

HDC

ADMINISTRATIVE APPROVALS

April 01, 2026

- | | | |
|----|--|-----------------------|
| 1. | 96 State Street | -Recommended Approval |
| 2. | 111 Gates Street | -Recommended Approval |
| 3. | 41-43 and 45 Market Street | -Recommended Approval |
| 4. | 65 Washington Street (Strawbery Banke) | -Recommended Approval |
| 5. | 254 New Castle Avenue | -Recommended Approval |
| 6. | 134 pleasant Street | -Recommended Approval |

1. 96 State Street

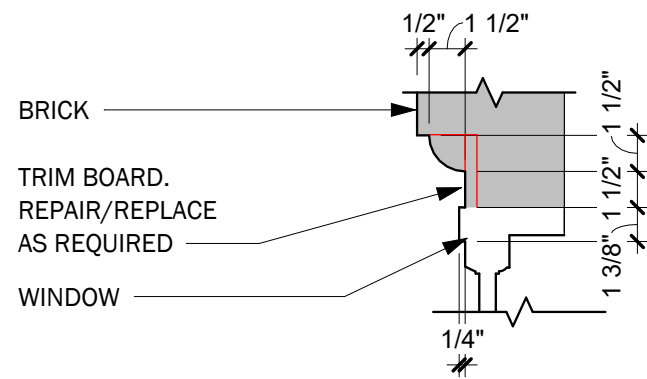
-Recommended Approval

Background: The applicant is seeking approval for rooftop exhaust venting that cannot utilize the existing chimney and for the use of composite trim with the window replacements.

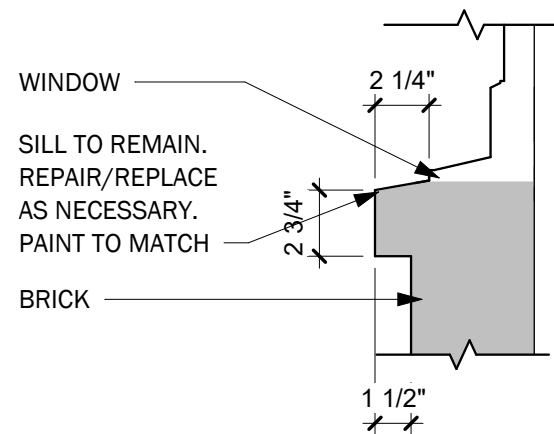
Staff Comment: Recommended Approval

Stipulations:

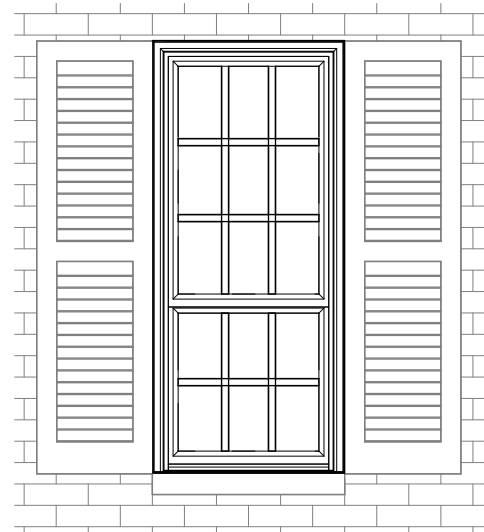
1. _____
2. _____
3. _____



① WINDOW HEAD @ MASONRY OPENING DETAIL
1 1/2" = 1'-0"



② WINDOW SILL @ MASONRY OPENING DETAIL
1 1/2" = 1'-0"



③ MASONRY OPENING ELEVATION
1/2" = 1'-0"



EXISTING CONDITION

96 STATE ST.

96 State St. Portsmouth, NH

Huai Ying Zheng

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By: PG
Drawing Checked By: Checker
Drawing Scale: As indicated
Drawing Date: 06/18/2025
Project Number: 24051

drawing revisions:

Exterior
Window
Details

H-512



Martini Northern
 10 Main Street
 Newfields, New Hampshire 03856
 P: +16034316664

Project: 4178 4178 - DOMO - 96 State Street
 96 State Street
 Portsmouth, New Hampshire 03801

RFI #6: OA & EA runs through the existing chimneys

Revision	0	Status	Open
To	Adam Holmes (Winter Holben Architecture & Design)	From	Noel Southgate (Martini Northern, LLC)
Date Initiated	Feb 19, 2026	Due Date	Feb 23, 2026
Location		Project Stage	Course of Construction
Cost Impact		Schedule Impact	
Spec Section		Cost Code	
Drawing Number	DWG H2.4 & DWG H2.5	Reference	DWG H2.4 & DWG H2.5
Linked Drawings			
Received From	Deck Robblee (Martini Northern, LLC)		
Copies To	Kyle Bohunsky (Bohunsky Consulting), Jason Churches (CSI Engineering LLC), Dave Gardiner (APH - Arakelian Plumbing and Heating, LLC), Patrick Gould (Winter Holben Architecture & Design), Adam Holmes (Winter Holben Architecture & Design), Dan Philbin (CSI Engineering LLC), Deck Robblee (Martini Northern, LLC), Noel Southgate (Martini Northern, LLC), Todd Wilson (APH - Arakelian Plumbing and Heating, LLC)		

Activity

Question

Question from Noel Southgate Martini Northern, LLC on Thursday, Feb 19, 2026 at 08:49 AM EST

DWG H2.4 calls for 6" OA & EA runs through the existing chimneys.

Notes 1& 2 calls for chimney prep & coordinating with ARCH.

Notes on DWG H2.5 calls for capping the chimney.

- What are the OA vertical runs? 6" metal pipe?
- How do they penetrate the existing chimney?
- How do the runs get attached at the top of the chimney under the new cap? Do they stick up 2" and paint black so no visual impact? The Historical District would like to know prior to issuance of the MECH Permit.
- Please provide a detail for this chimney cap as well. Metal? Stone? Finish color, etc.

Attachments

[HVAC - ERV Roof Penetrations -- S-6_ ROOF PLAN Rev.4 -- existing conditions and suggestions 3.2.2026.pdf](#)

Awaiting an Official Response

All Replies

Response from Noel Southgate Martini Northern, LLC on Monday, Mar 2, 2026 at 03:45 PM EST

- APH and Martini were able to review the attic and roof penetration options for the ERV OA & EA on Thursday 2/26. It is our understanding that one 12" duct is needed for OA and one 12" duct is needed for EA and then both are branched over to the 3 attic ERVs.
- There exists a 12" attic roof duct into a pancake hood. This looks like it can be reused. Photos are below and plan drawing is attached.
- Near that pancake hood is an abandoned 12" duct that is open to the sky. Because this exists, we are only asking to R&R it and move it 10' (min) from the pancake head. New duct will be painted dark to match the new roof and have a low-profile rain cap on top.
- Attached are (4) photos and a marked up plan for your review.

Attachments

[photo 4.png](#), [photo 3.png](#), [photo 2.png](#), [photo 1.png](#)

Response from Noel Southgate Martini Northern, LLC on Thursday, Feb 26, 2026 at 01:36 PM EST

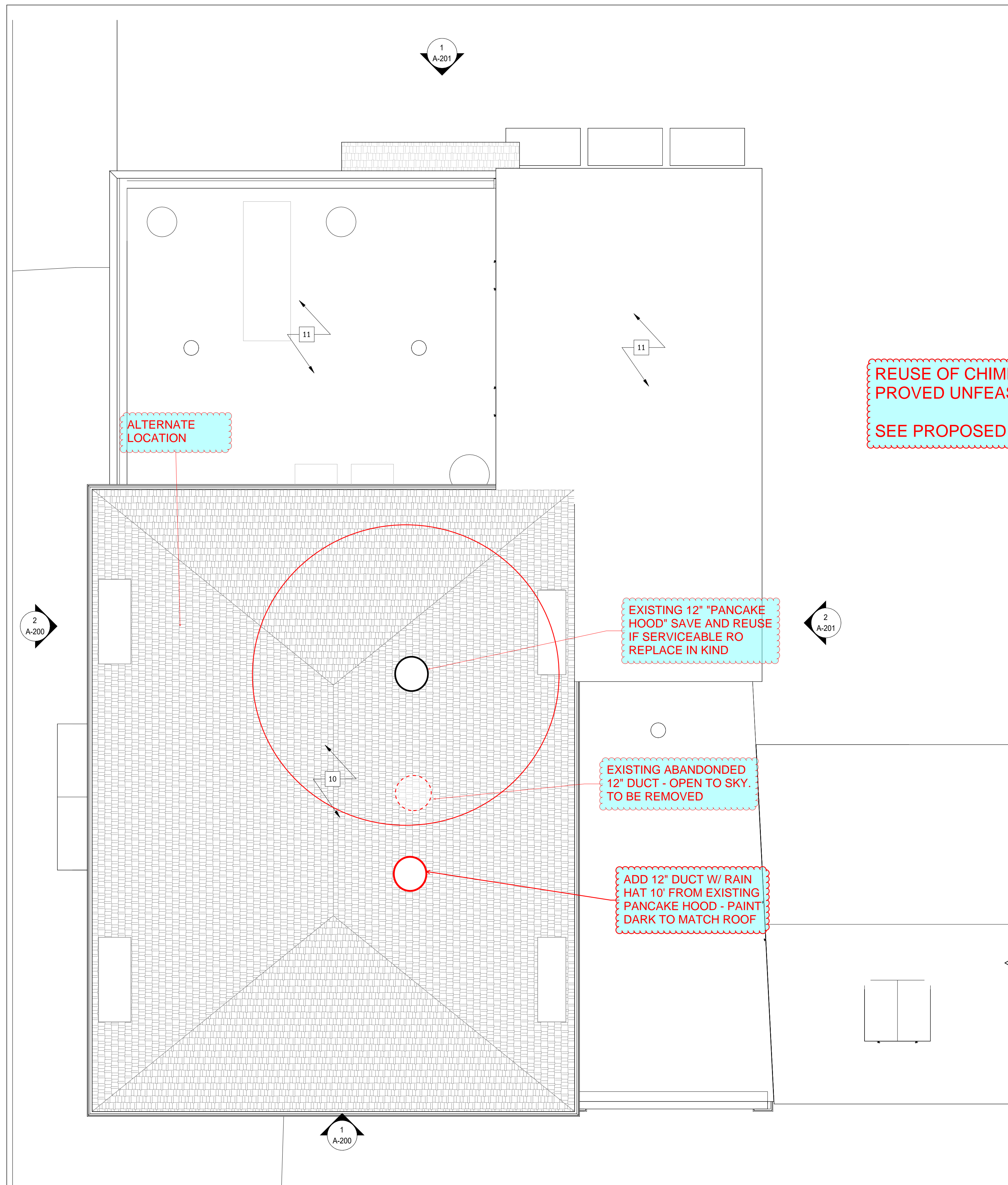
Following our 2/24/2026 discussion, it was determined that chimney penetrations and utilizing the existing chimney flues for these (6) 6" pipes will not be feasible. We are looking for a route thru the building into the attic and penetrating the roof at (2) locations or utilize existing louvers for the current equipment that we could tie into.

