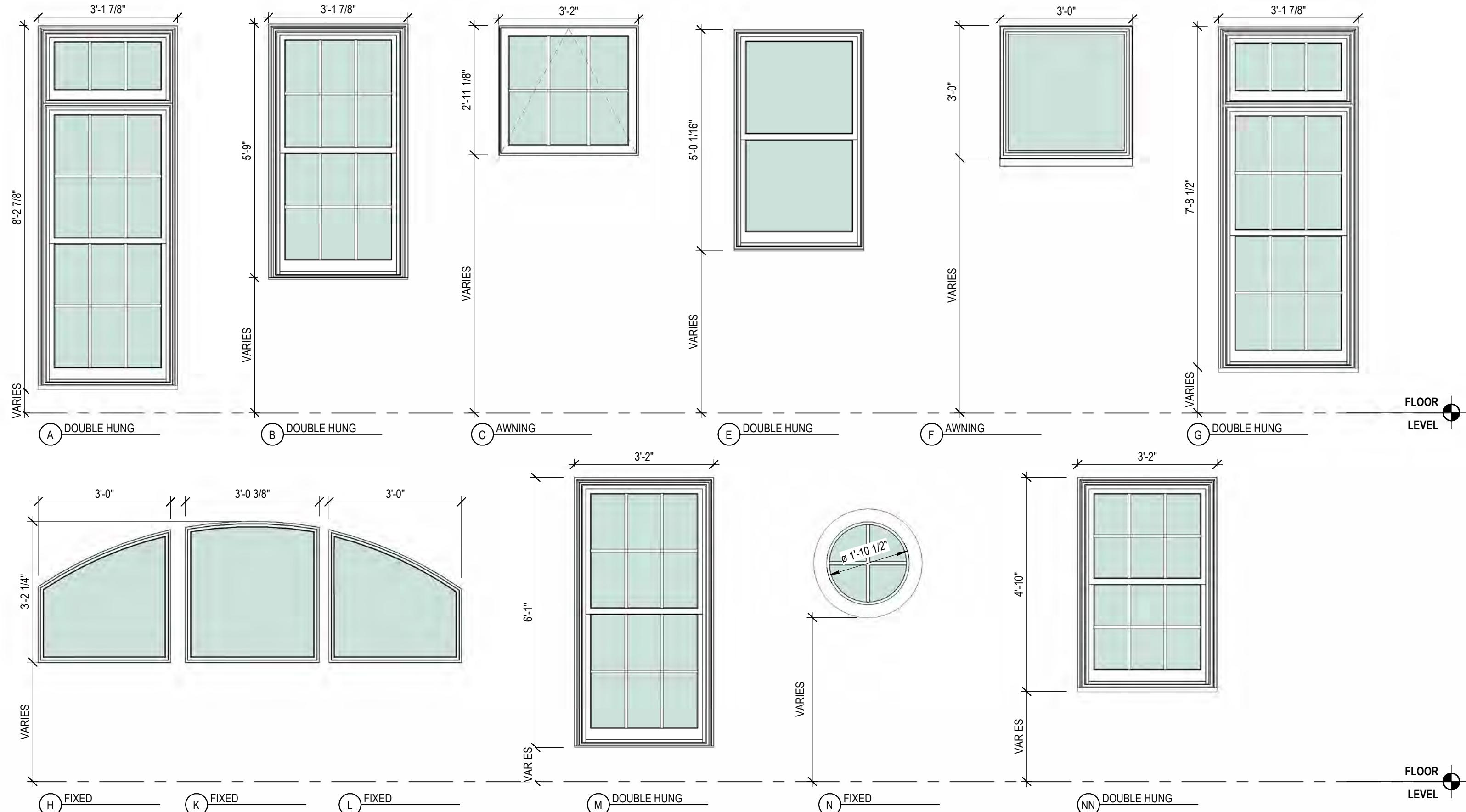
H4.06 ELEVATION DETAIL, NEW
134 PLEASANT STREET
PORTSMOUTH, NH 03801



H4.07 ELEVATION DETAIL, NEW
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25

