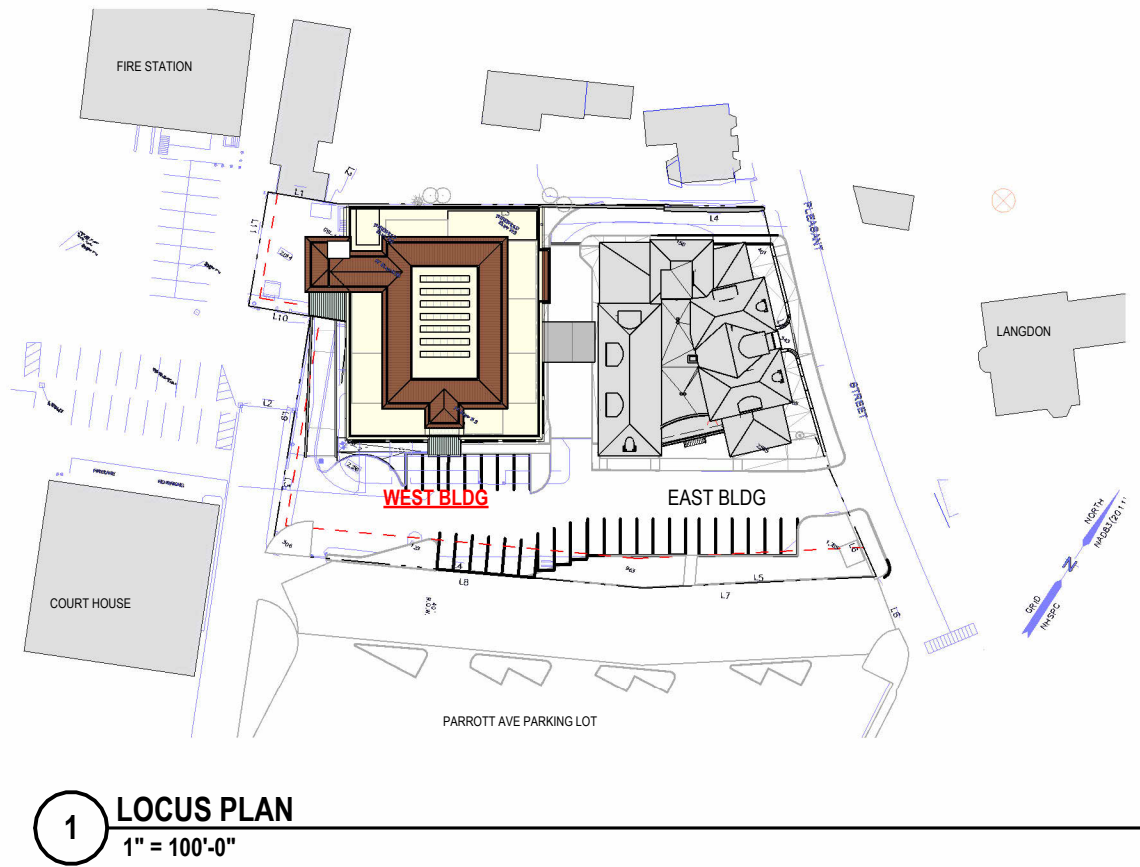




DRAWING INDEX	
Sheet #	Sheet Name
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H0.06	EXISTING ELEVATIONS
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H1.02	ROOF PLAN - PROPOSED
H2.01	CONTEXT SITE SECTIONS
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H2.22	ELEVATIONS - PROPOSED
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H4.08	MATERIALS - DOORS & STOREFRONTS
H4.09	MATERIALS - WINDOWS
H4.10	MATERIALS - METAL ACCESSORIES



134 PLEASANT STREET WEST

HISTORIC DISTRICT COMMISSION

WORK SESSION (2) / PUBLIC HEARING - NOVEMBER 2026

REVISIONS TO PREVIOUSLY APPROVED DESIGN:

1. DEMOLISH EXISTING AND RE-BUILD UPPER FLOORS ACCORDING TO PREVIOUSLY APPROVED DESIGN, DUE TO STRUCTURAL REQUIREMENTS.

REVISIONS SINCE LAST WORKSESSION:

1. MADE BUILDING SHORTER:
 - A. COMPARED TO PREVIOUSLY PROPOSED, BUILDING IS NOW 3'-8 1/2" SHORTER TO TOP OF FLAT ROOF; AND 4'-9 7/8" SHORTER TO PENTHOUSE AVERAGE ROOF.
 - B. COMPARED TO PREVIOUSLY APPROVED, BUILDING IS NOW 3'-6 1/2" TALLER TO TOP OF FLAT ROOF; AND 2'-10 7/8" TALLER TO PENTHOUSE AVERAGE ROOF.
2. CORNICE REDUCED & SIMPLIFIED
3. PARAPET RAILING NOW WHITE IN COLOR
4. BROUGHT BACK THE TWO WINDOWS AT FRONT, SECOND FLOOR

H0.00 **COVER SHEET**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



134 Pleasant Street
HDC Work Session September 2026
West Building – Revisions to Previously Approved Design
September 18, 2026

Summary of Work

This application includes further revisions to the design of the West Building at 134 Pleasant Street as previously approved by HDC on January 7, 2026 with revisions as approved on April 1, 2026. The West Building includes renovations and additions to the existing “Citizens Bank” building.

The revisions proposed in this application pertain only to the West Building. Since the HDC’s last approval, further existing conditions investigations and preliminary engineering were conducted. Selective interior finishes were removed, revealing concealed spaces with unforeseen conditions. These conditions are detailed in the following *JSN Structural Engineering Letter*. Remedying these conditions to make the building compliant with current safety regulations would result in comprehensive façade design changes, significantly altering the character of the building. The Historic District Commission dedicated multiple work sessions last year to help guide the character of the proposed design, and we do not wish to change that approved direction.

Due to structural necessities with the previously approved design, we propose to demolish the existing building down to the top of the first floor slab; and rebuild the previously approved design as new construction, adjusted slightly for floor to floor heights in compliance with current code and zoning regulations.

This approach preserves the building’s original design character better than altering the existing structure, because codes have changed over the past 75 years. Rebuilding the upper floor as new enables the recreation of the original storefront windows. These storefront windows were the defining character of the original circa 1950 building, which was mostly lost in the extreme 1980’s renovation. In accordance with the 2025 HDC Work Sessions, the design intent is to bring back the character of the 1950’s design, adjusted for 2026 conditions. We cannot faithfully recreate the 1950’s storefront patterns without obstructive structural reinforcements as required by current codes. Interior structural reinforcements would also obstruct required egress clearances, making most of the upper floor uninhabitable.

The current existing building is clad with circa 1980’s granite veneer, and its current windows and doors are circa 1980’s. The previously approved design included the removal and demolition of all of the 1980’s façade treatments. This application continues that request, but additionally proposes to replace the substrates and structure behind them. The proposed materials and visible façade arrangements remain the same as previously approved.

The proposed footprint remains the same as previously approved. The existing first floor assembly and basement structure would remain in place. The proposed height of upper floors would be increased slightly to meet current building code (minimum ceiling height 7’-6”) and CD4 zoning ordinance requirements. The proposed window heights are adjusted accordingly. The height of the existing building complies with neither code nor zoning, with the first-to-second floor at 9’-11” where 12’-0” is required, and the second-to-roof at 8’-9” where 10’-0” is required. Additionally, to improve compatibility with abutting structures, the proposed West cornice is now more closely aligned with the eaves of the approved East Building design, and is in closer scale with the abutting buildings to the west, such as the Court House and Fire Station.

Respectfully, we request approval to demolish and rebuild the upper floors of the West Building as detailed on these following pages.

Sincerely,

Tracy S Kozak, AIA
Principal, ARCove Architects



September 17, 2026

Reagan Rudig, Chairperson
Historic District Commission
1 Junkins Avenue
City of Portsmouth, NH 03801

Cc: Peter Stith, Principal Planner, Peter Britz, Director of Planning and Sustainability
Tracy Kozak, Arcove Architects, John Chagnon, Haley Ward Engineering
Mark A. McNabb, McNabb Properties, Ltd.

**Re: Existing Building Assessment
134 Pleasant St. West Building, Portsmouth, NH**

Dear Ms. Rudig,

As the structural engineer of this project, I highly recommend the existing structure located at 134 Pleasant Street to be demolished down to the first floor level and be rebuilt with a new structure.

There are a lot of reasons for this, including:

1. The extensive amount of rework of the building triggers compliance with seismic provisions of the International Building Code.
2. The current design requires extensive new exterior wall penetrations (for new windows and doors) essentially requiring “demolition in place” of the exterior walls. These walls are unreinforced masonry that are far from meeting any current codes.
3. Existing building is seismically unreinforced hollow cinderblock and brick. Required additional structural columns and diagonal bracing would conflict with HDC's previously approved facade designs and with required basement parking.
4. The column locations in the parking garage do not meet aisle and parking space dimensions requiring extensive structural alterations.
5. Existing structure would need to be reinforced for the rooftop addition, requiring transfer beams that would make the existing second floor space non-code compliant for minimum ceiling heights, due to the unusually deep existing roof structure.
6. The current design requires structurally compromising most of the building because the design requires the relocation of the majority of the existing load paths.