This consists of a bank of (3) OA penetrations and another bank of (3) EA penetrations. See attached Snip of MECH DWG.

We have an on site meeting scheduled with APH MECH for 2/27/2026 to review options.

Attachments

[MECH DWG.jpg](#)



① 04 - Roof
1/4" = 1'-0"

PLAN GENERAL NOTES

1. DIMENSIONS TO FIXTURES ARE FROM FINISH FACE
2. PLUMBING SUPPLY AND DRAIN MUST NOT ENCR OACH ON ADA CLEARANCES.
3. REFER TO SPECIFICATION FOR MORE DETAILS ON FIXTURES.
4. PLACE LAVATORY SINK AS FAR FORWARD AS POSSIBLE AND CUT OUT REMOVABLE PLASTIC PIPE PROTECTION.
5. PROVIDE INSULATION ON PIPES, TYP.
6. BACK OUTLET LAV. DRAIN TO MEET ADA REQUIREMENTS.
7. COAT HOOKS TO BE INSTALLED ON THE BACK OF ALL BATHROOM DOORS.
8. AT EXTERIOR WALL AND PARTITION INFILL LOCATIONS, INFILL TO MATCH ADJACENT MATERIALS AND FIRE RESISTANCE RATINGS
9. ALL INTERIOR PARTITIONS TO BE TYPE NA U.N.O, FURRED WALLS AND NON RATED CHASES TO BE TYPE WFA.

PLAN KEYNOTES

NO.	DESCRIPTION
1	REPLACE WINDOW OR GLAZING
2	EXTERIOR MOUNTED EQUIPMENT TO BE PLACED ON ROOF. COORDINATE ALL REQUIRED CLEARANCES. SEE MEP DRAWINGS
3	NOT IN USE
4	NEW POST AND FOOTINGS. SEE STRUCTURAL
5	DISPLAY CASE WALL
6	MECHANICAL CHASE. COORDINATE SIZE AND LOCATION WITH MECHANICAL DESIGN
7	ROOF DRAIN. COORDINATE WITH MEP
8	NOT IN USE
9	PROVIDE ALTERNATE PRICING TO REPLACE ALL EXTERIOR WINDOWS IN KIND
10	NEW SHINGLES
11	NEW MEMBRANE ROOF
12	NOT IN USE
13	MECH CHASE - PROVIDE WITH FD/SD AND ACCESS PANEL. SEE MECH. DRAWINGS
14	HVAC CLOSET 3' x 3' CLEAR - SEAL PENETRATIONS AT RATED ASSEMBLIES
15	NEW ROOFTOP CONDENSORS ASSOCIATE WITH NEW REF/FREEZER @ BASEMENT LEVEL
16	STAND MOUNTED CONDENSOR
17	NEW WALKIN REF/FREEZER. COORDINATE HOOKUP
18	COORDINATE ATTIC ACCESS
19	BRANCH BOX - FIELD COORDINATE FINAL LOCATION
20	ACCESS PANEL. COORDINATE FINAL LOCATION AND SIZE WITH MEP DRAWINGS
21	WATER HEATER - SEE MEP DRAWINGS FOR FINAL LOCATION

**REUSE OF CHIMNEYS FOR VENTING PROVED UNFEASIBLE.
SEE PROPOSED SOLUTION BELOW.**

96 STATE ST.

96 State St. Portsmouth, NH

CONSTRUCTION DOCUMENTS - REVISION 2

Huai Ying Zheng

WINTER HOLBEN
architecture + design

7 WALLINGFORD SQ
STE 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By: PG
Drawing Checked By: BH
Drawing Scale: As indicated
Drawing Date: 06/18/2025
Project Number: 24051

drawing revisions:
No. Description Date

Roof Plan

LEGEND

	EXISTING WALL
	NEW WALL
	WINDOW TAG
	NOT IN SCOPE

A-114

8/15/2025 9:25:47 AM

Existing Pancake Hood seen from State Street. Abandoned Duct is to the left and not clearly visible.



**Attic picture. Pancake Hood duct is hanging down.
Abandoned duct is dark circle by white wire**



Abandoned 12" duct



Can the new 12" duct have a simple low-profile rain cap like this double-wall gas stack pipe?



2. 111 Gates Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of a new water table on the house.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

WINDOWS SPEC DETAILS

Double-Hung (Even Divide)
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 2 27/32"

WITH THIS JELD WEN WINDOW WE WILL BE ABLE TO MAINTAIN THIS WINDOW INSTALLATION & DETAIL

APPROVED



APPROVED FRONT VIEW
SCALE: 1/4" = 1'-0"



PROPOSED FRONT VIEW
SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

QUOTE BY: Charlie Turner
SOLD TO: HAVEN HILL
PO#:
Ship Via: Ground
U-Factor Weighted Average: 0.29
Volume: 3.24

QUOTE #: JW260100LVW - Version 0
SHIP TO:
PROJECT NAME: 111 GATES STREET
REFERENCE: HAVEN HILL
SHGC Weighted Average: 0.18
Weight: 46.46

LINE	LOCATION	BOOK CODE	DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Sash Opening : 28 1/2 X 55		Siteline Wood Double Hung, Auralast Pine, Sash Replacement Kit, Sash Opening= 28 1/2 X 55 Primed Exterior, Primed Interior, 10 Deg Sill, White Jambliner, Matte Black Hardware, Recessed Sash Lock, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad1, Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, *Custom-Width*, *Custom-Height*, 1GThick=0.726(1/8 / 1/8), U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N-885-05921-00001 PEV 2025.4.0.5399/PDV 8.143 (12/04/25)CW	\$1,003.50	1	\$1,003.50
Total:				\$1,003.50		
Tariff Surcharge:				\$7.63		
Net Total:				\$1,011.13		
Total Units:				1		

Auralast Protect yourself when you choose JELD-WEN Auralast pine products backed by a limited lifetime warranty against wood rot and termite damage.

Page 1 of 1 (Prices are subject to change.) JW260100LVW (Ver:0) 01/29/2026 6:46 PM
Quote Date: 01/28/2026 Drawings are for visual reference only and may not be to exact scale. Last Modified: 01/29/2026

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

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
BLACK DOVBROMSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.397.2020

DATE:
3/11/2026

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SCALED FOR:
24" X 36"

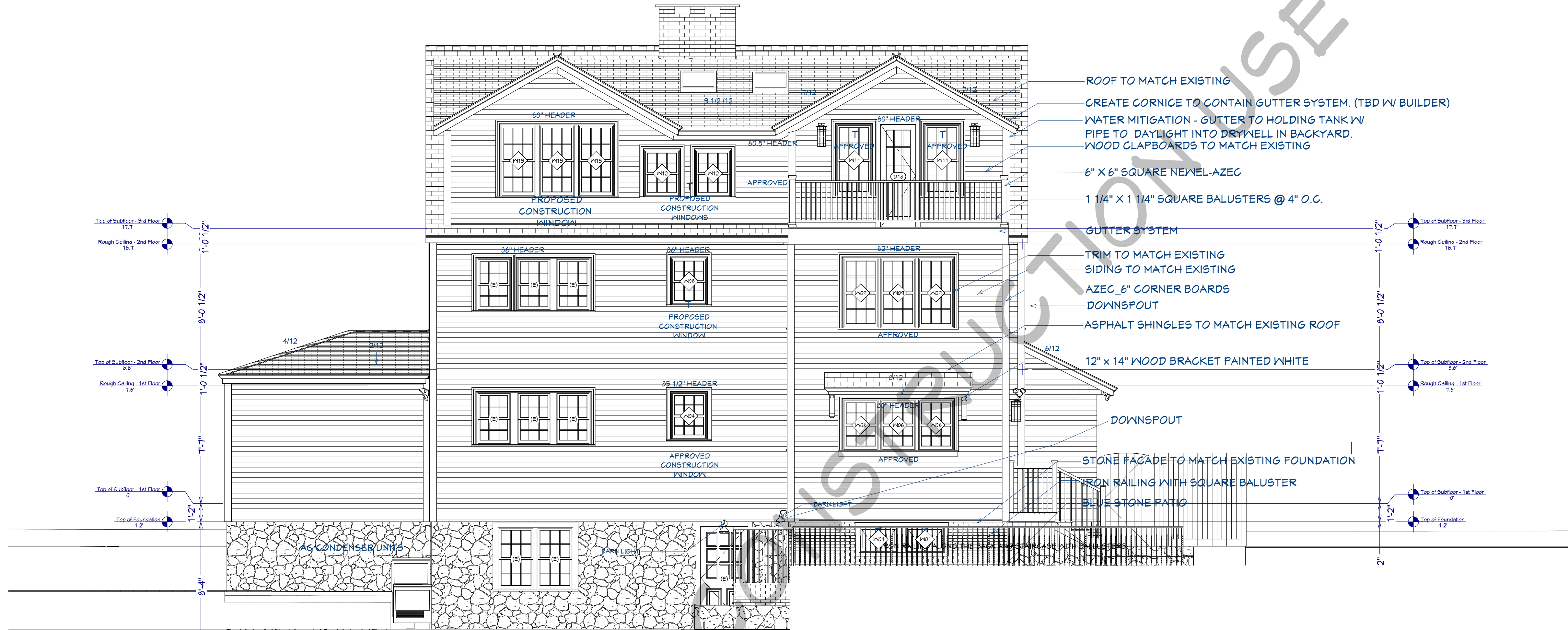
SCALE:

SEE SCALE ON DRAWINGS

SHEET:
A-10

EXISTING CONDITION PHOTOS

NEIGHBORHOOD HOUSE PHOTOS



APPROVED REAR VIEW
SCALE: 1/8" = 1'-0"



PROPOSED REAR VIEW
SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

LINE LEGEND

—	EXISTING
—	APPROVED
—	PROPOSED

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

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
BLACK DOBROMSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.357.2020

DATE:
3/11/2026

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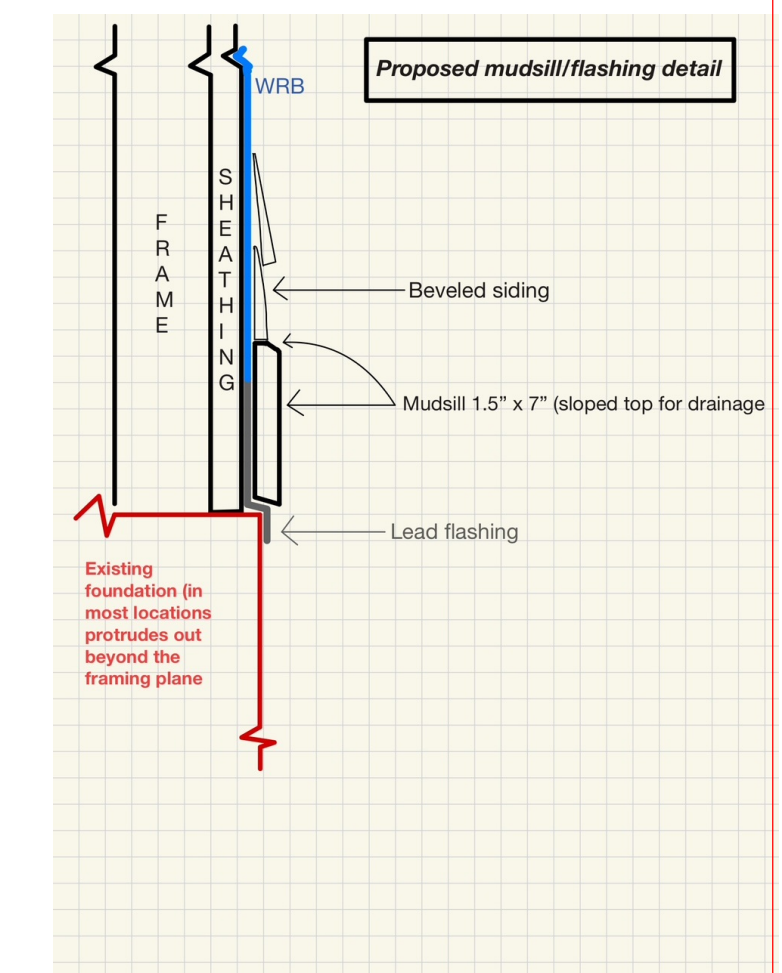
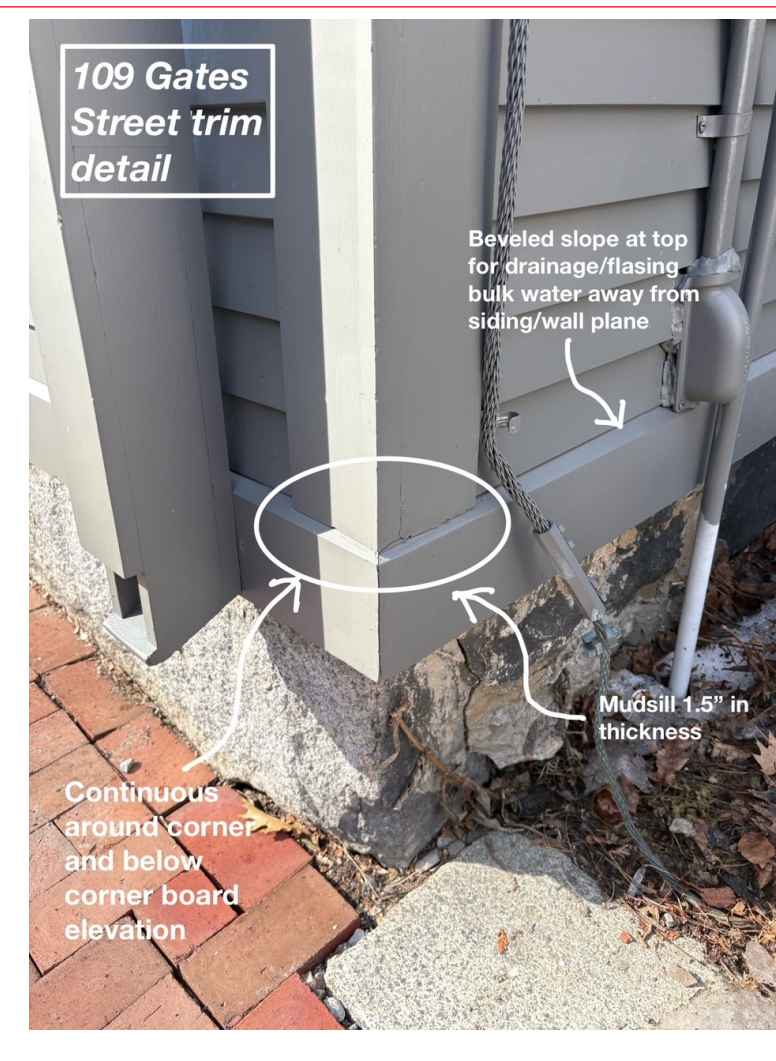
SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:

A-11

PROPOSED WATER TABLE INFORMATION



APPROVED EAST ELEVATION | SIDE VIEW

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



PROPOSED EAST ELEVATION | SIDE VIEW

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

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

ELEVATIONS

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

Revision Table	
Number	Date

ELEVATIONS

CLIENT:
BLACK DOVBROMSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.397.2020

DATE:

3/11/2026

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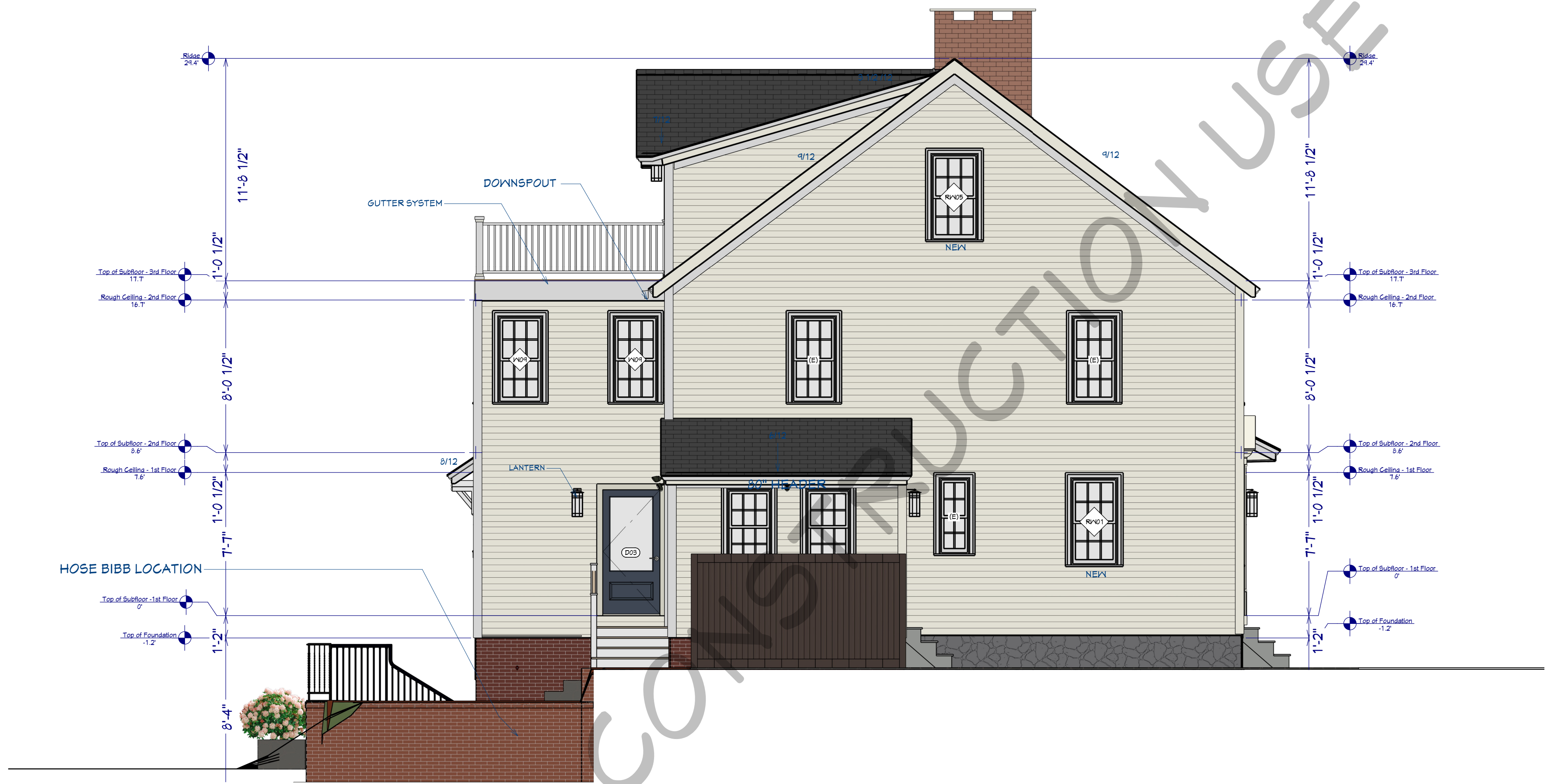
SCALED FOR: 24" X 36"