window schedule

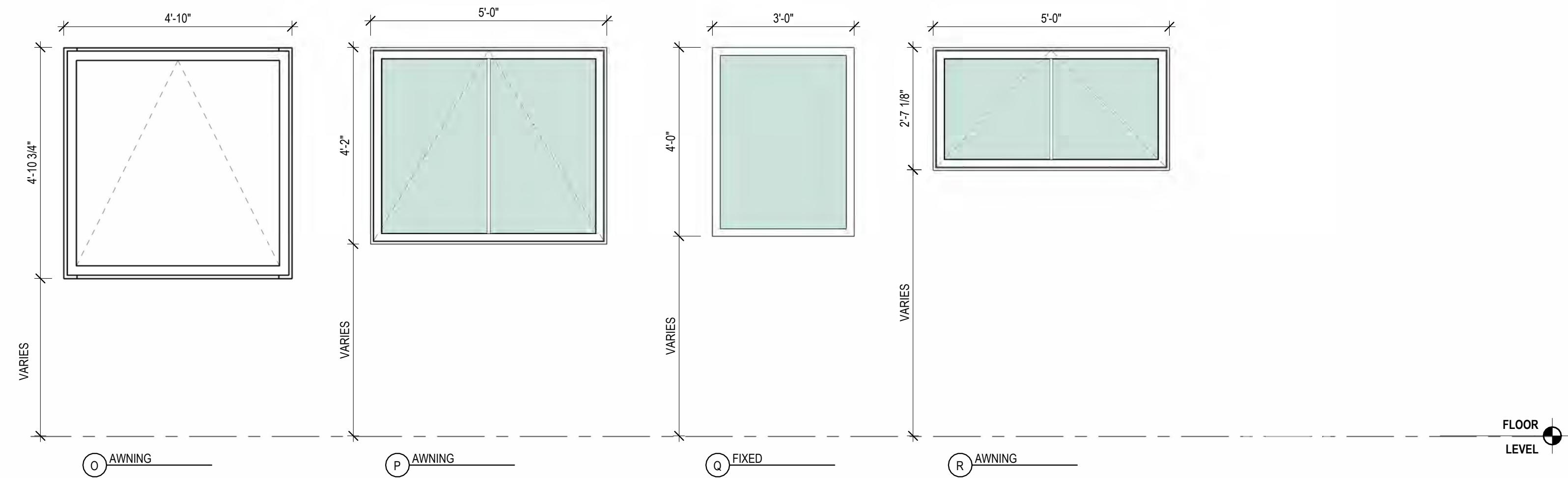


H4.0

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**

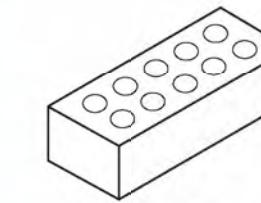
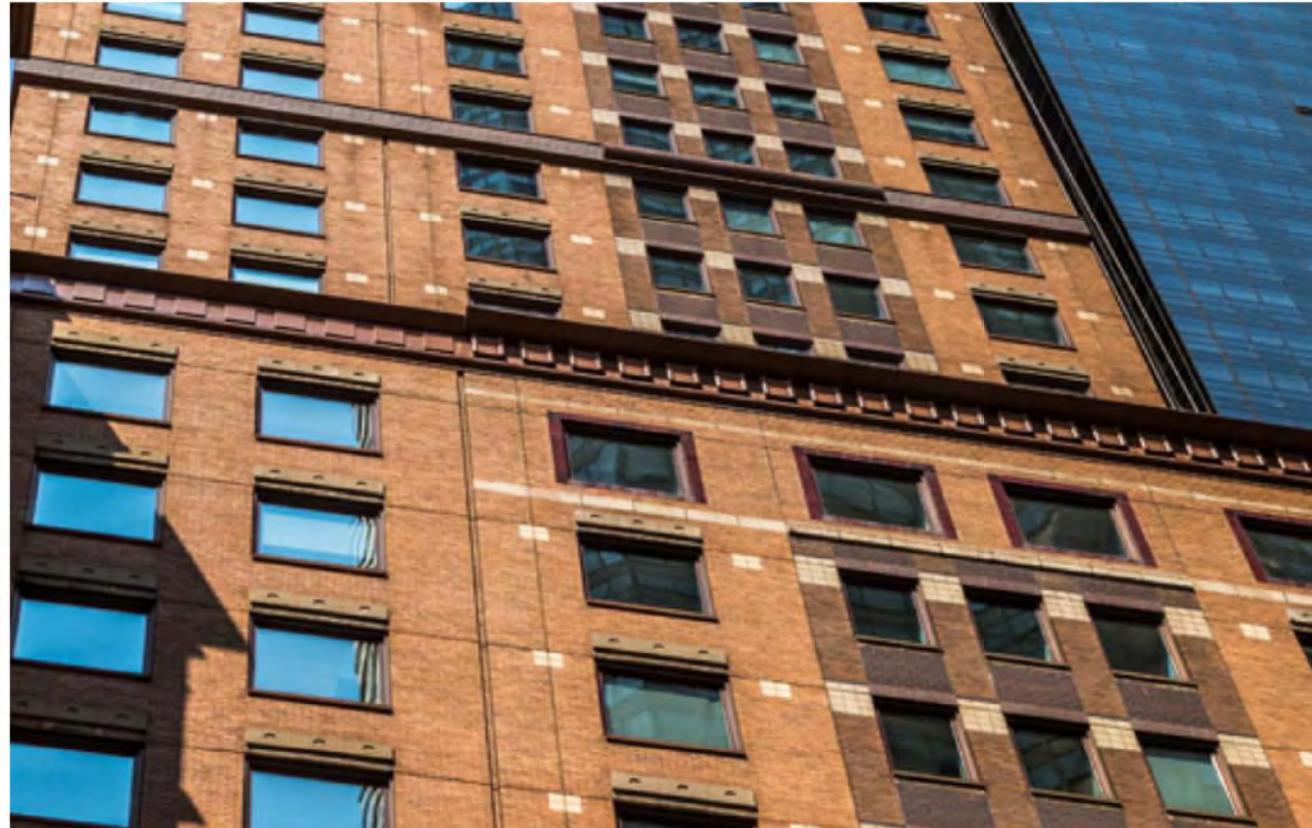
BRICK @ NEW BUILDING