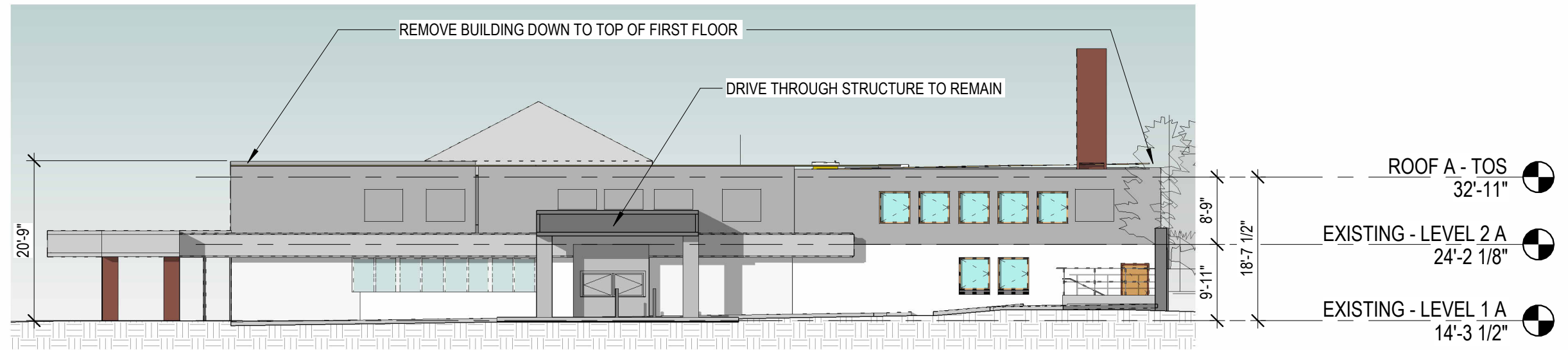
Consulting Structural Engineers

H0.01

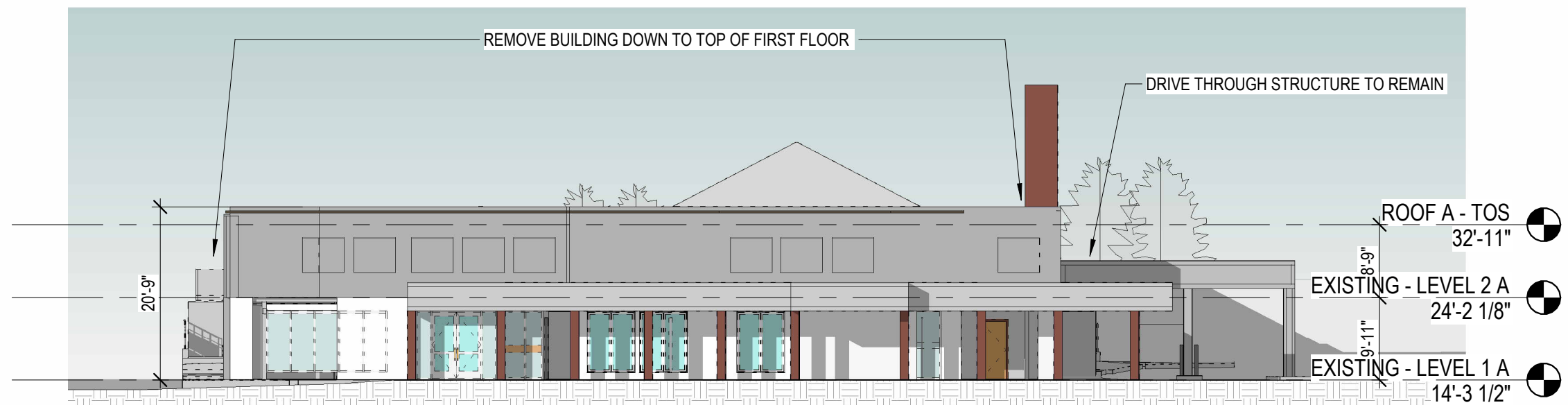
PROJECT SUMMARY 134 PLEASANT STREET, WEST BLDG PORTSMOUTH, NH 03801



09/18/26



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



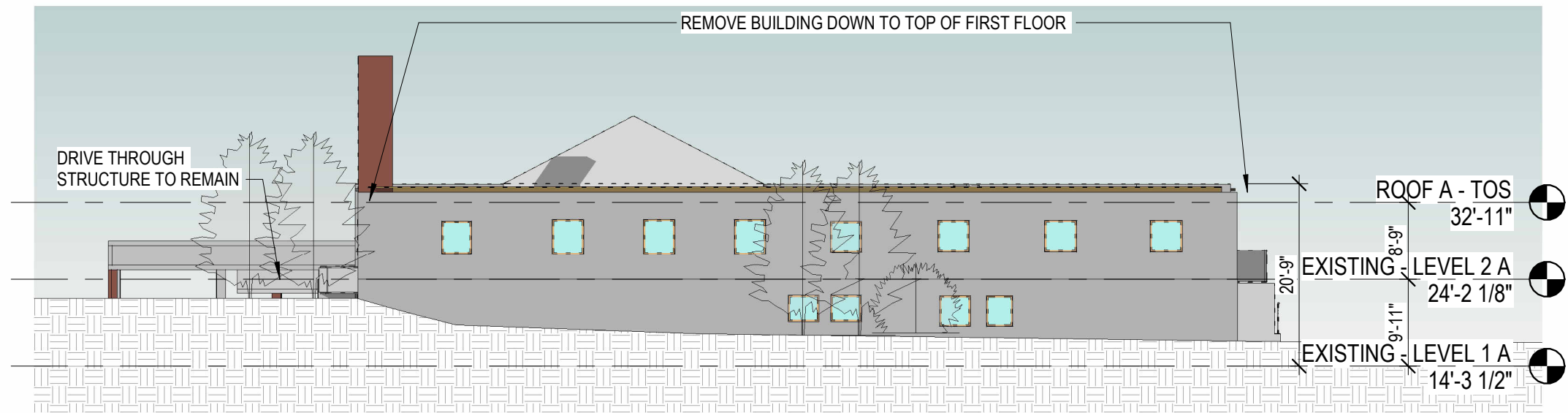
1 HDC EXISTING ELEVATION SOUTH
1/16" = 1'-0"

H0.05

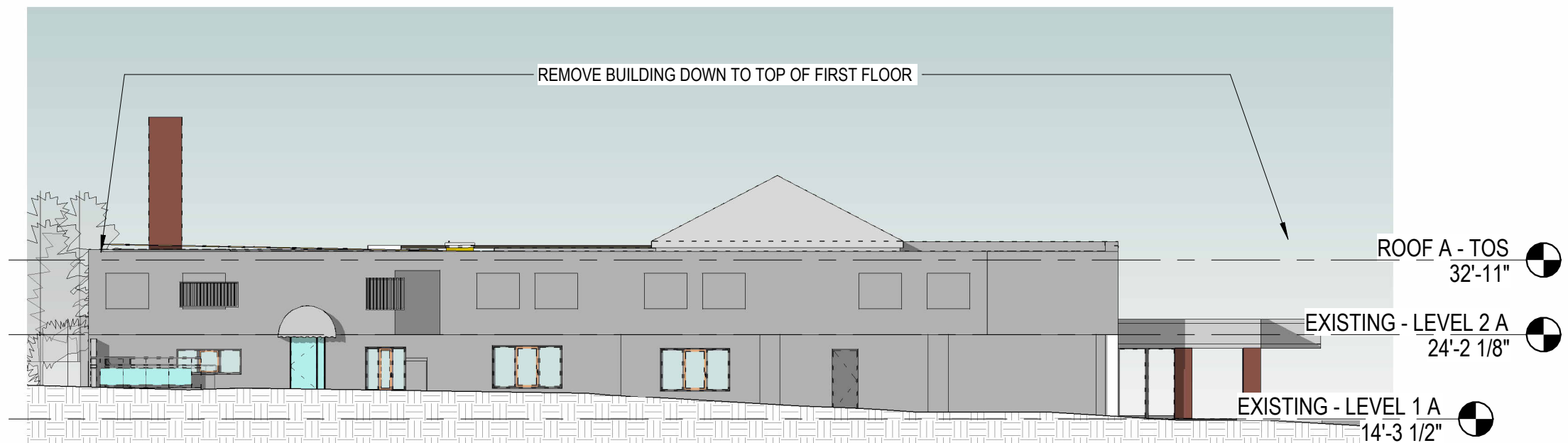
EXISTING ELEVATIONS 134 PLEASANT STREET, WEST BLDG PORTSMOUTH, NH 03801



10/16/26

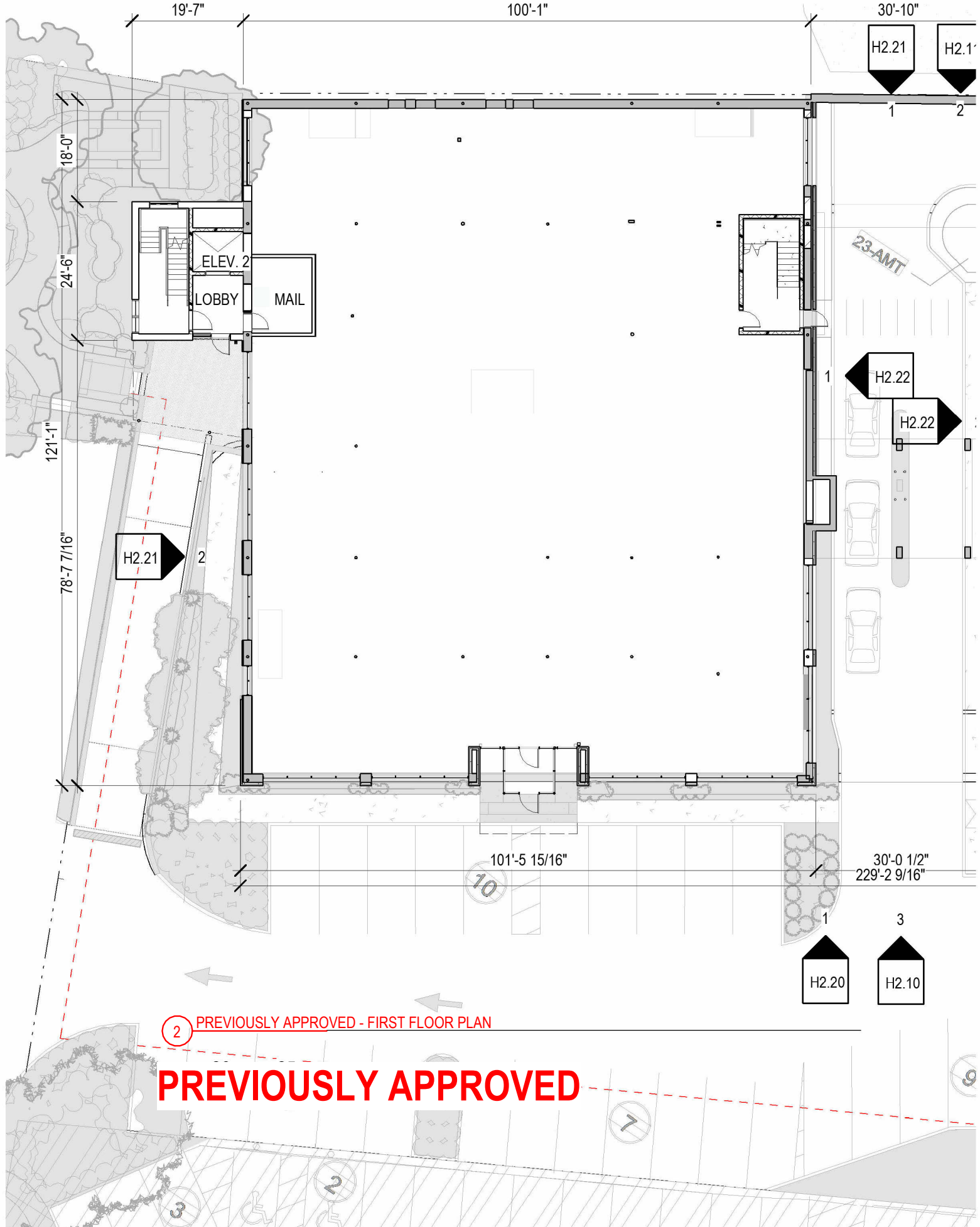


2 HDC EXISTING ELEVATION NORTH
1/16" = 1'-0"



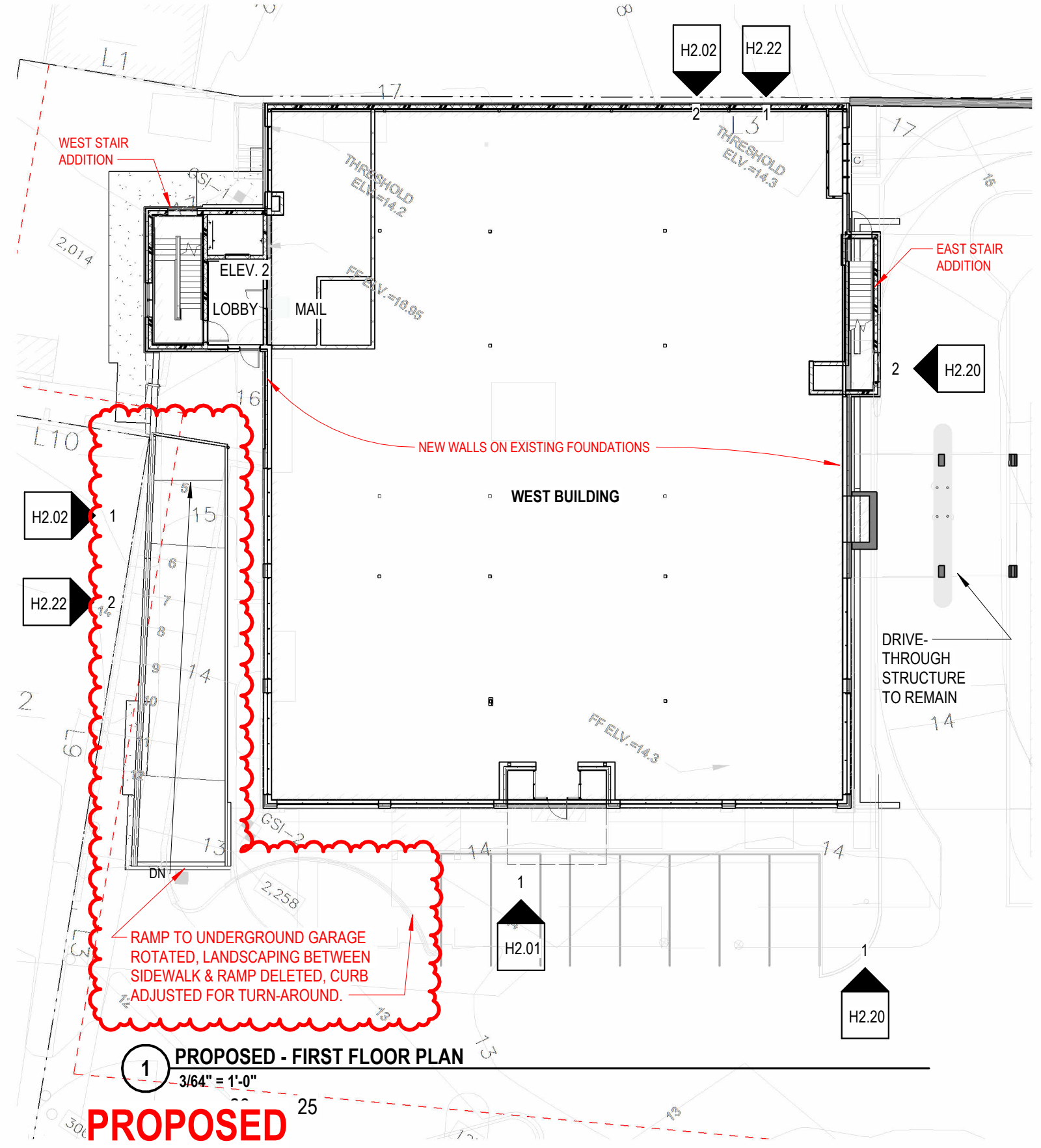
1 HDC EXISTING ELEVATION WEST
1/16" = 1'-0"