SCALE:

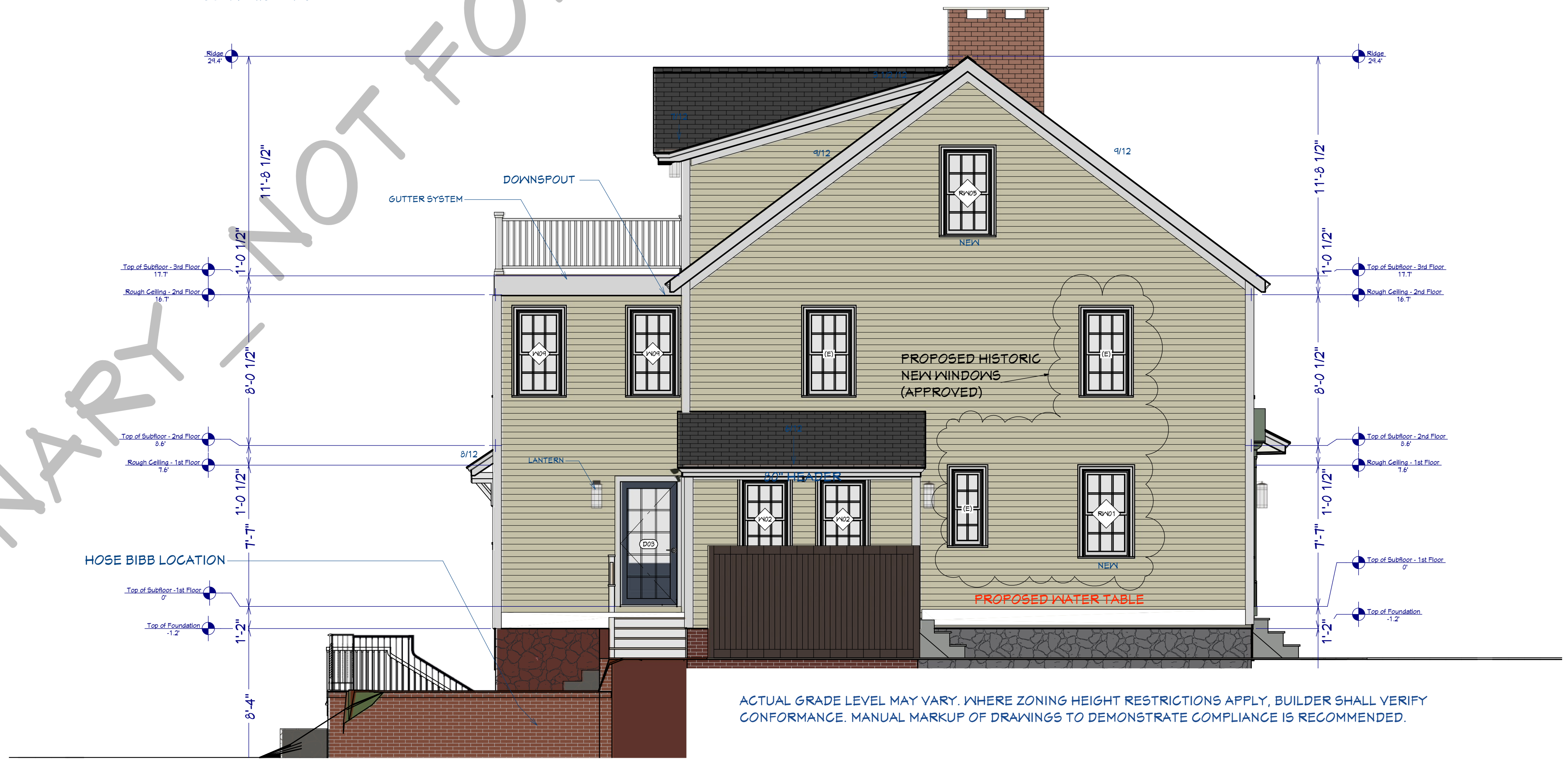
SEE SCALE ON DRAWINGS

SHEET:

A-12



APPROVED WEST ELEVATION | SIDE VIEW
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION | SIDE VIEW
SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

Revision Table	
Number	Description

ELEVATIONS

CLIENT:
BLACK DOWBROMSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.397.2020

DATE:
3/11/2026

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SCALED FOR:
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:
A-13

3. 41-43 and 45 Market Street -Recommended Approval

Background: The applicant is seeking approval for exterior renovations and repairs that were previously approved. Much of the work has been completed; however, some components lapsed and need re-approval.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