GLAZED CLAY BRICK

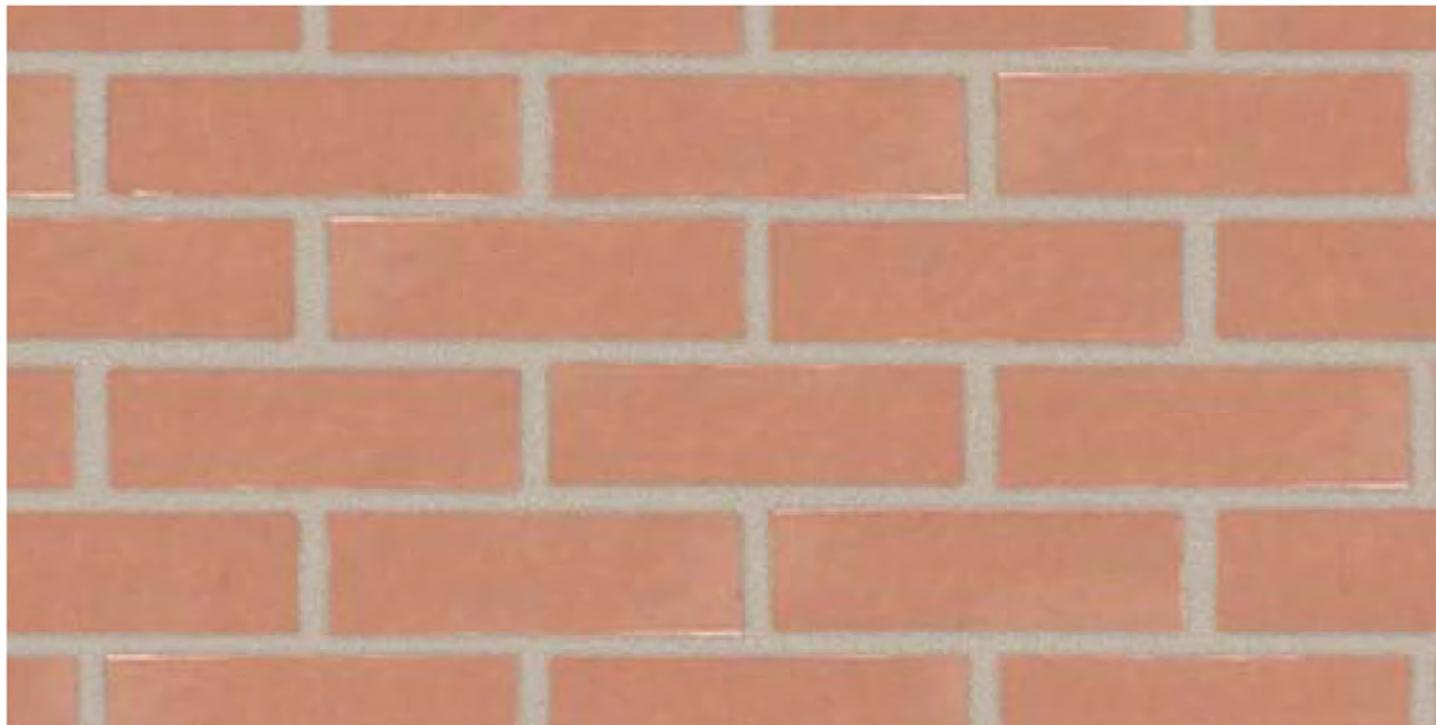
GLEN GERY

COLOR: APRICOT ROSE

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



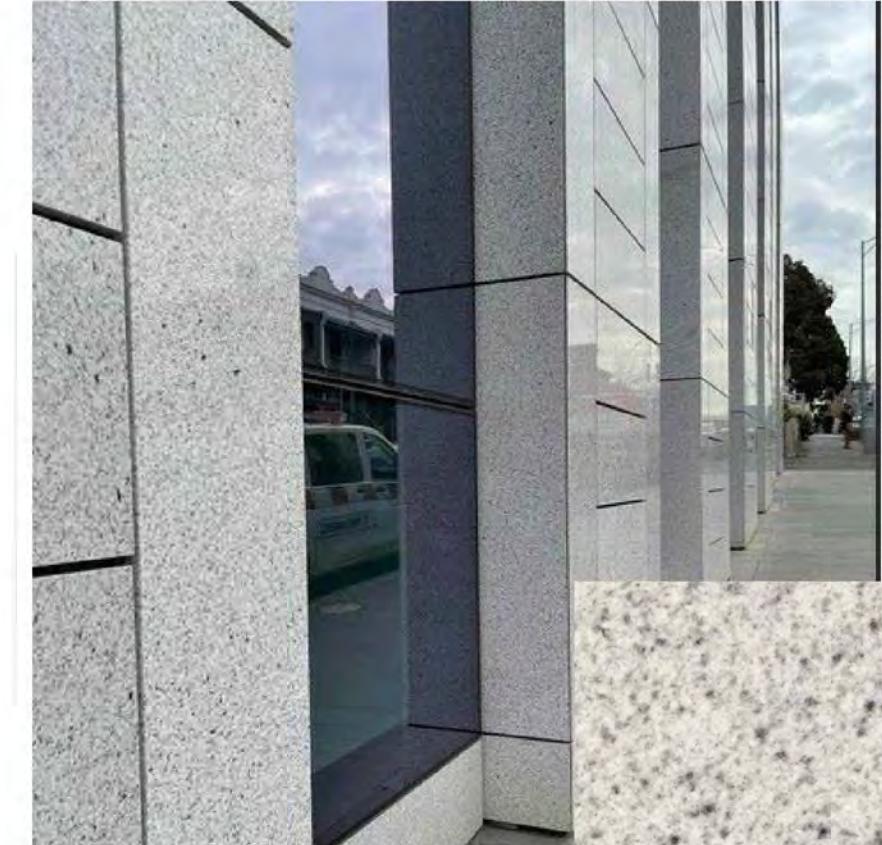
Modular
3-5/8 x 2-1/4 x 7-5/8
6.75 units/sq. ft.