H0.06 EXISTING ELEVATIONS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



2 PREVIOUSLY APPROVED - FIRST FLOOR PLAN

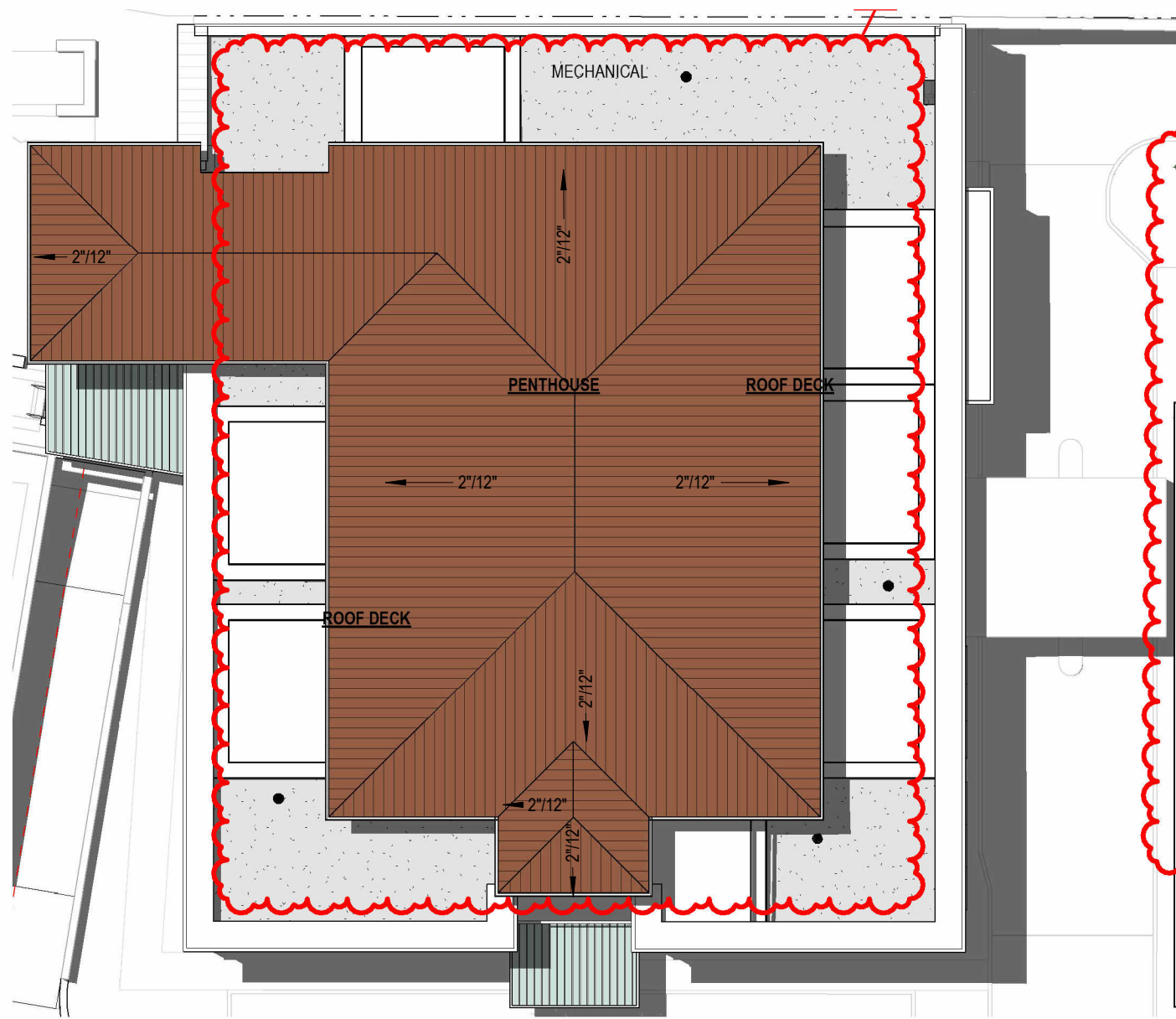
PREVIOUSLY APPROVED



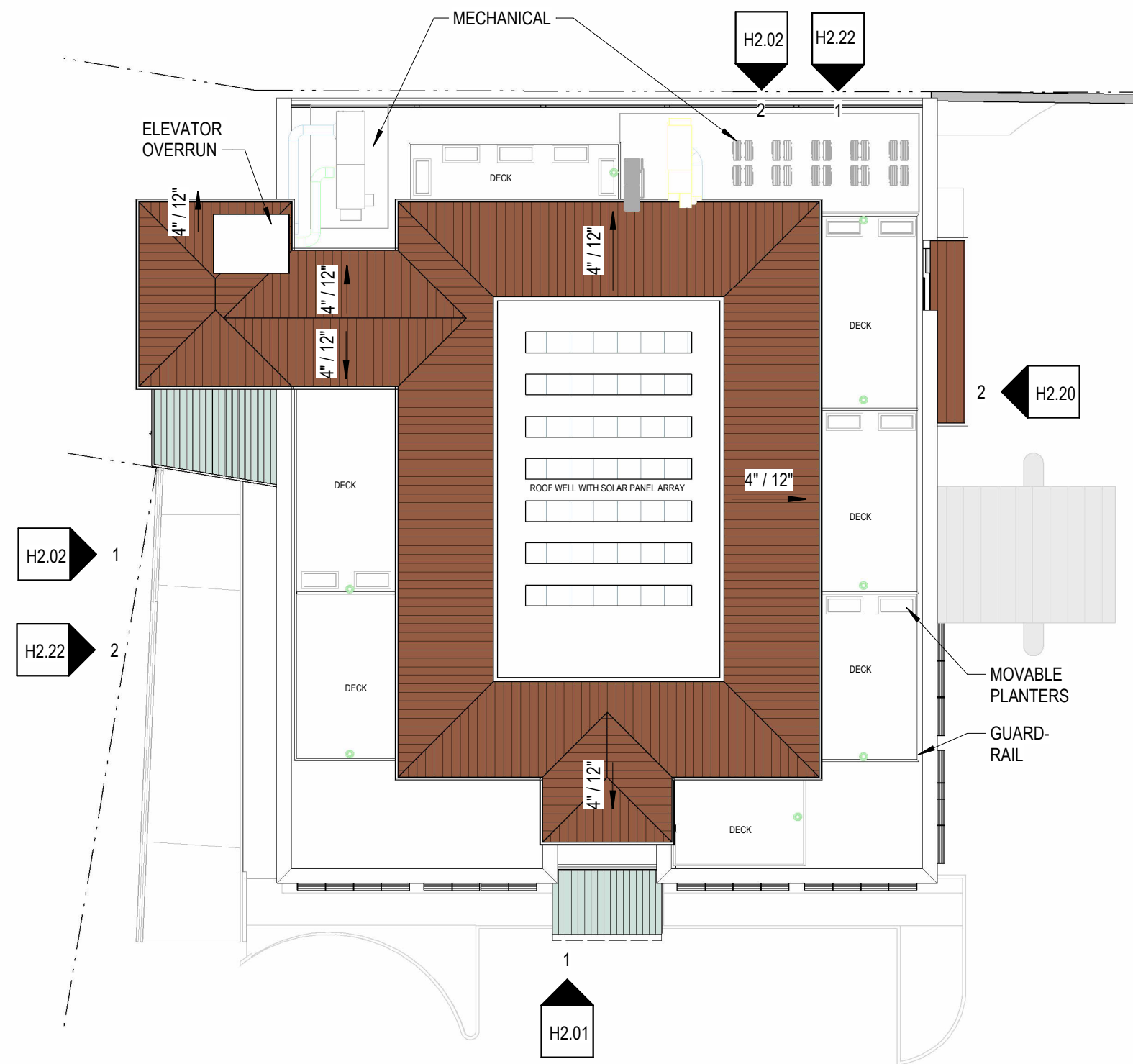
1 PROPOSED - FIRST FLOOR PLAN

PROPOSED

H1.01 FIRST FLOOR PLAN
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

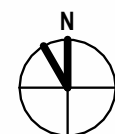


PREVIOUSLY APPROVED



PROPOSED

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



H1.02

ROOF PLAN - PROPOSED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

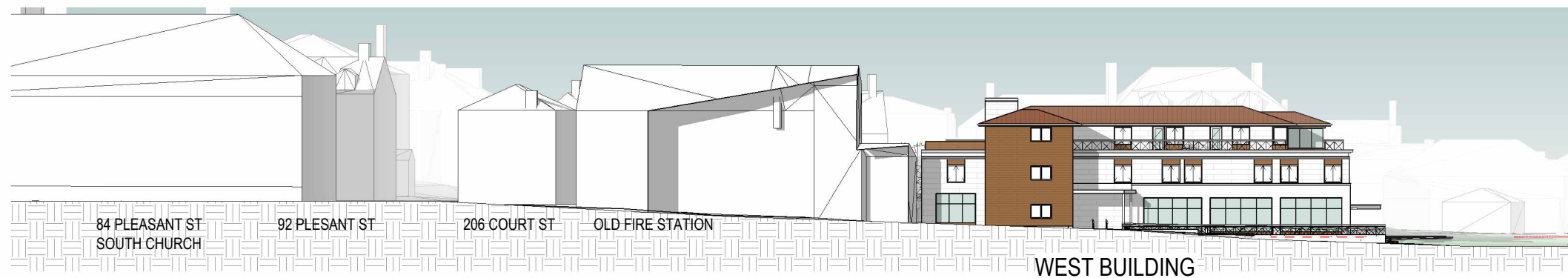


10/16/26

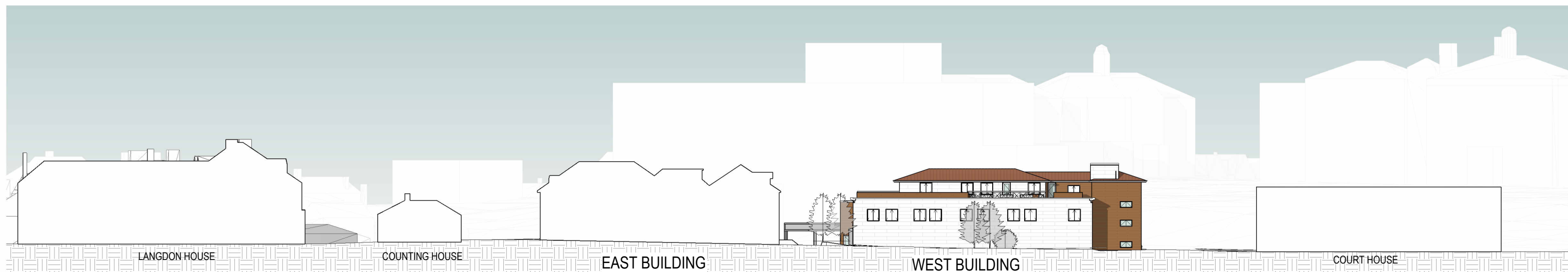


1 SOUTH SITE SECTION
1" = 40'-0"

H2.01 CONTEXT SITE SECTIONS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