41-43 Market Street

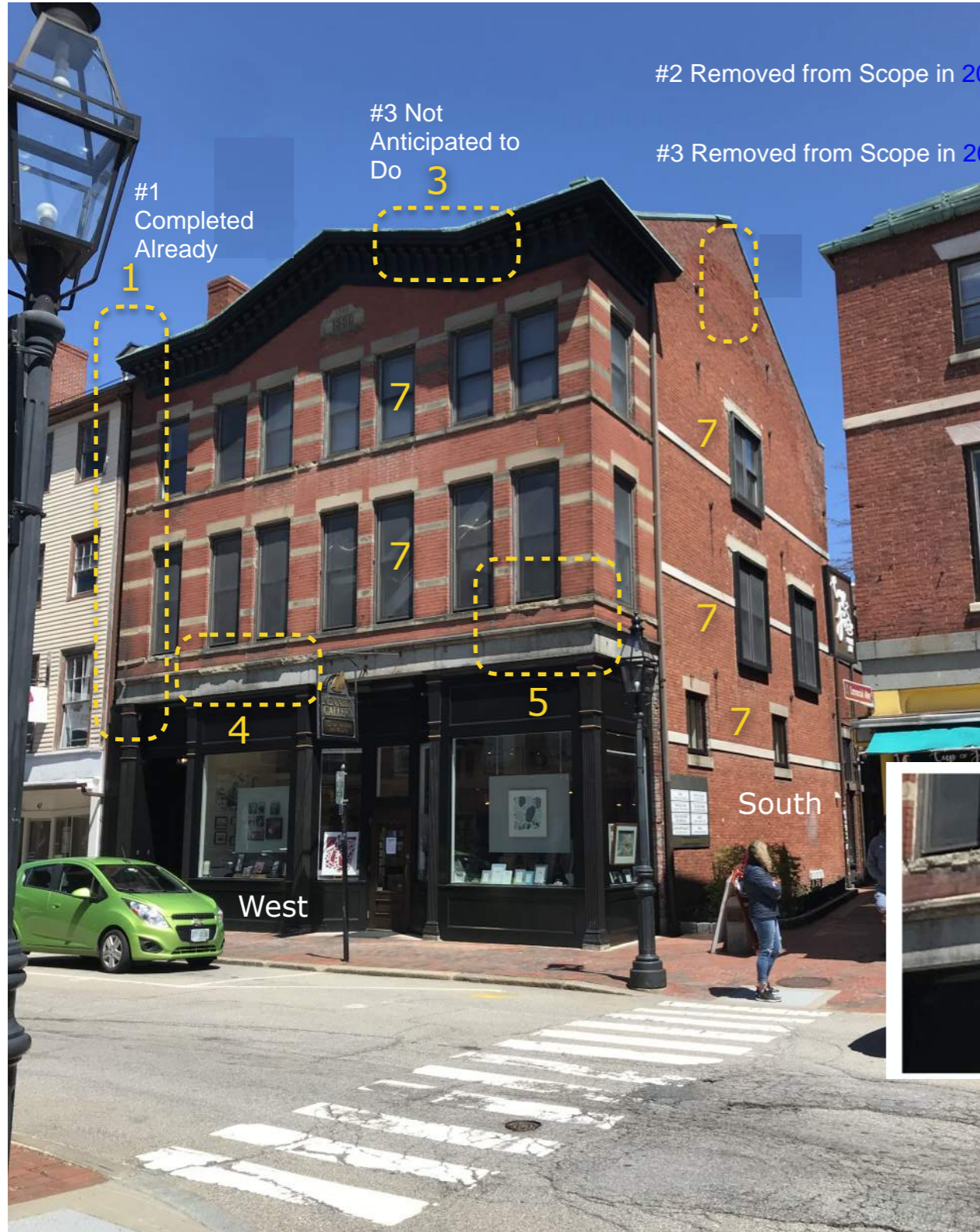
Portsmouth NH

HDC Application Package

#1 Completed Already

#2 Removed from Scope in 2022

#3 Not Anticipated to Do
#3 Removed from Scope in 2022



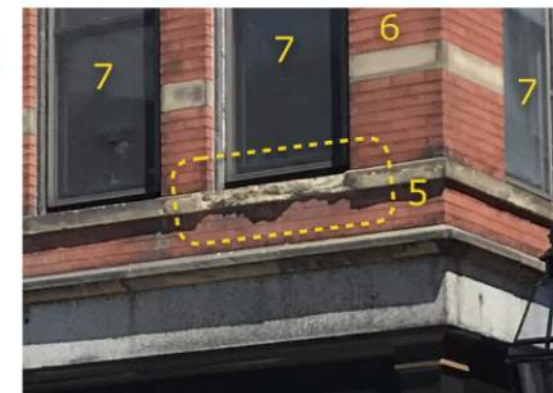
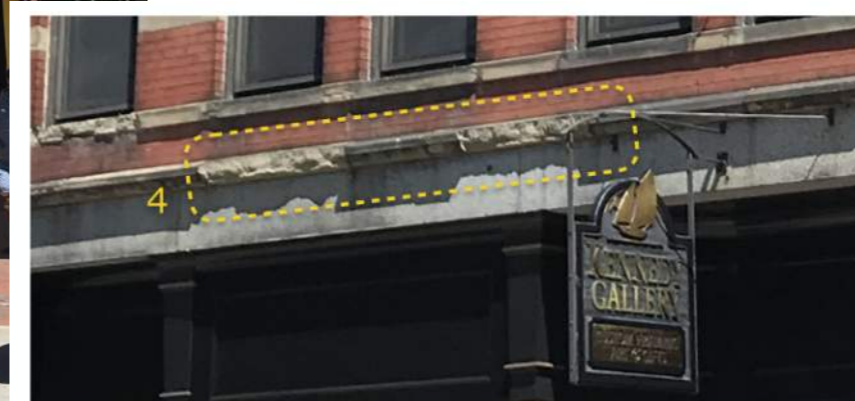
Work Scope:

1. Add new vertical copper gutter / disengage from westerly buildings
- ~~2. New recessed deck part of attic work (not visible from Market Street)~~
- ~~3. New LED 2700K lighting at Dentil work at Eave~~
4. Fix Limestone Band material (Entire Run)
5. Fix Limestone Sill materials (All that are suspect)
6. Clean Brick Facade
- ~~7. Replace all upper level windows with Pella windows (Replace in Kind in existing masonry opening)~~

#7 Removed from Scope in 2022

Limestone Note:

- Remove loose areas of limestone
- Source crushed limestone and create mortar mix with cement or lime to build up to original shape
- After dried, shape to match profile
- Color match with recommended polymer modified render solution
- Clear protective sealant for barrier against elements



Market Street & Commercial Alley View of Exterior

41-43 Market Street

Portsmouth NH

HDC Application Package



Comment:

Owner is going to replace asphalt shingles in-kind on the upper portions of the roof and replace the "snow belt" at the leading roof edges.

Owner would like to change the snow belt to Classic Bronze to better align with the brick and trim colors.

The existing roof is only visible in a few locations when more than 300 +feet away from the building.

Product A:

Drexel Metal

032 Aluminum, standing seam, 1500 series snaplock 1.5 ribs in Classic Bronze color (low gloss finish)

Installed by KTM Contractors



CLASSIC BRONZE

Market Street & Commercial Alley View of Exterior

3-30-2026

7-17-2020

TMS
architects
interiors

45 Market Street

Portsmouth NH

HDC Application Addendum



Market Street: **Previously Approved HDC**

Removal of Previously Approved Recessed Deck Due to Framing Complexity @ Existing Roof

Add 2 New Skylights on Opposite Roof in Lieu of Recessed Deck



Market Street: **Proposed Minor Change**

- Removal of Recessed Deck Element @ Market Street

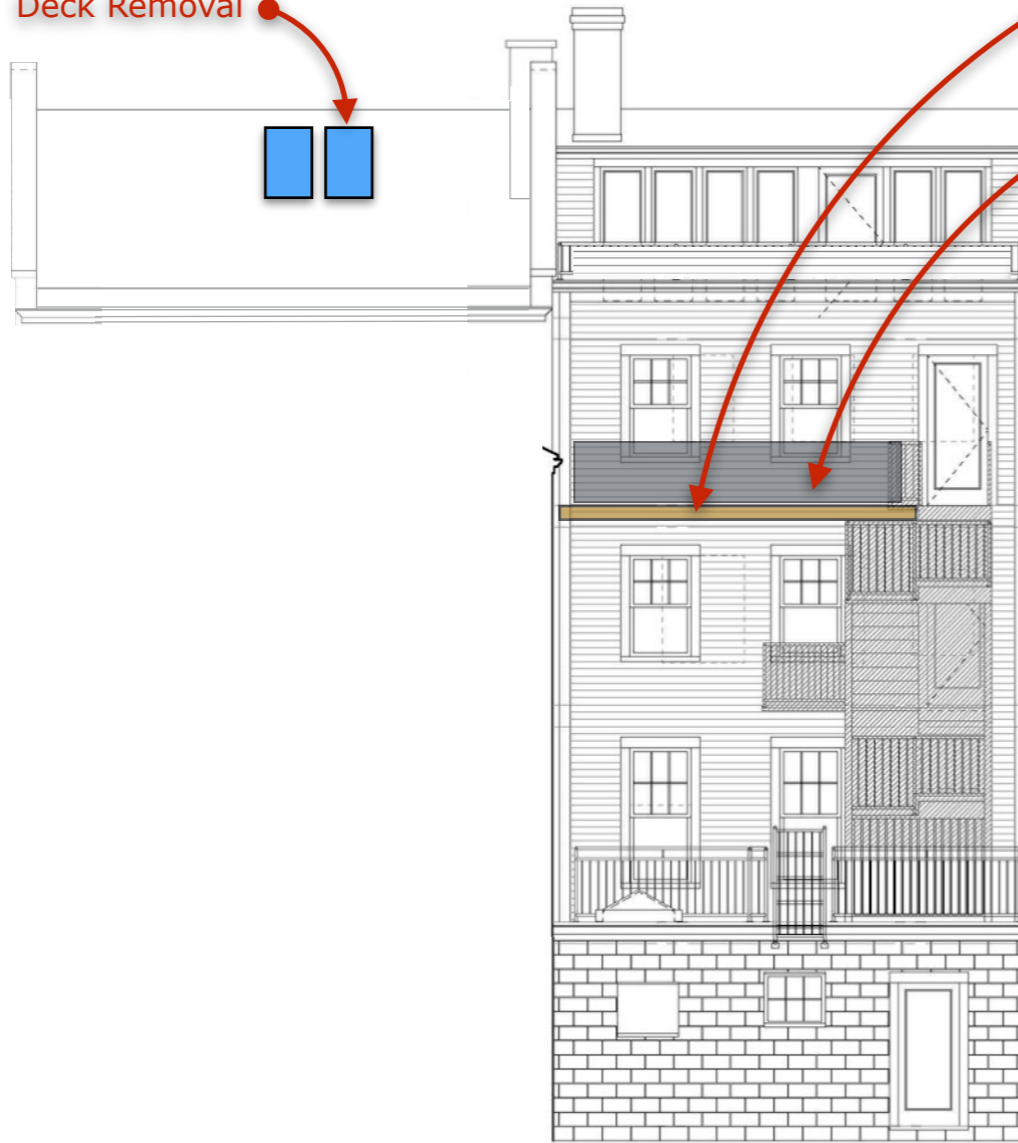
45 Market Street

Portsmouth NH

HDC Application Addendum

Note:

Add 2 New Skylights @ Rear Roof Slope to help add light with Market Street Recessed Deck Removal

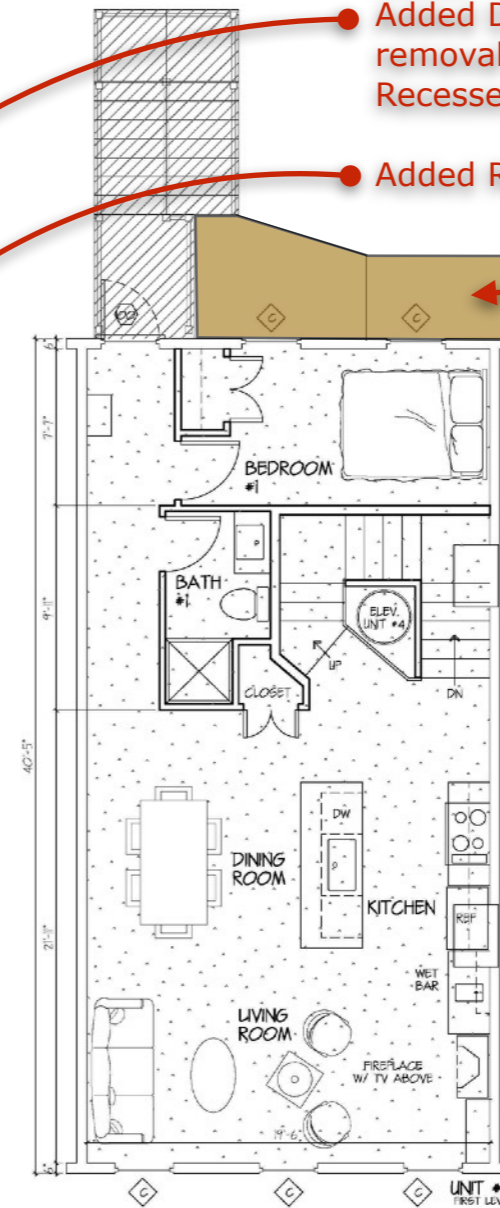


Proposed Rear Elevation

Note:

Added Deck @ Rear with removal of Market Street Recessed Deck

Added Railing @ Added Deck



Fourth Floor

Rear Elevation: **Proposed Minor Changes**

- 2 Added Skylights
- Increased Deck with Market Recessed Deck Removal

4. 65 Washington Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of new fencing and a gate and the removal of existing fencing.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



Project Overview

Project Name: Atkinson Street Fence

Site/House: Atkinson Street and Court Street/ between Pitt Tavern and Rueben Shapley House (420 Court St)

Point of Contact/Project Manager: Jodi Black

Estimated Timeframe: Spring 2026

Cost: TBA - materials only; labor by volunteers **GL Code:** 1-7075-0010

Project Context

Project Summary

The goal of this project is to install a fence across Atkinson Street along Court Street. The fence would be located from the northeast corner of the Pitt Tavern (400 Court) across Atkinson to the northwest corner of the Rueben Shapley House (420 Court). It would include a double door gate in the center to allow for plow access in the winter and a single door pedestrian gate at the brick sidewalk. This project would allow for greater security at the Atkinson Street entrance as well as provide a space to highlight events, programs, and the “new” museum shop located at the Gookin House.