GRANITE @ RENOVATION

BETHEL WHITE

THERMAL FINISH



H4.11

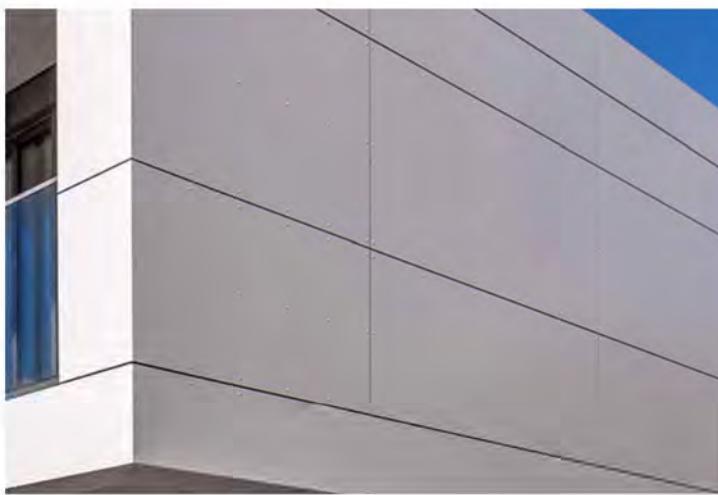
MATERIALS - MASONRY
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25

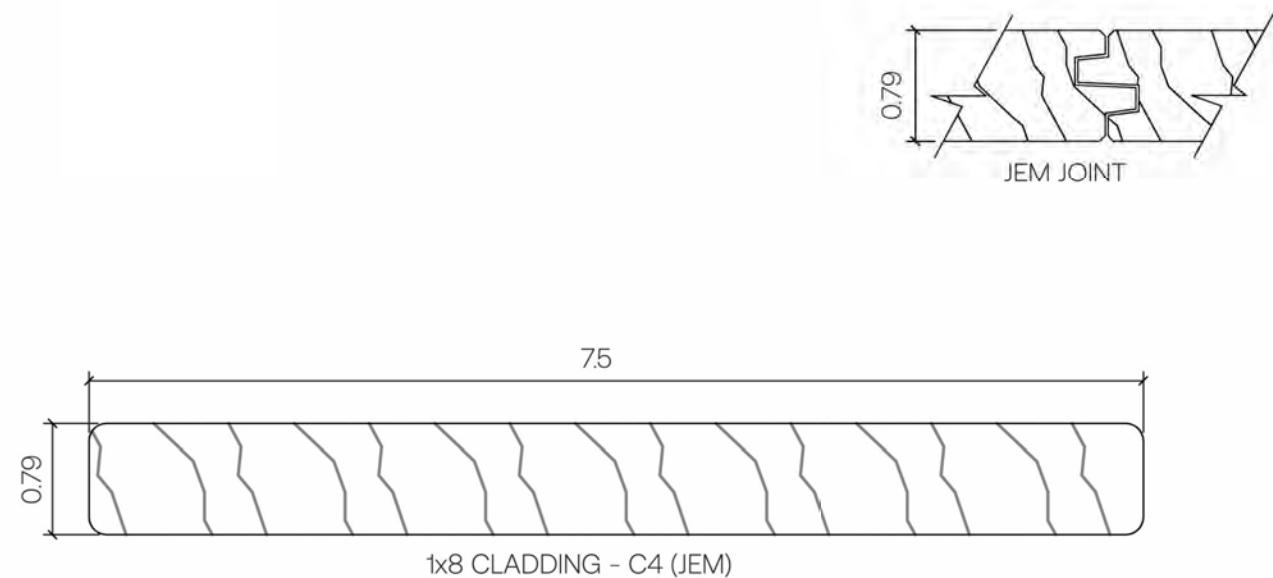
ALUCOBOND® FaceFastened

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



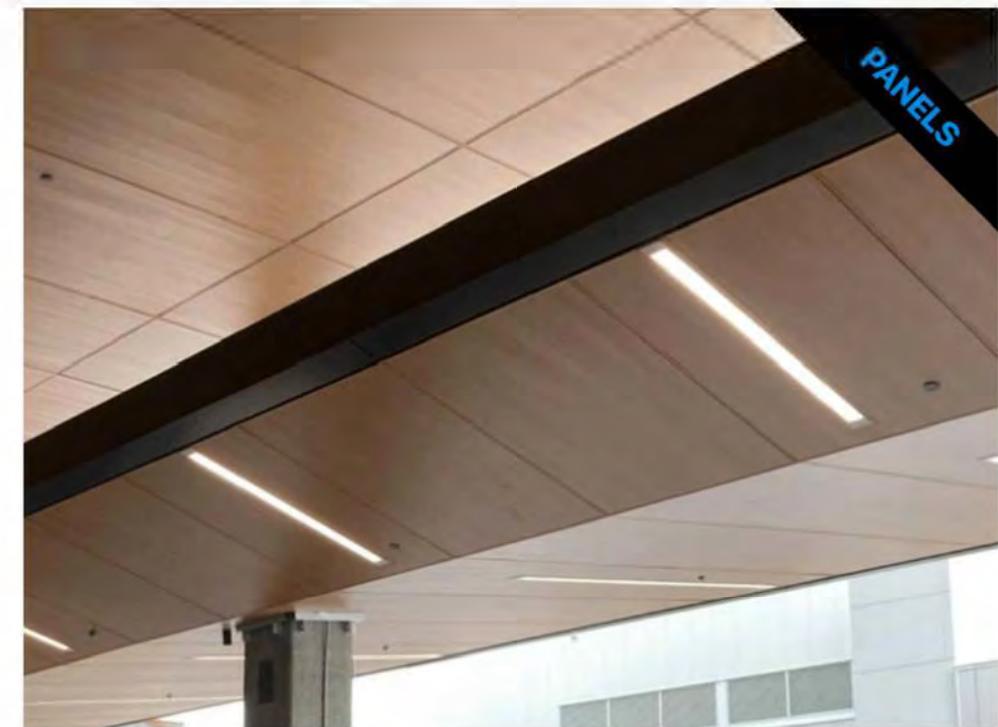
Profile Type: White Ash
 Size: 1x8 CLADDING - C4 (JEM)
 Installation: 60 mm FG Screw
 Scale: 1'-0" = 1'-0"