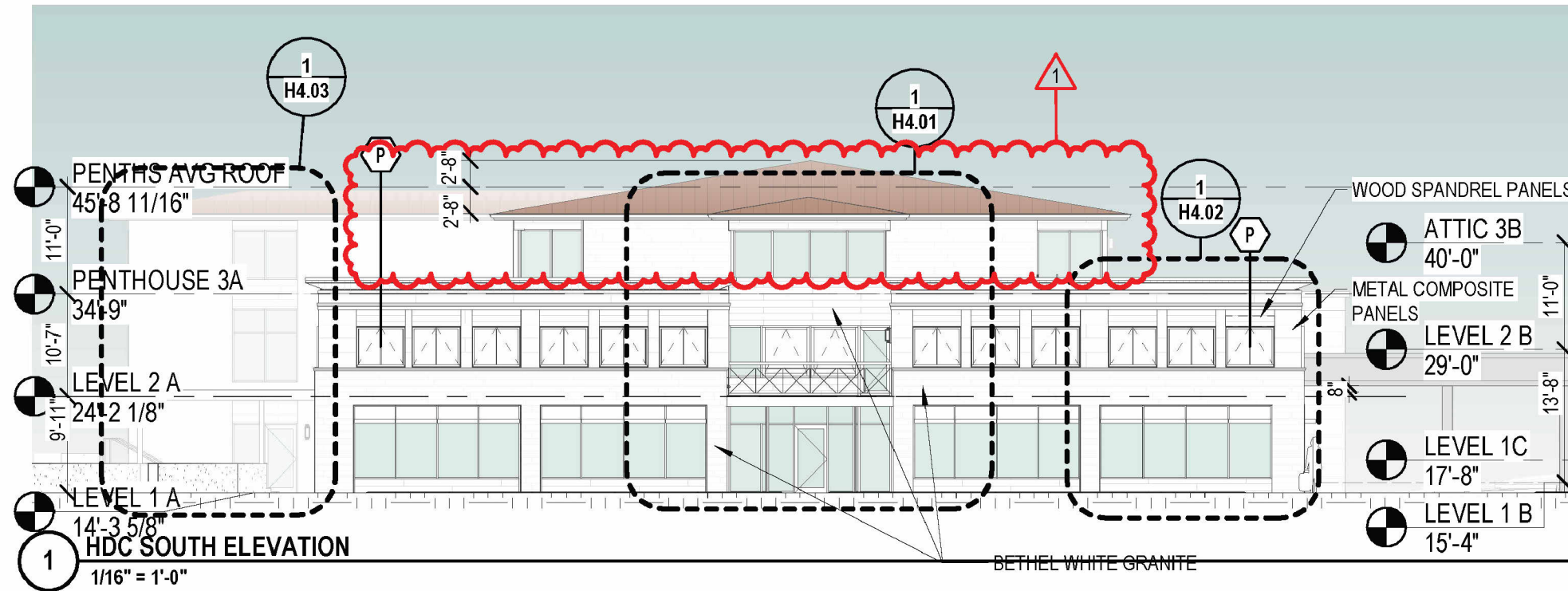
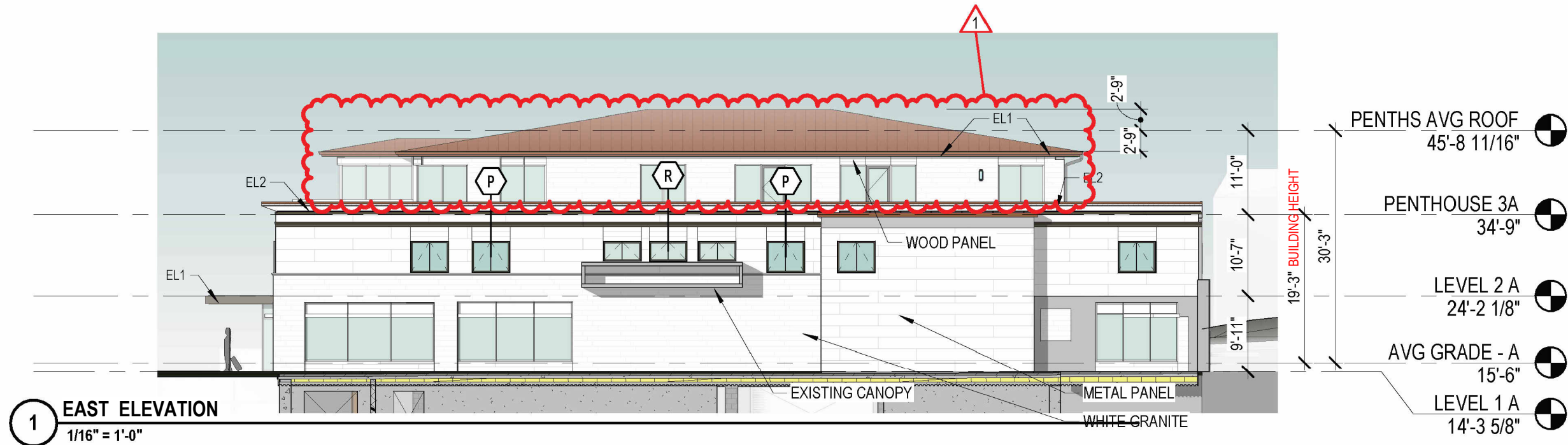


1 WEST SITE SECTION
1" = 40'-0"



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

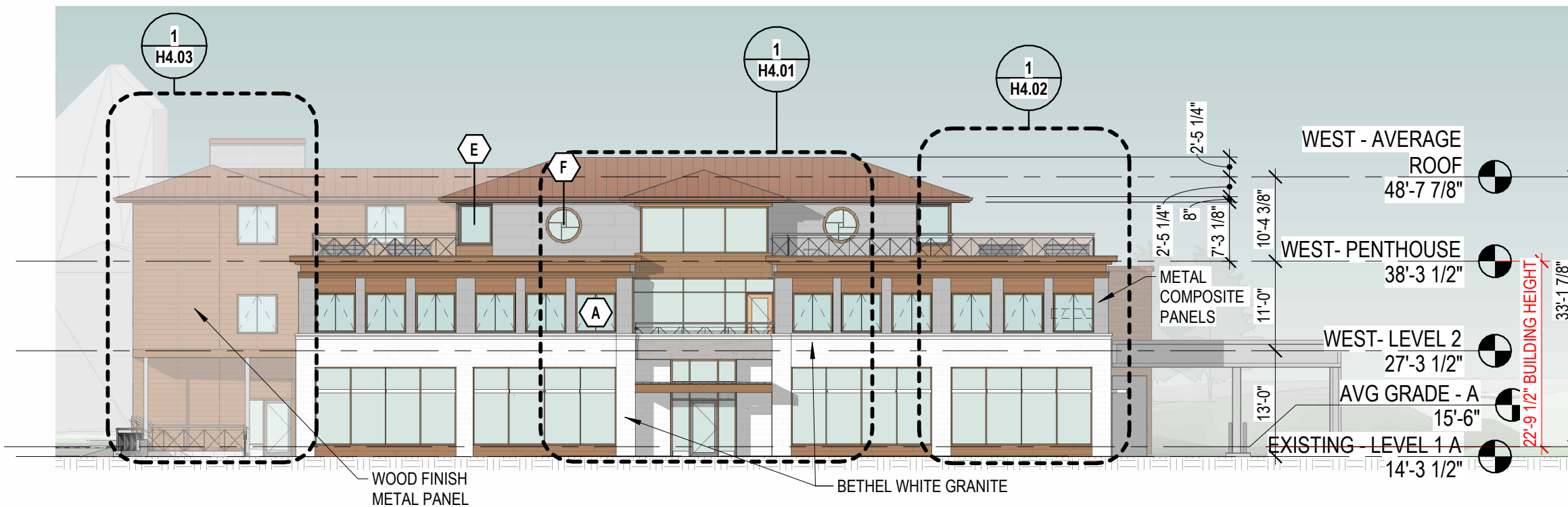
H2.02 **CONTEXT SITE SECTIONS**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



PREVIOUSLY APPROVED

H2.19

ELEVATIONS - PREVIOUSLY APPROVED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



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



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

ELEVATION KEY NOTES

-  WHITE GRANITE
-  COMPOSITE METAL PANEL
-  WOOD FINISH ALUM. PANEL
-  ALUMINUM SOFFIT PANELS
-  COPPER COLORED METAL ROOFING

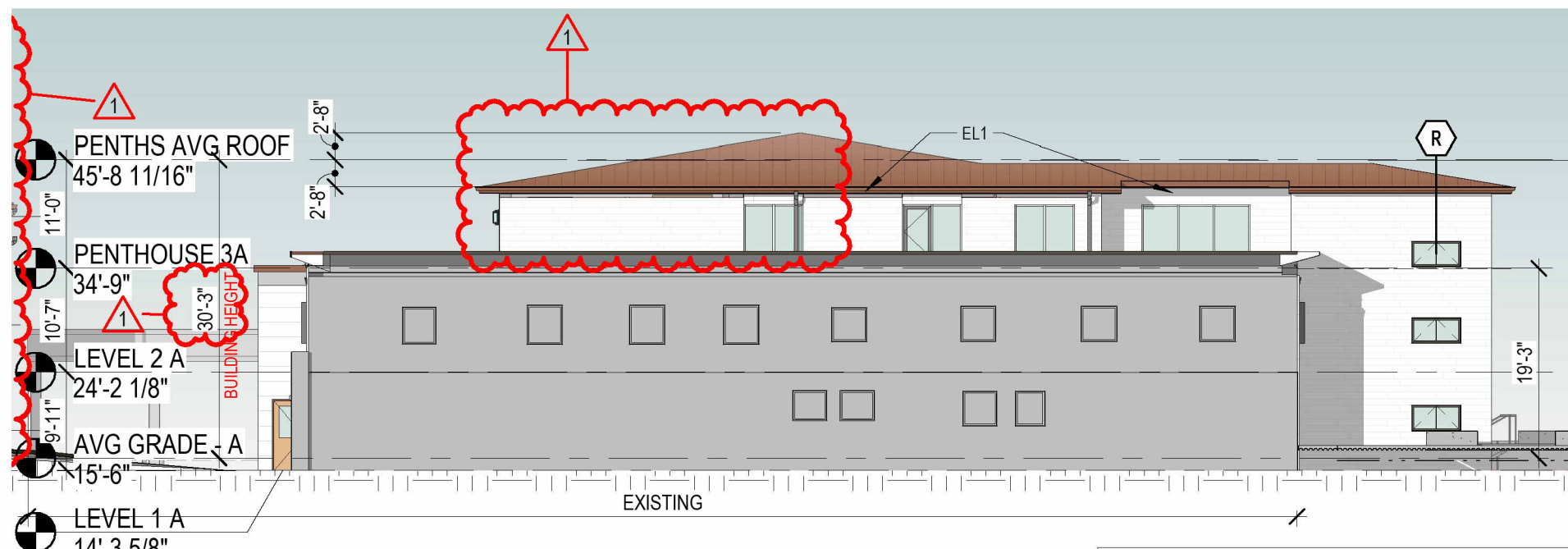
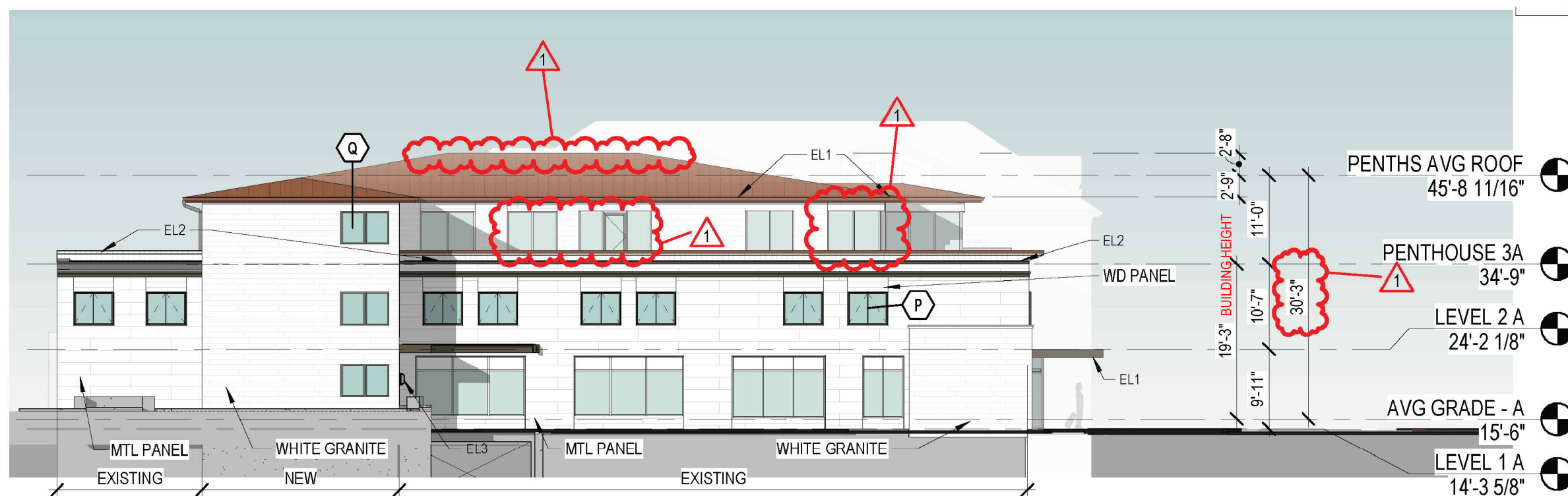
EXTERIOR LIGHTING LEGEND