Location Map



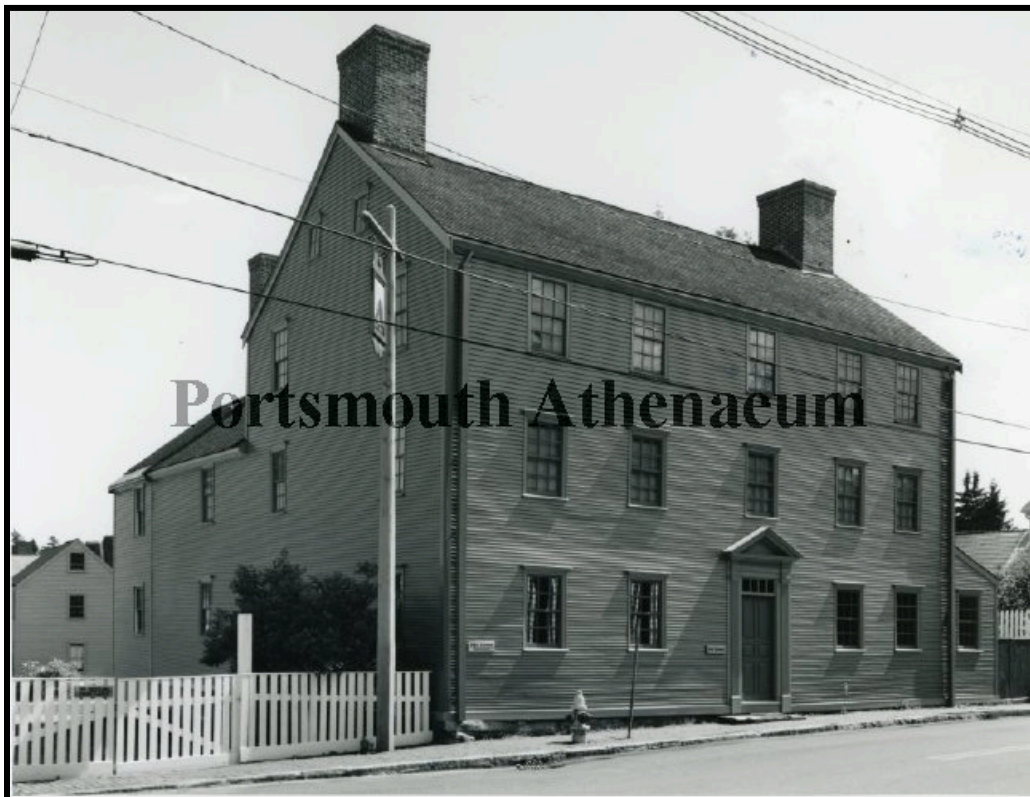
History/Description of Feature

Historically, the Atkinson Street and Court Street corner would not have included a fence line as it would have been a functioning street. This image of Pitt Tavern from the 1960s shows no fence at Atkinson Street, but does show a spaced picket fence behind the building. This seems to be the design that was followed for the subsequent fences following SBM's ownership.





These images from the 1970s (top) and 1980s (bottom) indicate a simple spaced picket fence painted white with a top rail cap and a heavier bottom rail that was installed by SBM.





By the early 2000s (top and bottom photo), the fenceline was moved back to the northwest corner of the Gookin House and center of Pitt Tavern's east elevation. Square posts from an earlier fence at Atkinson Street and Court Street were left in place. It appears to again include a center double gate and a single pedestrian gate. It is still a spaced picket fence with a top rail cap but the heavier bottom rail was not included in this design. The bottom rail of the 1980s version appears to be on grade, which likely caused significant rot and therefore the design was probably altered without the bottom rail for this version.





Following the rental of the Gookin House to a retail tenant in the late 2010s, the spaced picket fence was removed and a new traditional picket fence was installed along the Pitt Tavern yard and across the street at Atkinson Street and Jefferson Street to finish at the southwestern corner of the Peacock House (55 Atkinson St). This fence was made with a pointed picket without a top rail cap and it also did not have a bottom rail. It again included a center double gate that allowed vehicular access if needed and a smaller single pedestrian gate at the brick sidewalk. It was left unpainted.

Project Planning

Scope of Work

The scope of work will include:

- Evaluation of existing posts; replace if necessary
- Replace trim and box of existing posts; materials to be wood, species TBD
- Install spaced picket fence with top rail cap in similar fashion as the early 2000s fence, which does not include a bottom rail; materials to be wood, species TBD

- Install a main double gate at the center to allow for gates to be open for events and/or winter plowing and a single pedestrian gate at the brick sidewalk; gates should include diagonal bracing to minimize sag
- Prep, prime, and paint white
- Remove 2010s era spaced picket fence along Pitt Tavern back yard and along the intersection of Atkinson and Jefferson Streets.



Additional Analysis

Is paint required to complete the project?	Yes	White
Is mortar required to complete the project?	No	
Will utilities or mechanical systems be impacted?	No	
Will the landscape be disturbed or will any ground be excavated?	Yes	Maybe a small amount of

		disturbance to repair existing posts
Are collections in the vicinity of the work (above, below, next to, etc)?	No	
Maintenance Plan?	General maintenance	Painting and wood repairs as required

Unknowns, Decisions to be made, Allowances or Additions/Alterations

No unknowns expected at this time

Schedule

Work is scheduled for Spring 2026

Approvals and Review

Internal Reviews

External Reviews (if applicable)

Local Approvals
Comments/concerns: <i>(Public access, timing, scope, etc.)</i>
HDC approval pending

Final Approval			
Name:			
Final Approval		Date:	
:			

Submitted by: _____

Date: _____

5. 254 New Castle

-Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment (condenser with line sets).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____





Proposed location of the condenser. The condenser will be behind the fence and will not be visible from a public way.



Proposed location(s) of the conduit lines. The conduit lines will be covered.

6. 134 Pleasant Street

-Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (penthouse expansion, added dormers and a cupola over the elevator/stair overrun changes).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



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	RENDERING - 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

ADMINISTRATIVE APPROVAL - APRIL 2026

REVISIONS:

1. NEW BUILDING 'B':

- ADD CUPOLA AT STAIR & ELEVATOR OVERRUN, AT REAR ENTRANCE, NORTH FACADE - FOR ROOF ACCESS.
- ADD DORMERS ON REAR HIPPED ROOF FACING THE DRIVE-THROUGH AISLE, FOR LIGHT & VENTILATION

2. EXISTING BUILDING 'A':

- WIDEN ROOFTOP PENTHOUSE
- ADJUST WINDOWS & ROOF DECKS ACCORDINGLY.