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

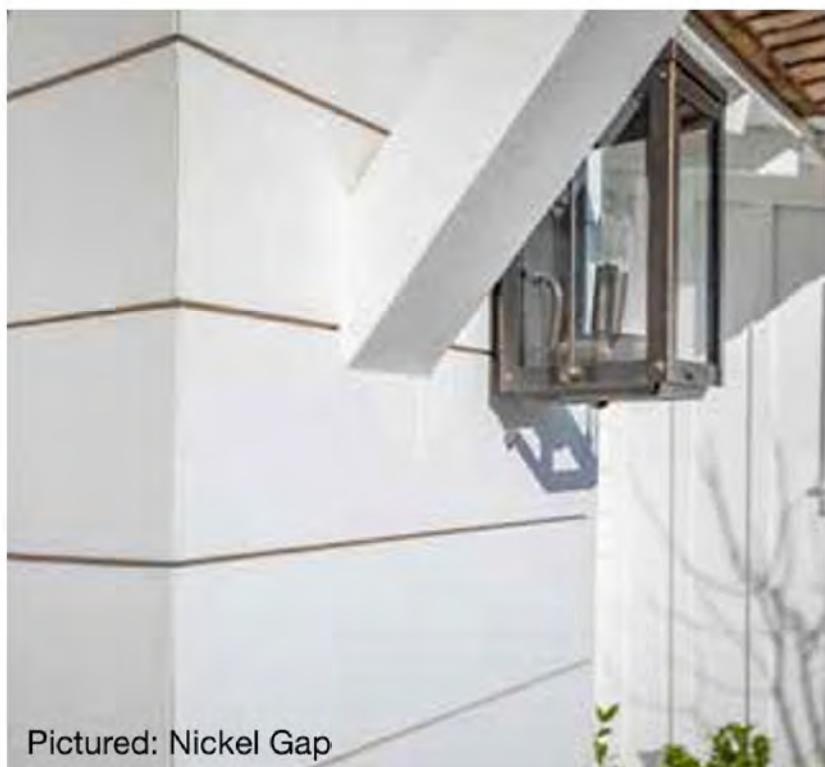
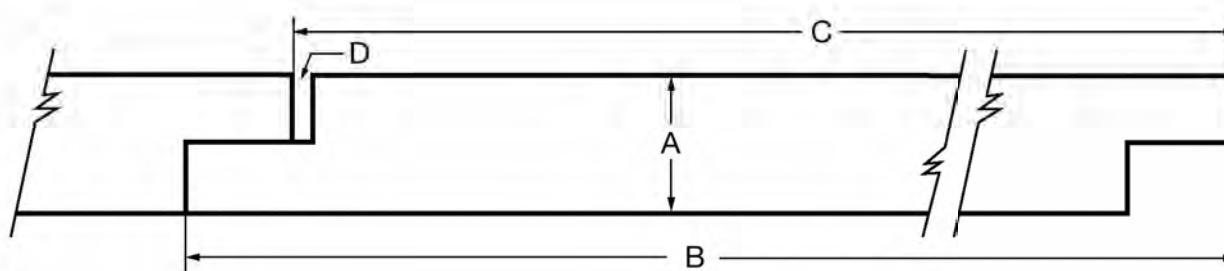