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

PROPOSED

H2.20

ELEVATIONS - PROPOSED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

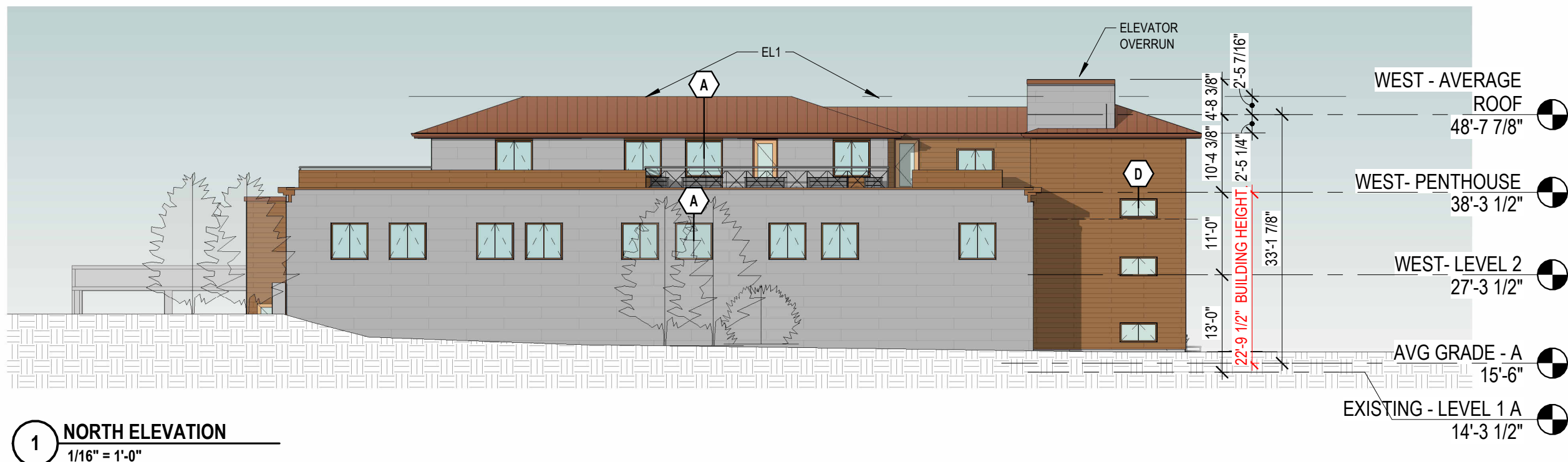


PREVIOUSLY APPROVED

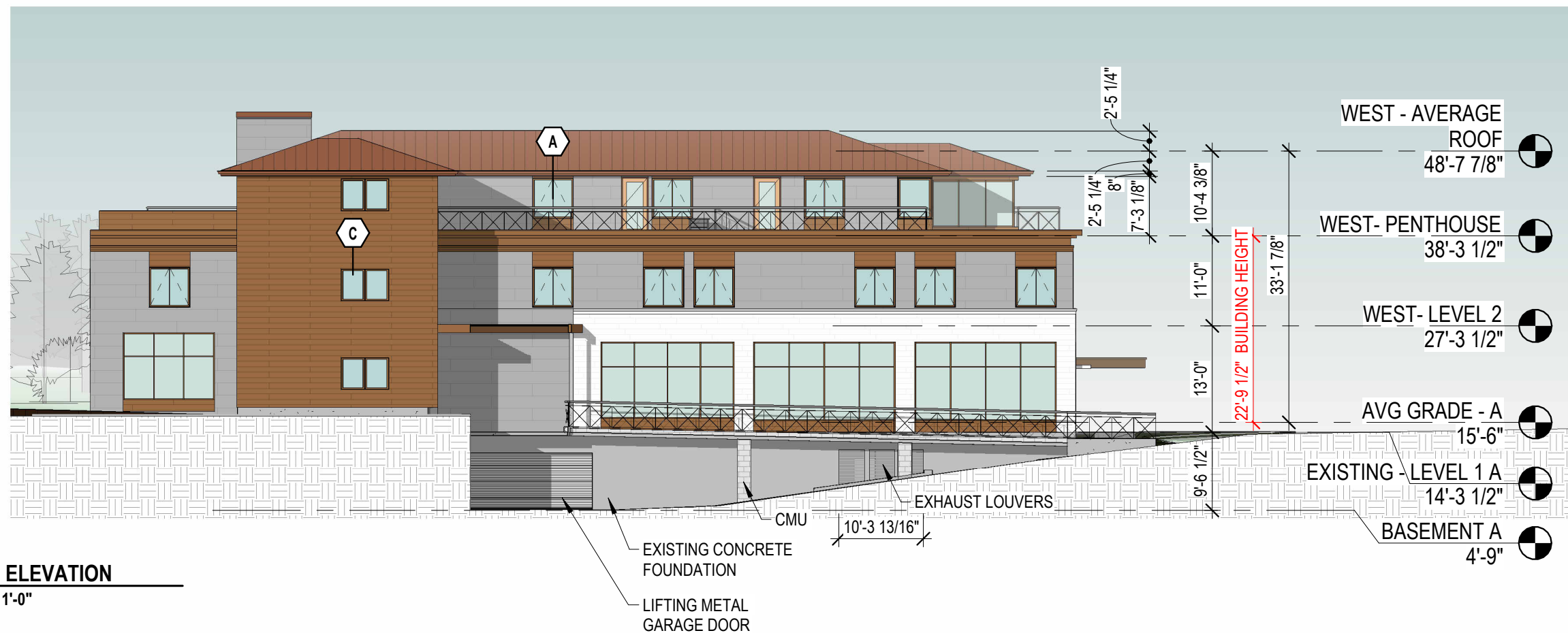
H2.21

ELEVATIONS - PREVIOUSLY APPROVED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801





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



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

ELEVATION KEY NOTES	
	WHITE GRANITE
	COMPOSITE METAL PANEL
	WOOD FINISH ALUM. PANEL
	ALUMINUM SOFFIT PANELS
	COPPER COLORED METAL ROOFING
EXTERIOR LIGHTING LEGEND	
	EL1 LINEAR RECESSED LIGHTING
	EL2 LINEAR SURFACE MOUNT LIGHTING
	EL3 WALL SCONCE
	EL4 PENDANT LIGHTING
	EL5 WALL SCONCE