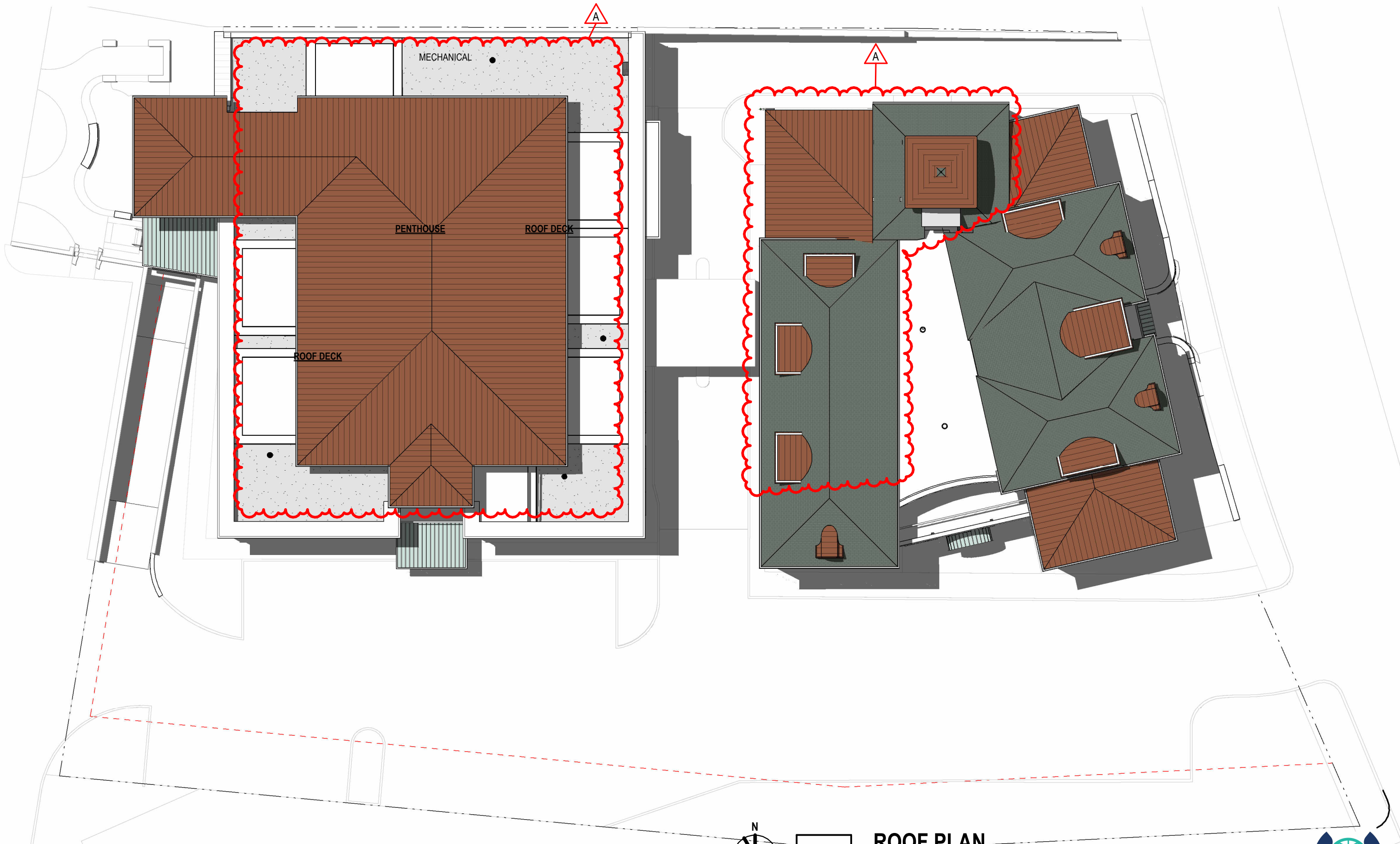
H0.0

COVER SHEET

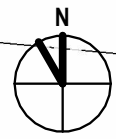
134 PLEASANT STREET

PORTSMOUTH, NH 03801





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

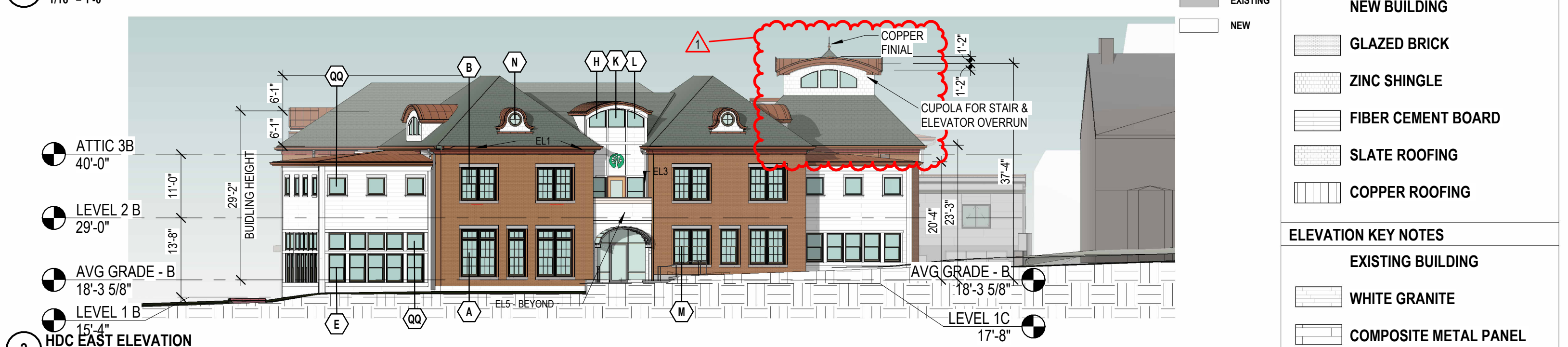
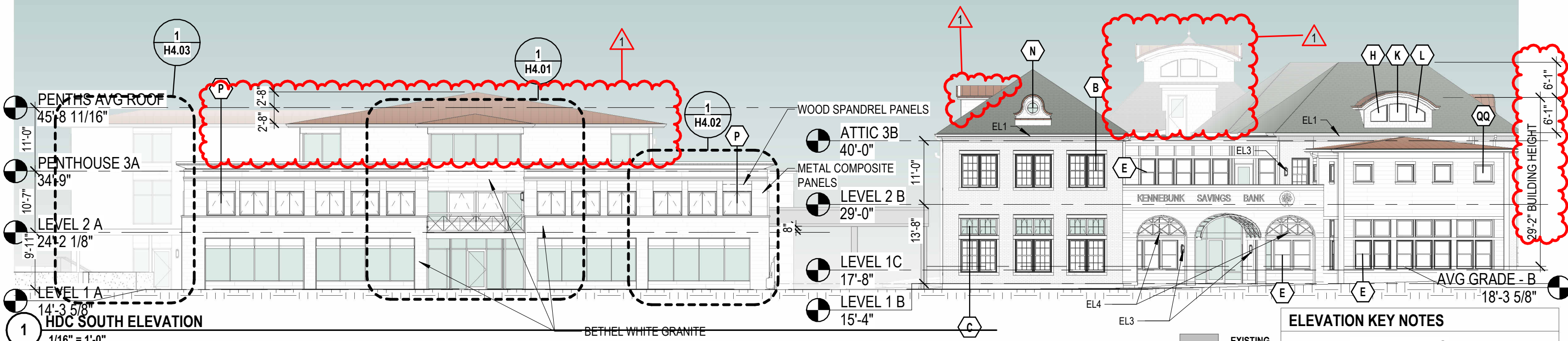


H1.02

ROOF PLAN
134 PLEASANT STREET
PORTSMOUTH, NH 03801



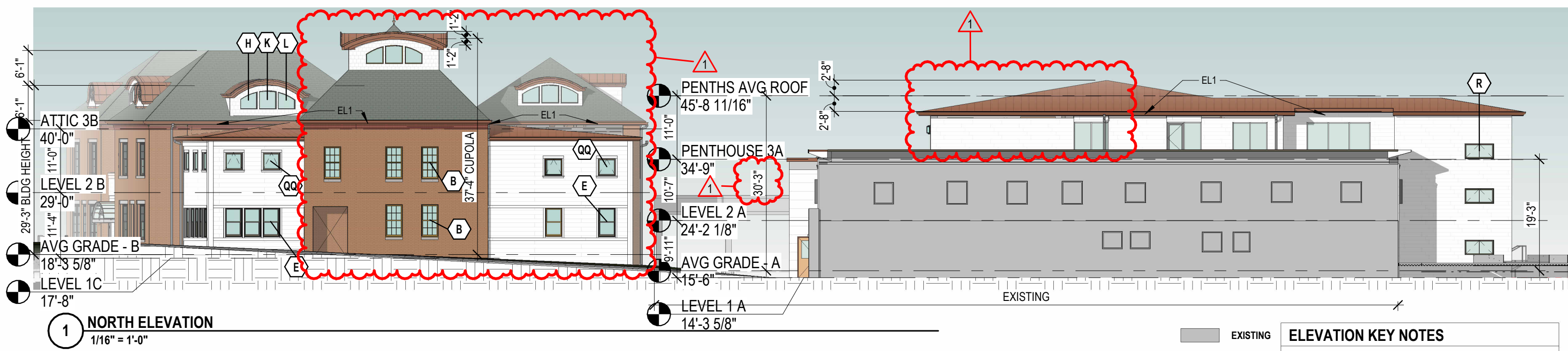
03/27/26



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

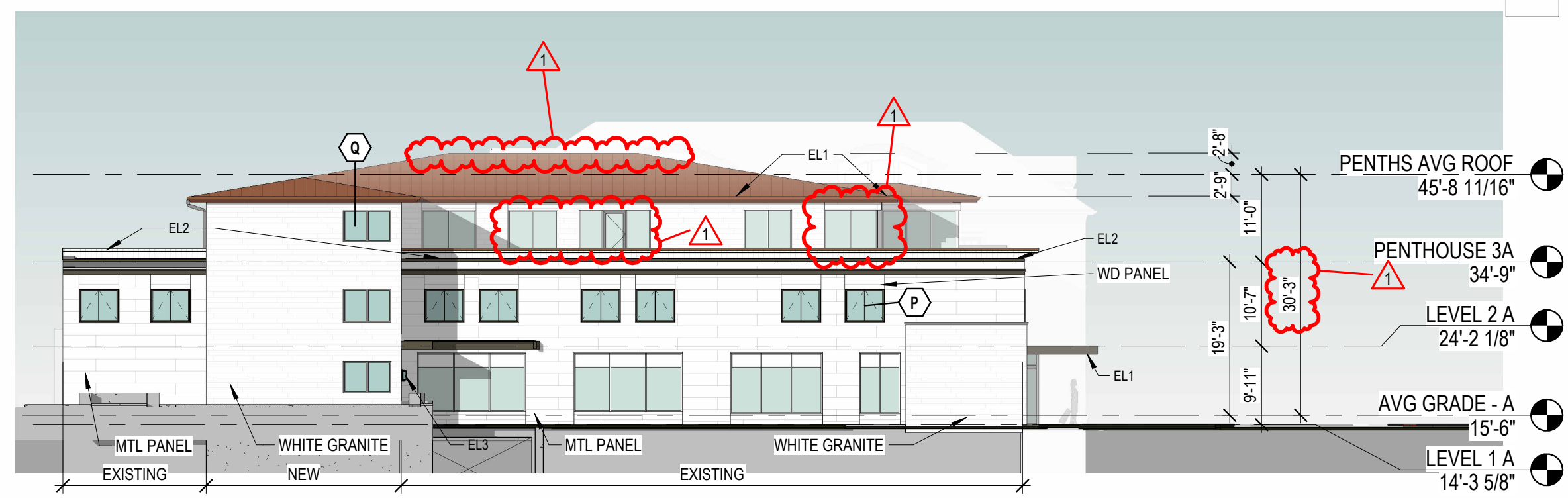
EXTERIOR LIGHTING LEGEND	
	EL1 LINEAR RECESSED LIGHTING
	EL2 LINEAR SURFACE MOUNT LIGHTING
	EL3 WALL SCONCE
	EL4 PENDANT LIGHTING
	EL5 WALL SCONCE