6" V-Groove Plank

H4.12

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

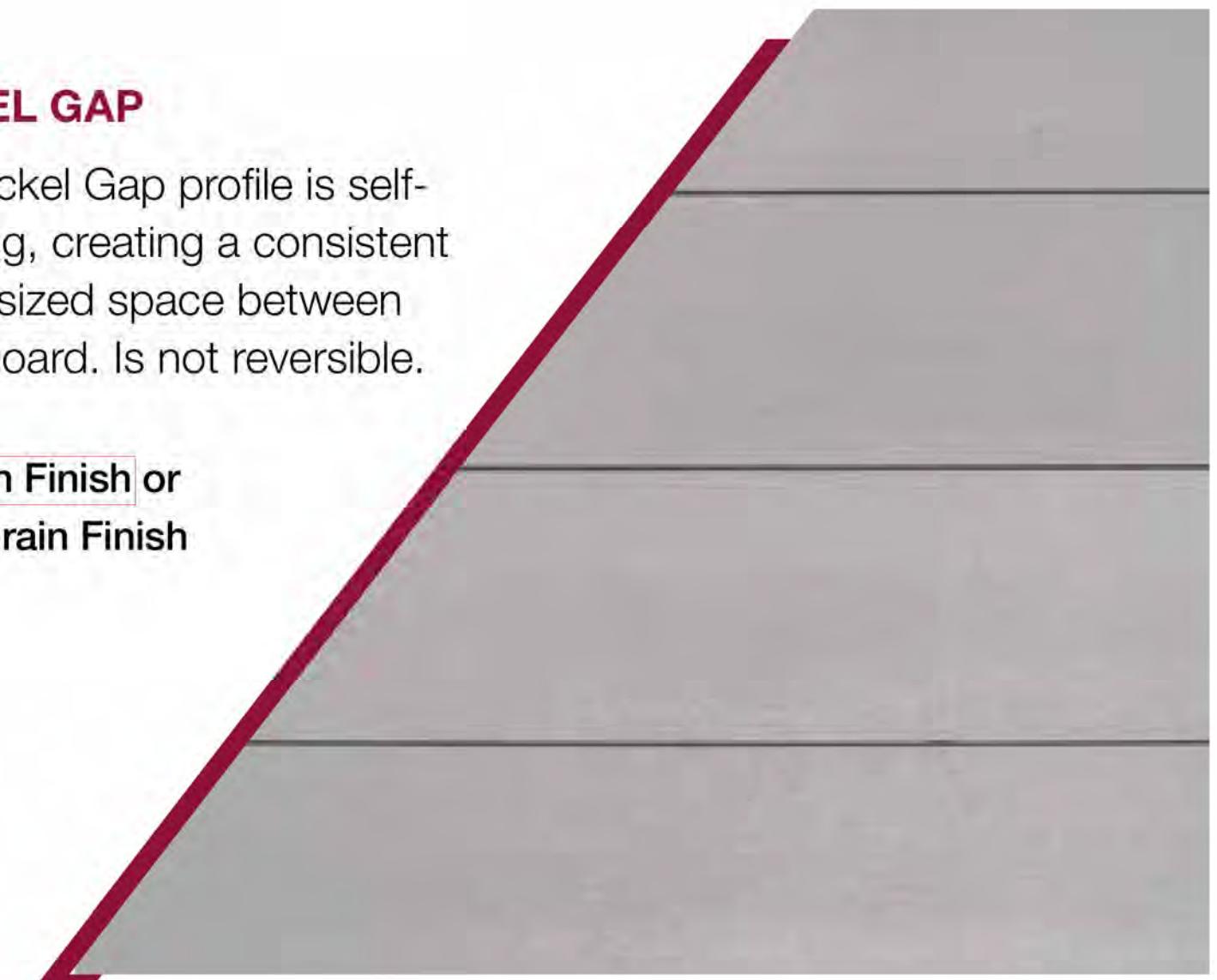
Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Gap (D)
1 x 4	11/16"	3-1/2"	3-3/32"	5/64"
1 x 6	11/16"	5-1/2"	5-3/32"	5/64"
1 x 8	11/16"	7-1/4"	6-13/16"	5/64"
1 x 10	11/16"	9-1/4"	8-13/16"	5/64"