PROPOSED

H2.22 ELEVATIONS - PROPOSED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

PREVIOUSLY APPROVED



PREVIOUSLY PRESENTED - SOUTH VIEW
FROM PARROTT AVE PARKING LOT



PROPOSED - SOUTH VIEW FROM
PARROTT AVE PARKING LOT



H3.00

RENDERING COMPARISON
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

PREVIOUSLY APPROVED



PREVIOUSLY PRESENTED - VIEW FROM SOUTH AT COURTHOUSE



PROPOSED - VIEW FROM SOUTH AT COURTHOUSE



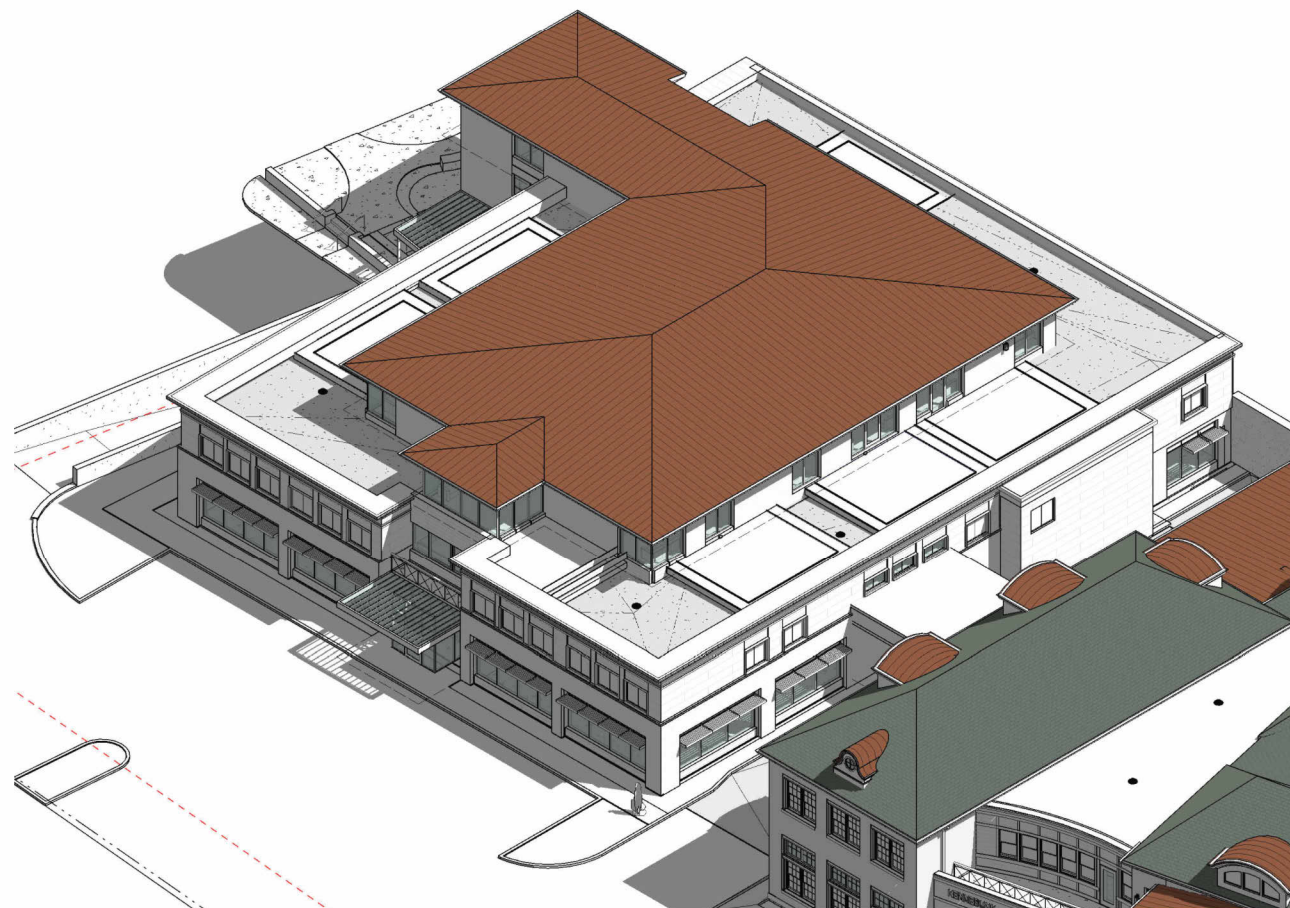
H3.01

**RENDERING COMPARISON
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801**



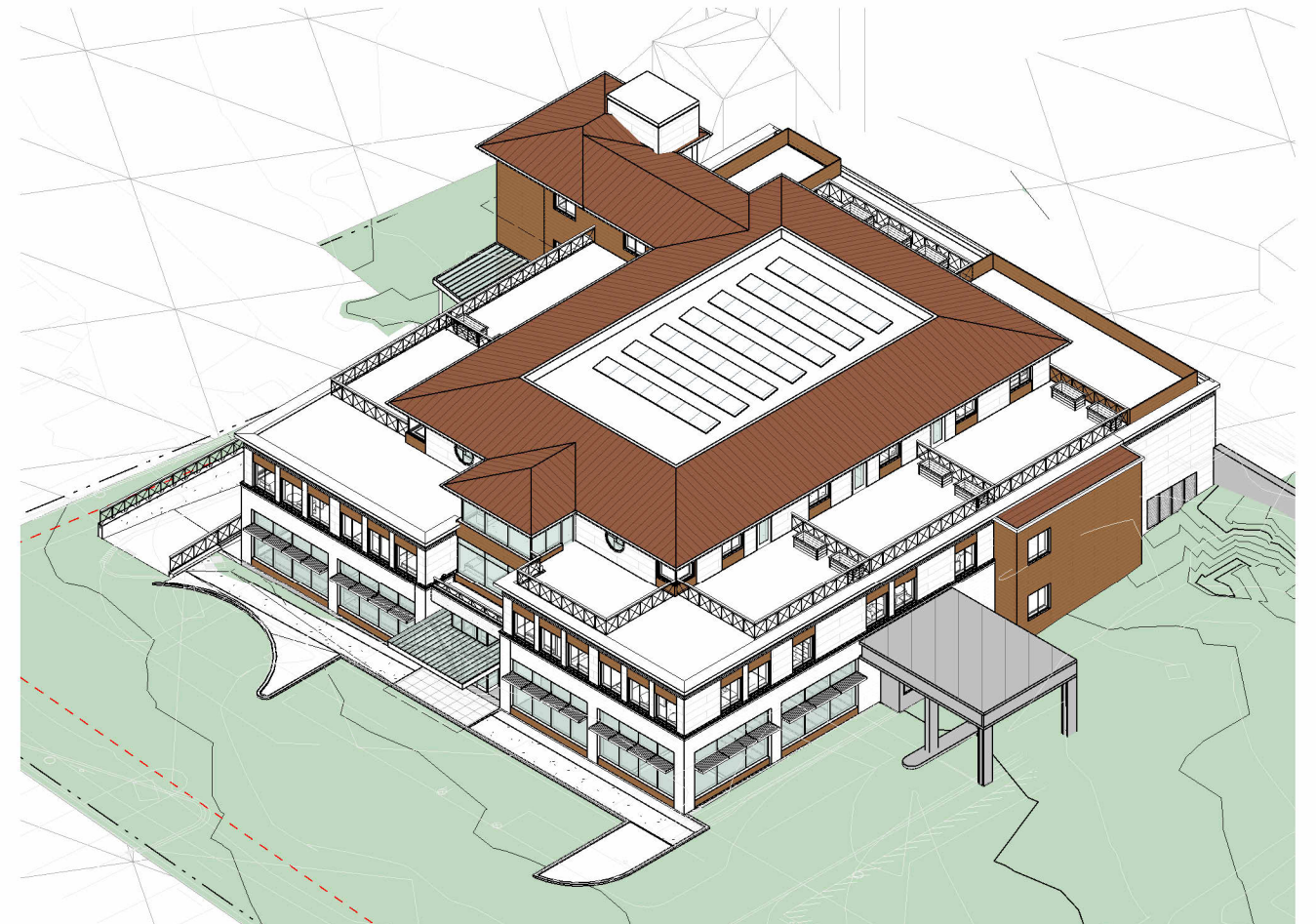
H3.02

RENDERINGS, PROPOSED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



PREVIOUSLY APPROVED

PREVIOUSLY APPROVED



1 NEW PROPOSED

PROPOSED

H3.03

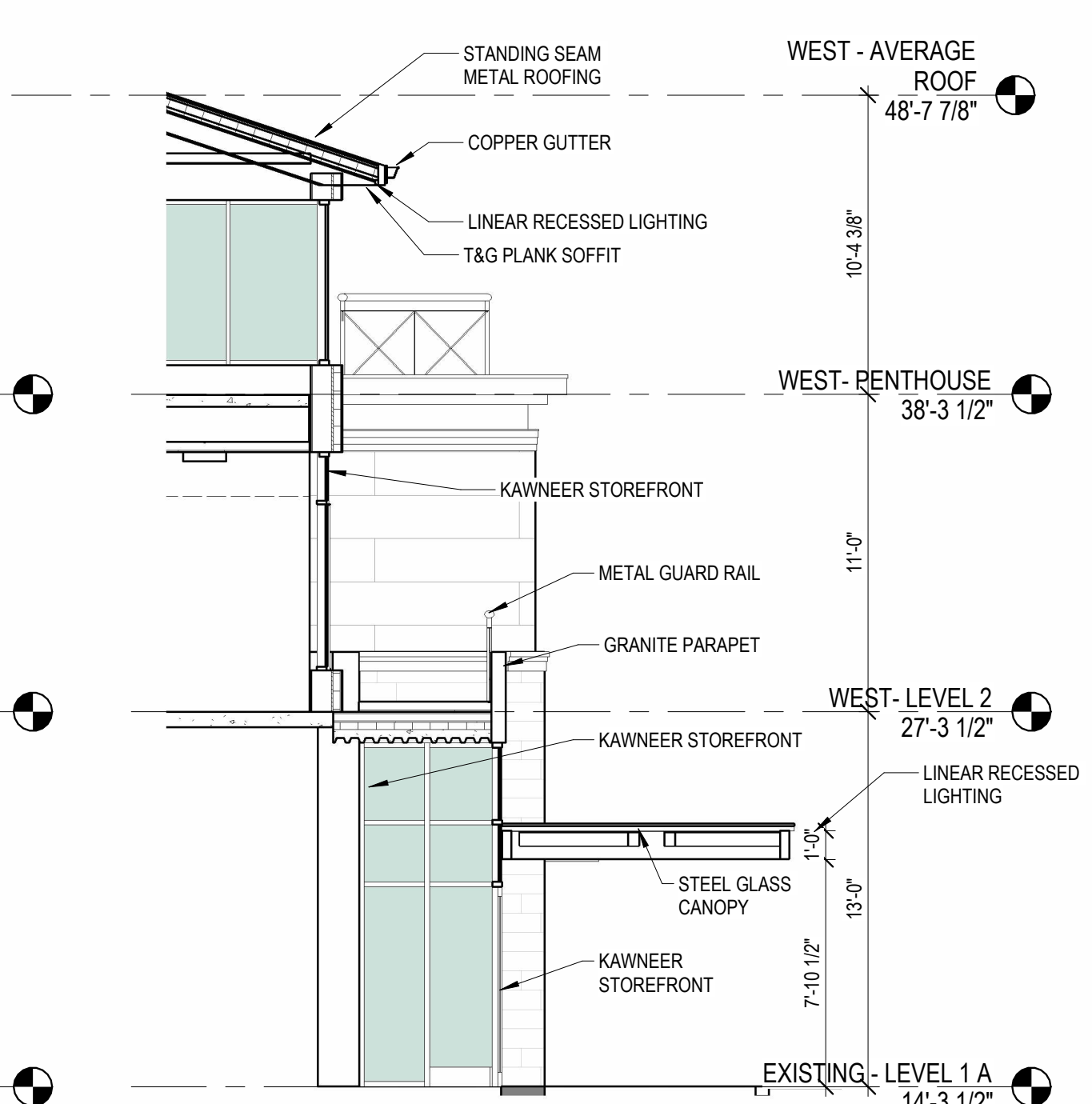
**BIRDSEYE AXONOMETRIC
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801**



10/16/26



1 **ELEVATION - ENTRANCE**
3/16" = 1'-0"



2 **SECTION - ENTRANCE**
3/16" = 1'-0"

ELEVATION KEY NOTES

	WHITE GRANITE
	COMPOSITE METAL PANEL
	WOOD FINISH METAL PANEL
	ALUMINUM SOFFIT PANELS



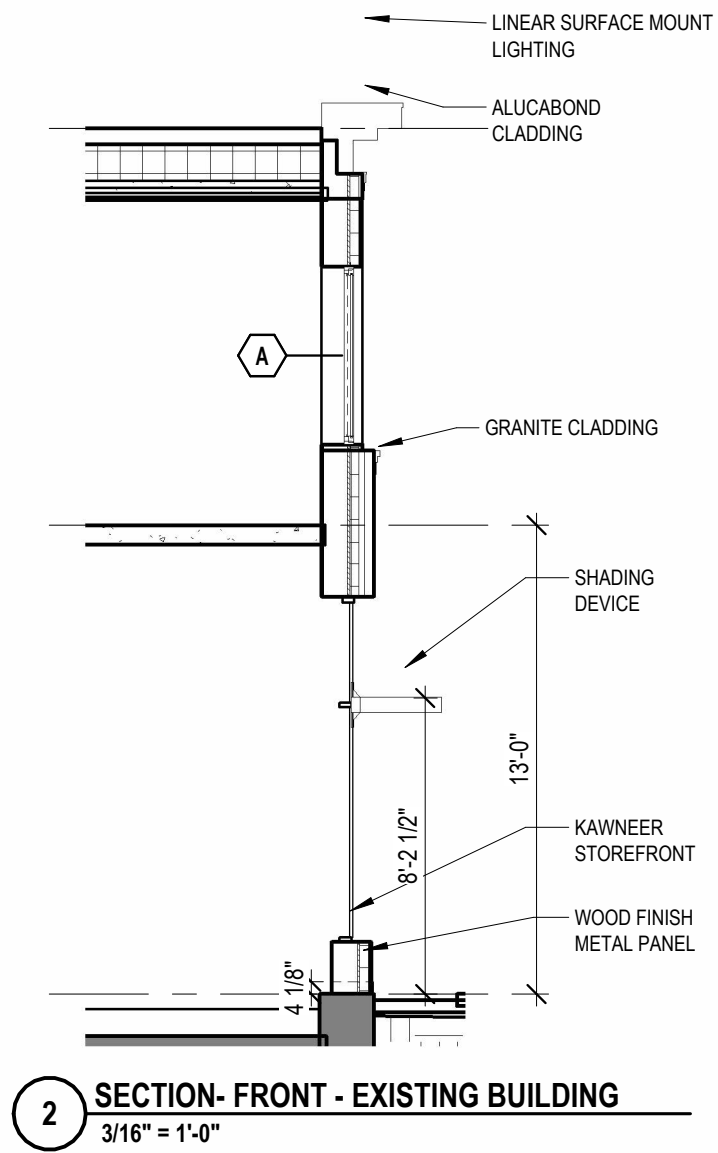
H4.01

ELEVATION DETAIL
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



WEST - AVERAGE
ROOF
48'-7 7/8"

TOP OF PH WALL
45'-11 1/2"