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



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

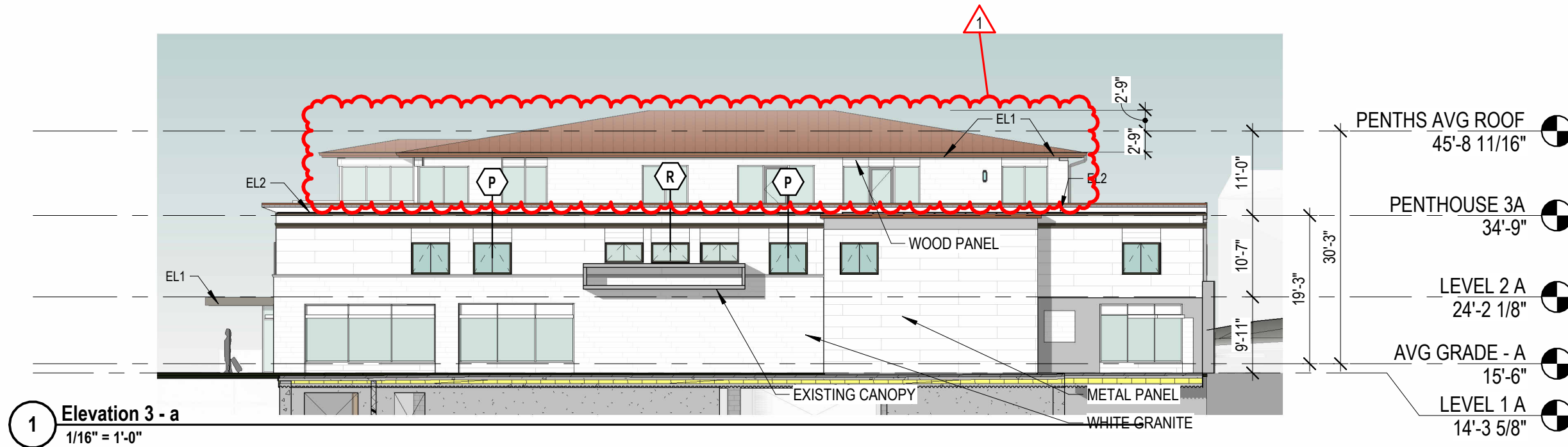
ELEVATION KEY NOTES	
NEW BUILDING	
	GLAZED BRICK
	ZINC SHINGLE
	FIBER CEMENT BOARD
	SLATE ROOFING
	COPPER ROOFING
EXISTING BUILDING	
	WHITE GRANITE
	COMPOSITE METAL PANEL
	WOOD - THERMAL TREATED
	ALUMINUM SOFFIT PANELS



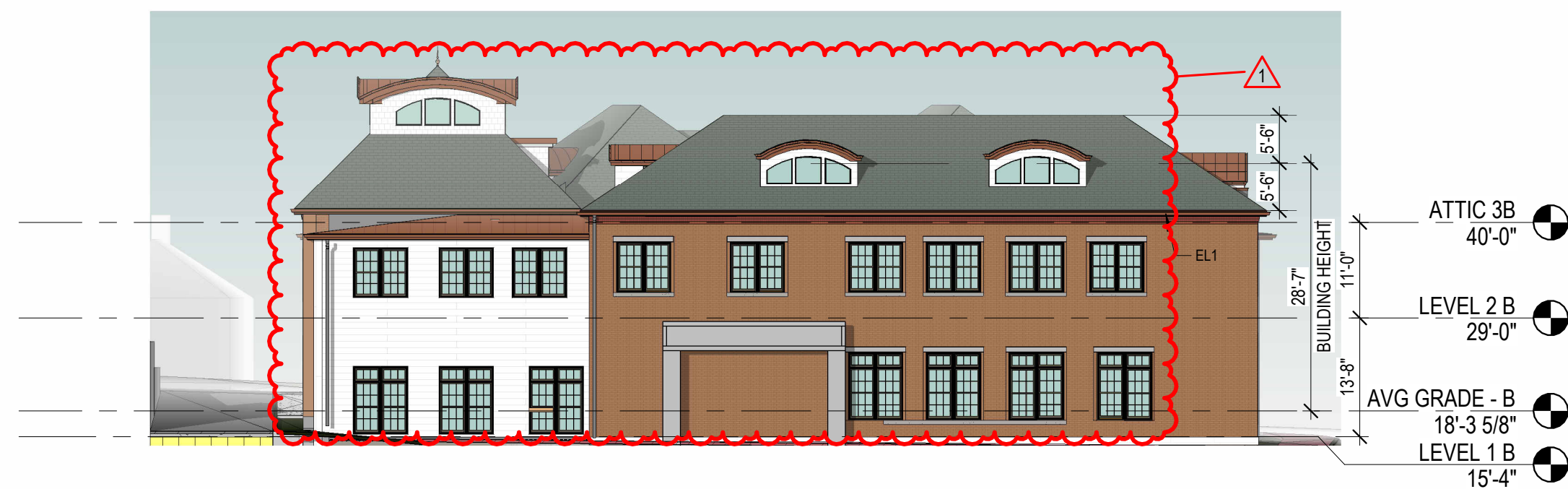
2 WEST ELEVATION
1/16" = 1'-0"

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

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



	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 SCNCE
	EL4 PENDANT LIGHTING
	EL5 WALL SCNCE

H2.22 SIDE ELEVATIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801



VIEW FROM PLEASANT STREET, NORTH

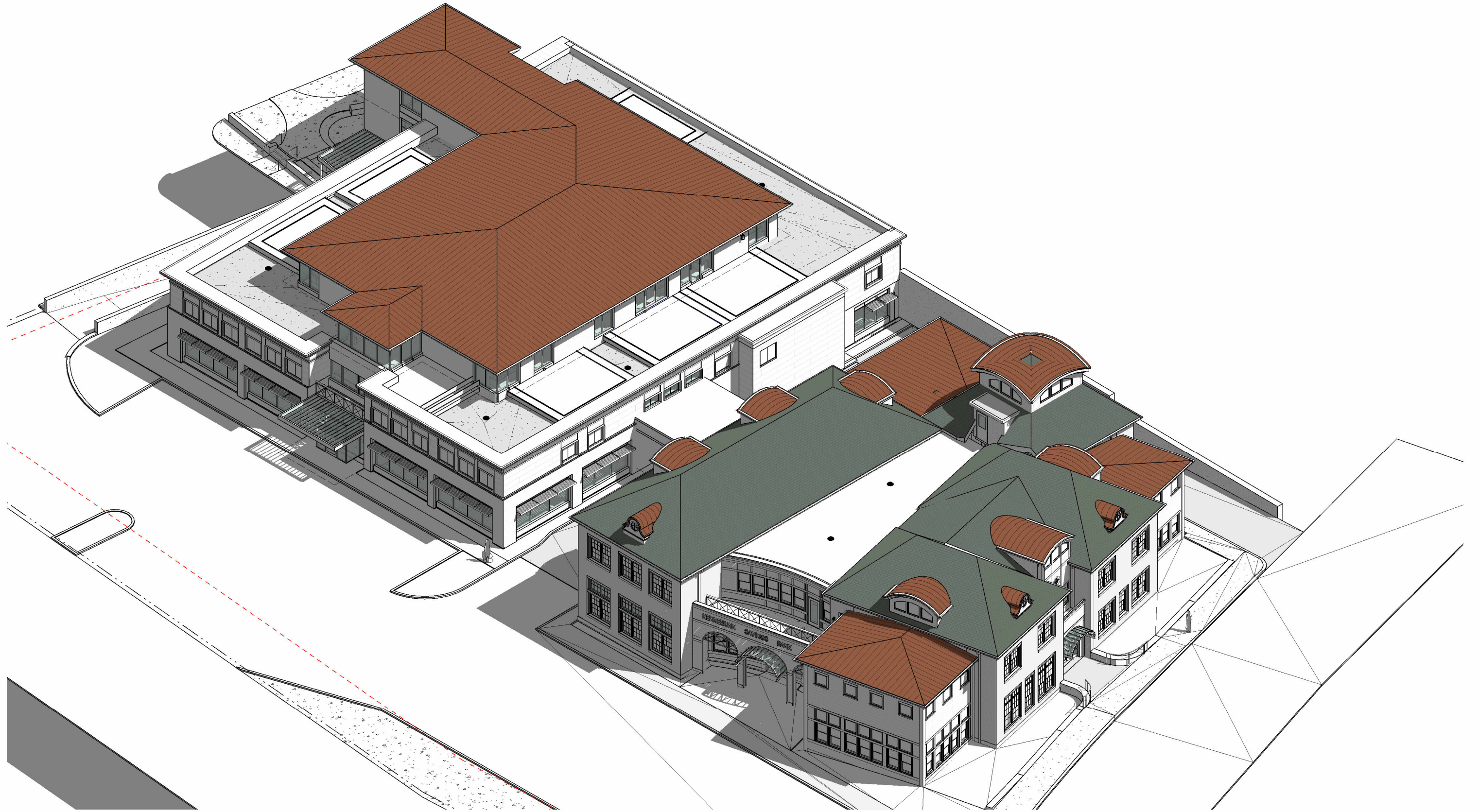
H3.01 **RENDERING - NEW**
134 PLEASANT STREET
PORTSMOUTH, NH 03801





VIEWS FROM PARROTT AVE PARKING LOT

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



1 HDC BIRDSEYE SE

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