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

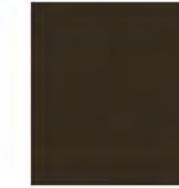
MATERIALS - ROOFING
134 PLEASANT STREET
PORTSMOUTH, NH 03801

12/29/25

WINDOWS

**AT NEW BUILDING (GRILLES ONLY AT
BRICK AREAS)**

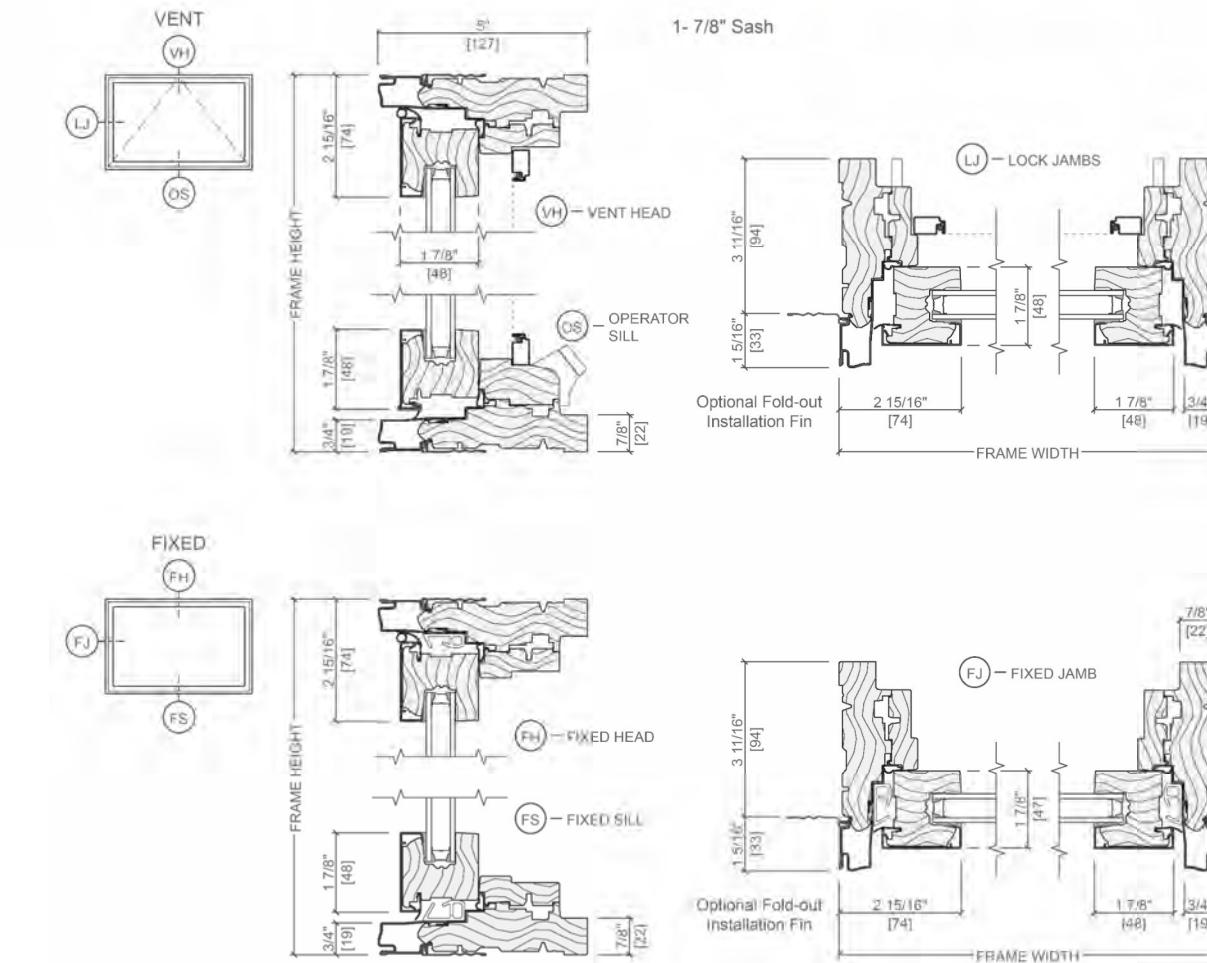
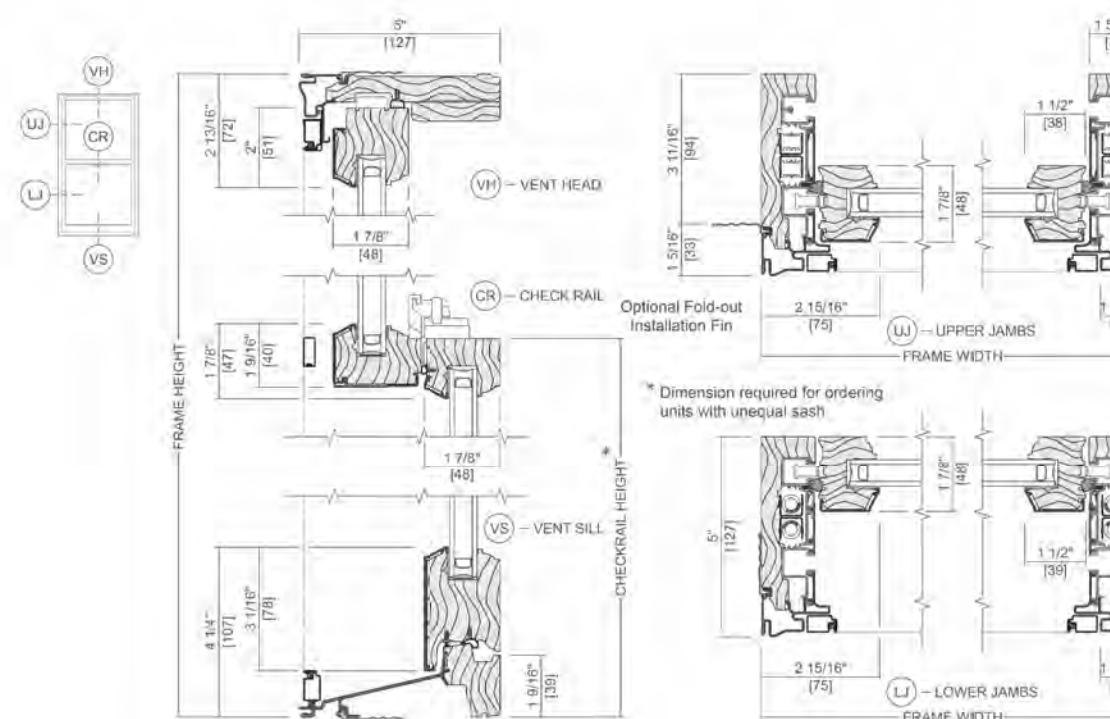
PELLA RESERVE – TRADITIONAL
ALUMINUM CLAD WOOD
DOUBLE HUNG & AWNING
EXTERIOR COLOR: BROWN
SDL - PUTTY PROFILE