ELEVATION KEY NOTES

	WHITE GRANITE
	COMPOSITE METAL PANEL
	WOOD FINISH METAL PANEL
	ALUMINUM SOFFIT PANELS

H4.02 ELEVATION DETAIL
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



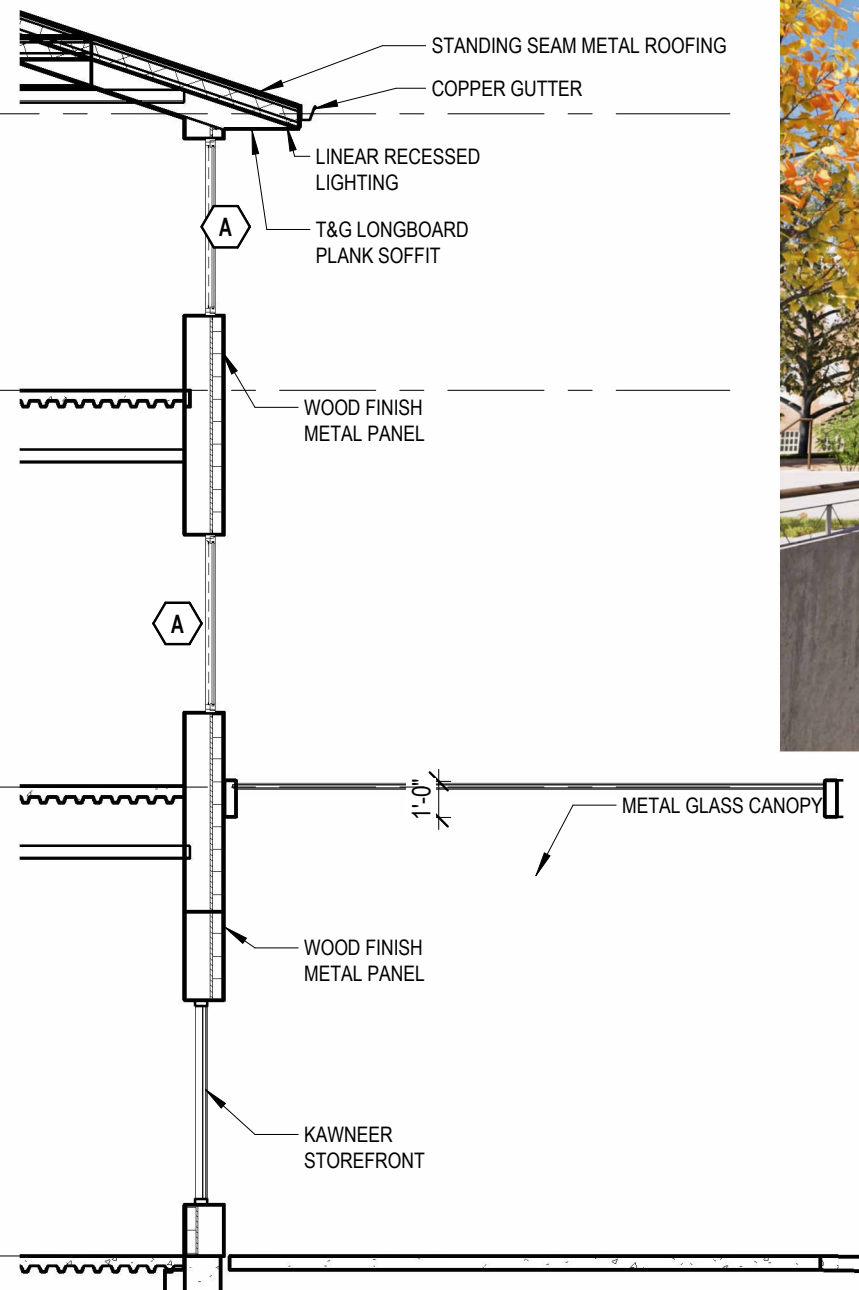
TOP OF PH WALL
45'-11 1/2"

WEST- PENTHOUSE
38'-3 1/2"

WEST- LEVEL 2
27'-3 1/2"

EXISTING - LEVEL 1 A
14'-3 1/2"

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



STANDING SEAM METAL ROOFING

COPPER GUTTER

LINEAR RECESSED
LIGHTING

T&G LONGBOARD
PLANK SOFFIT

WOOD FINISH
METAL PANEL

METAL GLASS CANOPY

WOOD FINISH
METAL PANEL

KAWNEER
STOREFRONT

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



ELEVATION KEY NOTES

	WHITE GRANITE
	COMPOSITE METAL PANEL
	WOOD FINISH METAL PANEL
	ALUMINUM SOFFIT PANELS

H4.03

ELEVATION DETAIL
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

GRANITE
BETHEL WHITE
THERMAL FINISH



H4.05

MATERIALS - MASONRY
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

METAL SIDING

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.



ZINC

“An exotic silver with blue undertones reminding us of India's zinc mines, quintessential land of maharajas, medieval forts, age-old opulence and grandeur.”



WOOD FINISH METAL SIDING & SOFFIT PANELS

LIGHT CHERRY, 6" V-GROOVE PLANK

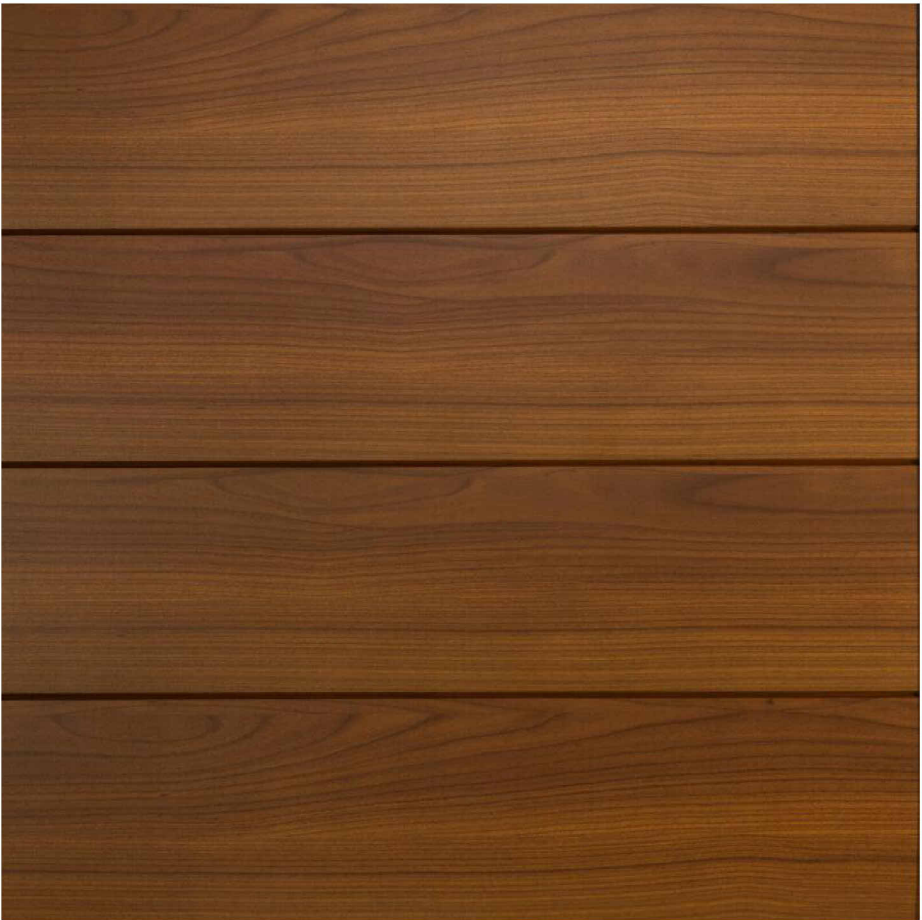


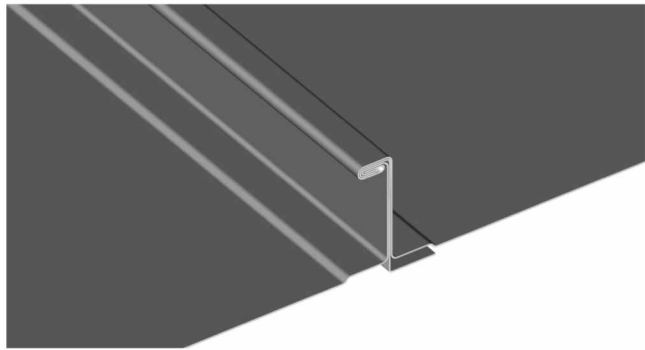
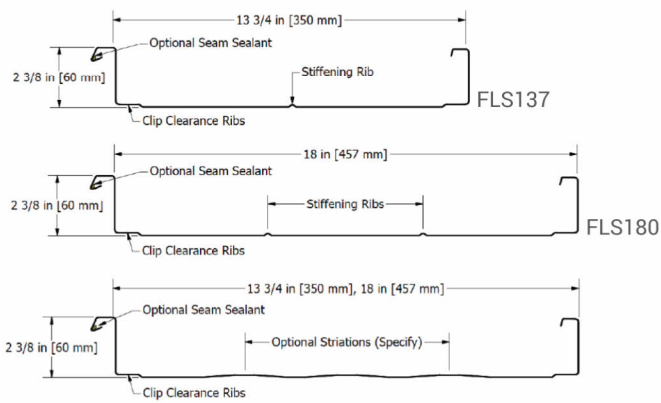
6" V-Groove Plank

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





2 3/8" FIELD-LOK™

SKU: FLS137, FLS180

MATERIAL

.032, .040 aluminum,
24, 22* ga. metallic coated steel,
24 ga. 55% Al-Zn alloy coated steel with acrylic coating

PANEL SPECS

Coverage: 13 3/4", 18"
(Stiffening ribs standard, specify without ribs or striations)
Minimum Length: 4'-0"
Seam Height: 2 3/8"

AVAILABLE

Factory panel pre-notching available.
Contact ATAS for specifics.

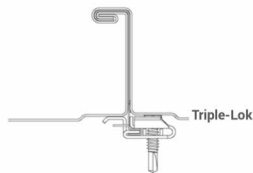
TEXTURE

Smooth or Stucco Embossed (available in 24 ga. steel & .032 & .040 aluminum)

MINIMUM SLOPE

1/2:12

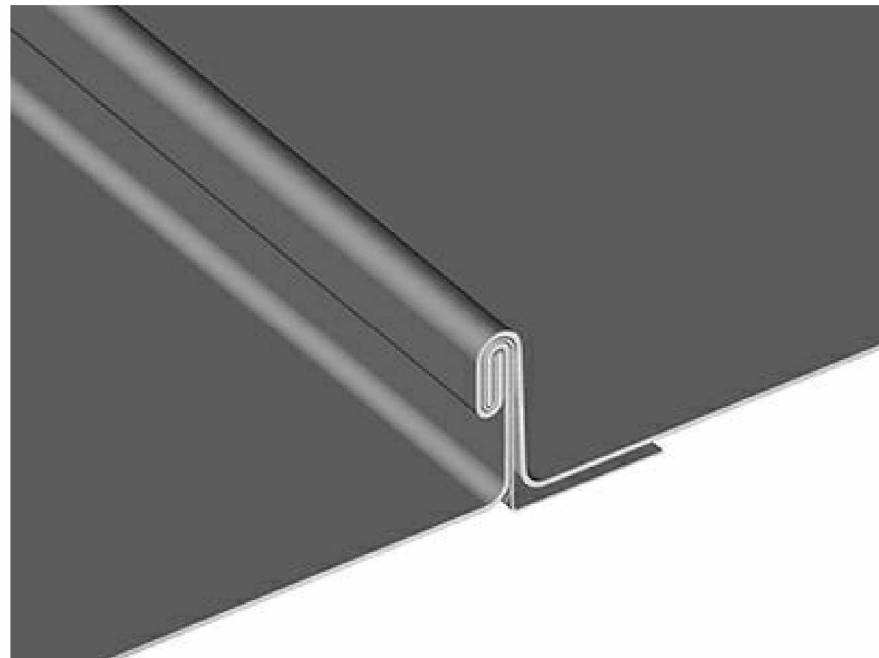
 www.atas.com/fls



FLS Series standing seam panel
features a Triple-Lok design

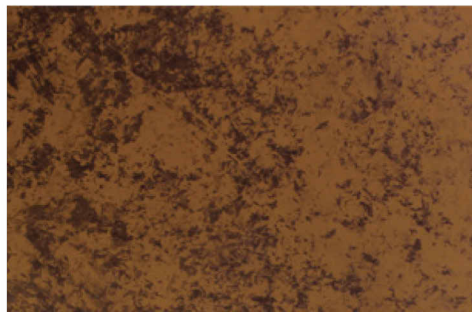
PAINTED STANDING SEAM METAL ROOFING: ATAS

PREVIOUSLY APPROVED ROOFING MATERIAL WAS MILL FINISH NATURAL COPPER



OXIDE SERIES

Made to look like weathered steel with a rust-like appearance, these color choices add a timeless appearance with a 70% PVDF finish to your project.



Copper Brown (42)

COLOR: COPPER BROWN

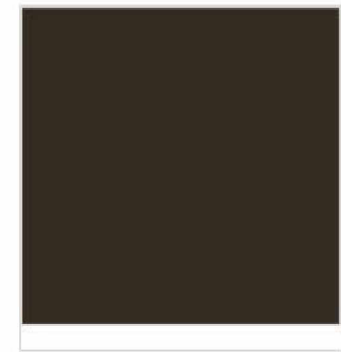


H4.07

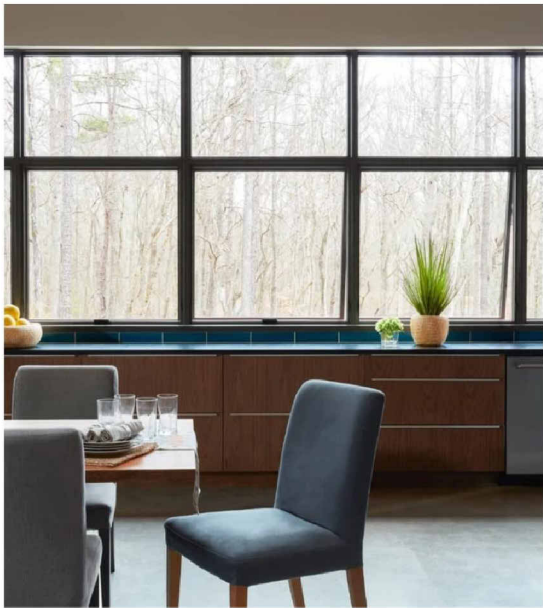
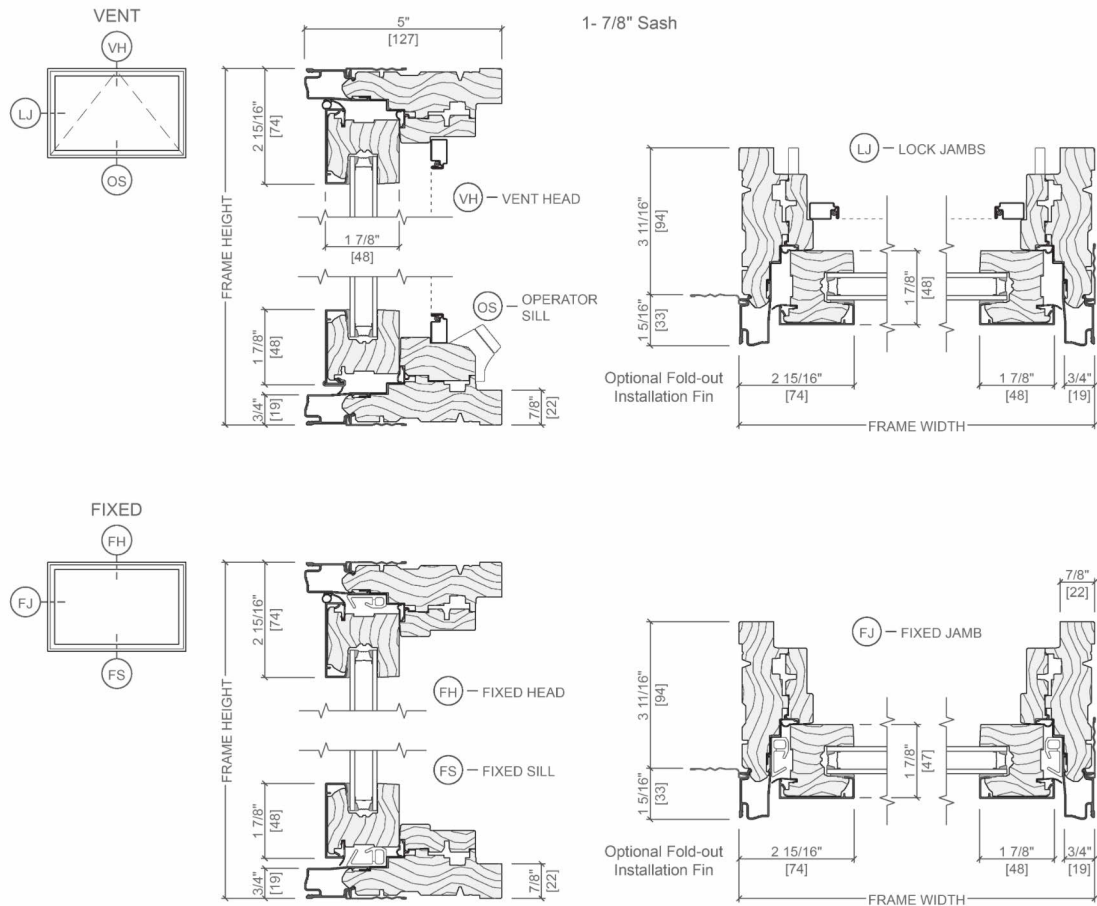
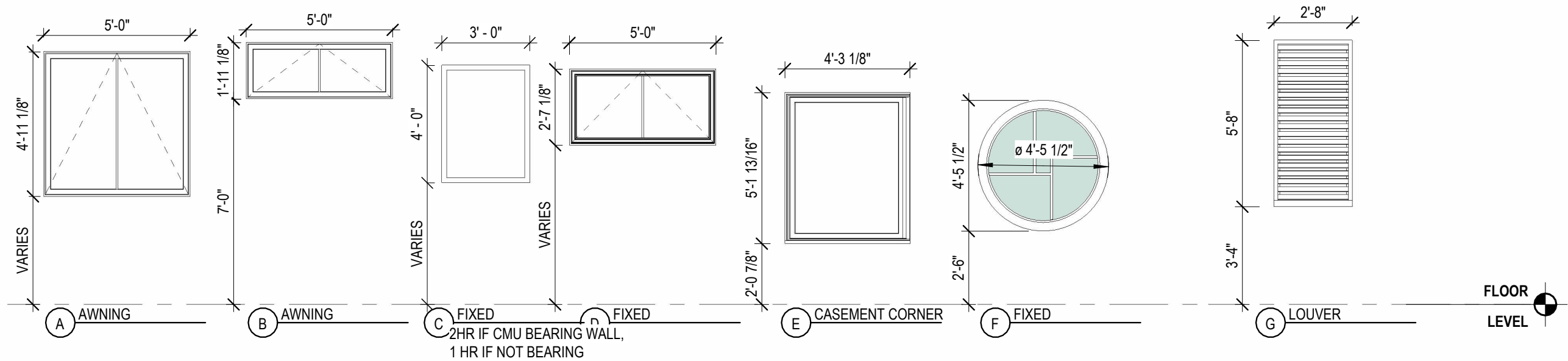
MATERIALS - ROOFING
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

WINDOWS

STYLE AND COLOR UNCHANGED FROM PREVIOUSLY APPROVED
PELLA RESERVE – CONTEMPORARY
ALUMINUM CLAD WOOD
COLOR: BROWN



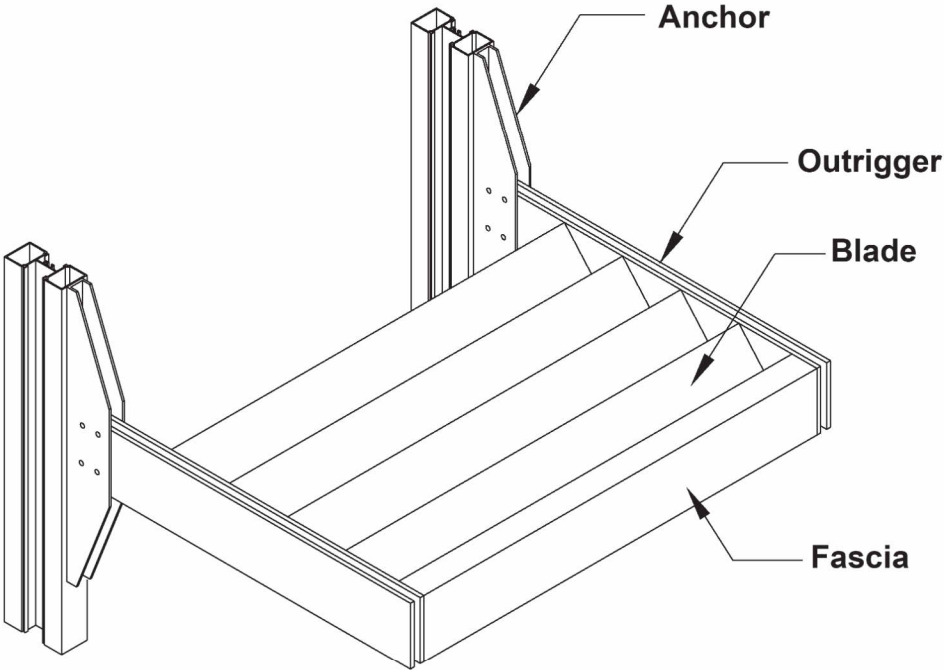
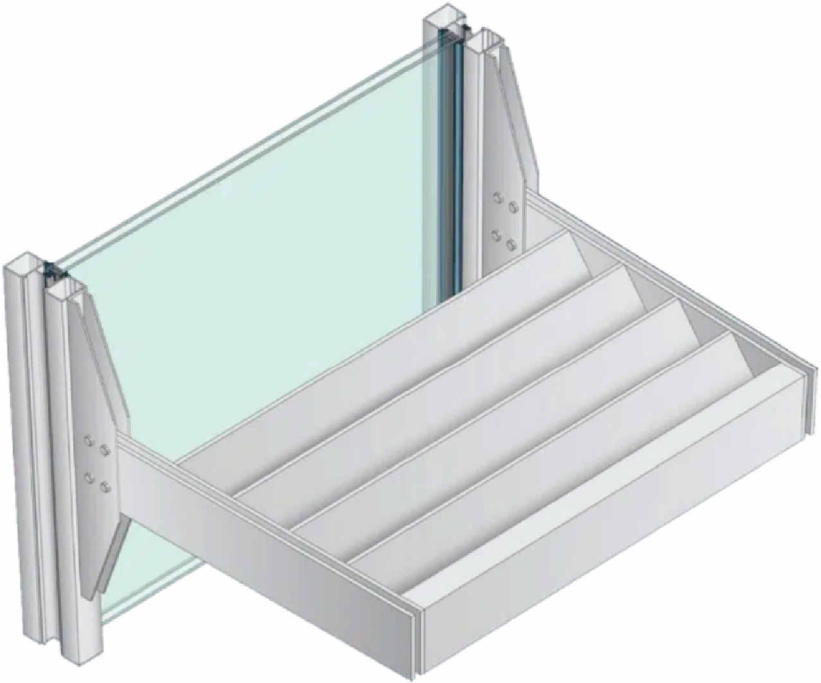
Brown



WINDOW SCHEDULE - WEST BLDG

Versoleil® SunShade - Outrigger Syste

FEATURES - STOREFRO



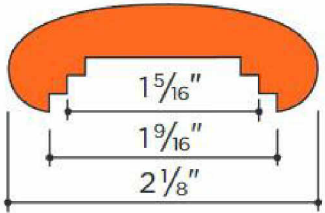
PROPOSED AS PREVIOUSLY APPROVED, NO CHANGES

GUARDRAILS AT ROOF DECKS



TOP RAIL

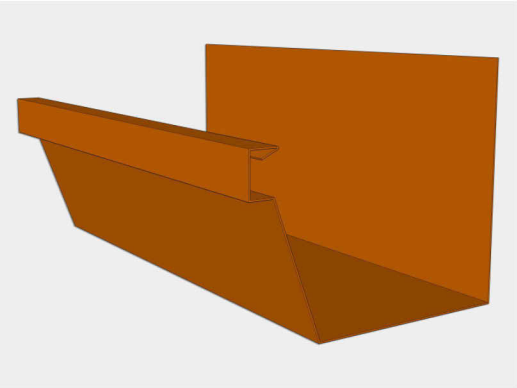
Shape: Elliptical
Materials: Bronze



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

COPPER GUTTERS AND DOWNSPOUTS

F Style Gutter



Plain Round Copper Downspout