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



Brown

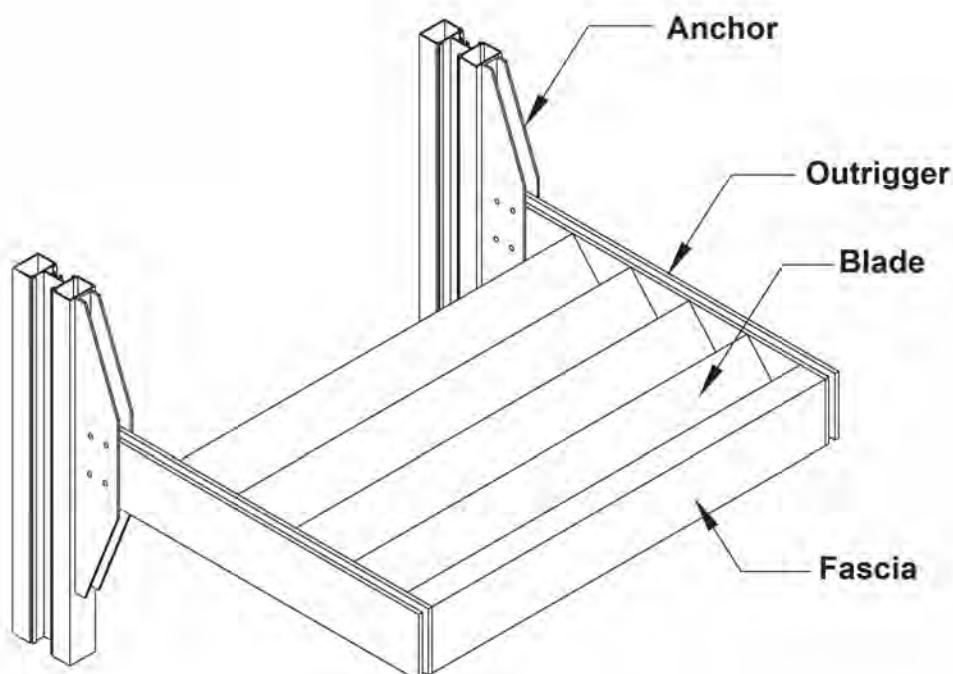


**H4.16 MATERIALS - WINDOWS
134 PLEASANT STREET
PORTSMOUTH, NH 03801**

SHADING DEVICE - KAWNEER (RENOVATION)

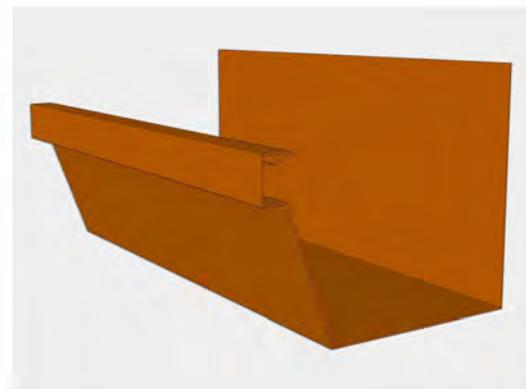
Versoleil® SunShade - Outrigger System

FEATURES - STOREFRONT



COPPER GUTTERS AND DOWNSPOUTS

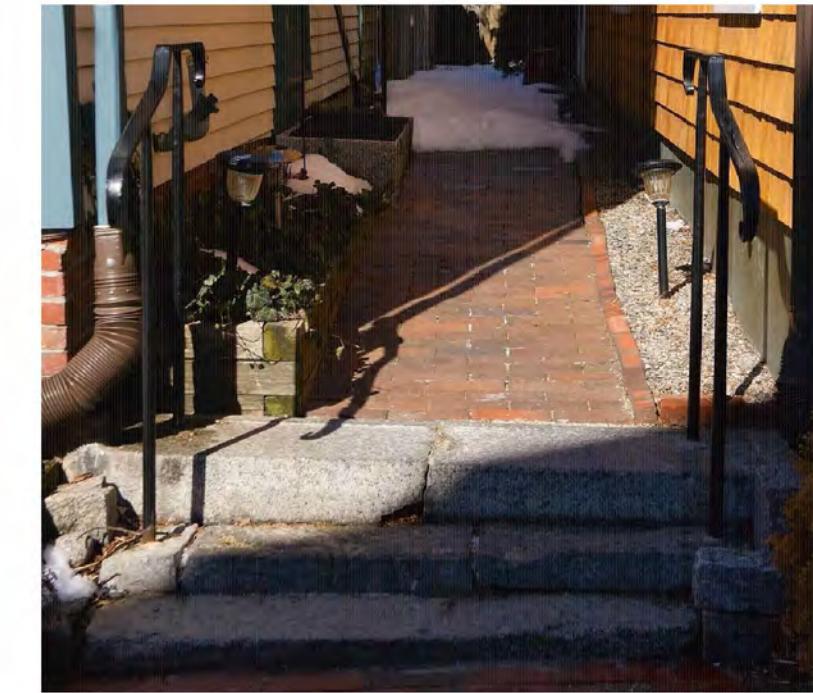
F Style Gutter



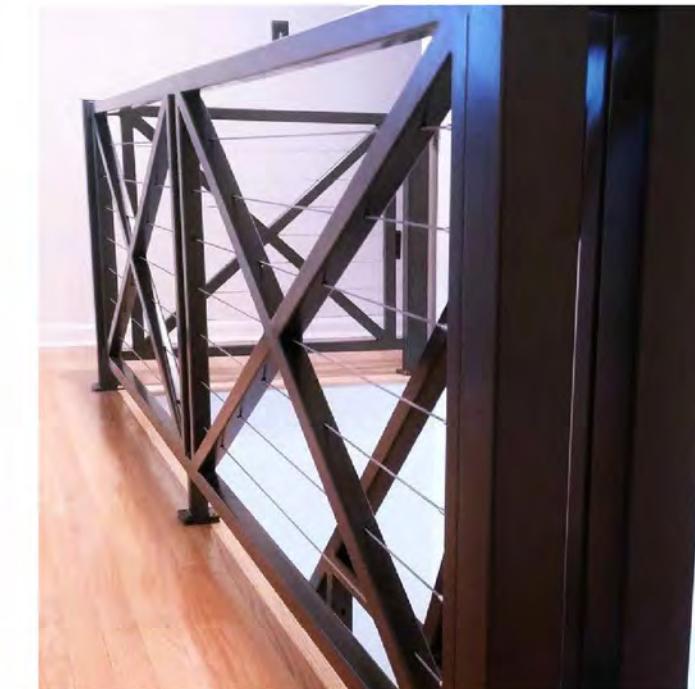
Plain Round Copper Downspout



HANDRAIL - NEW BUILDING

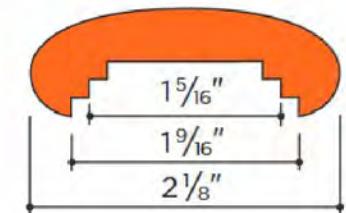


GUARDRAILS AT ROOF DECKS



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