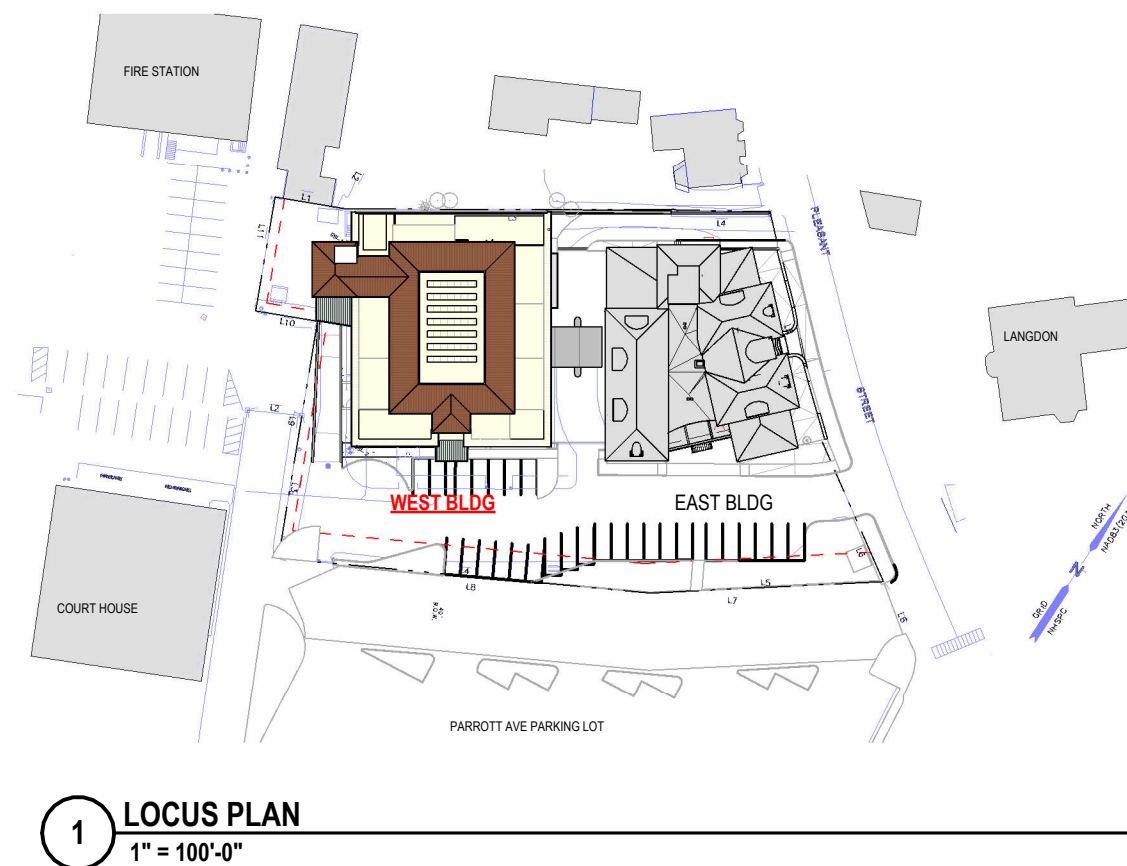




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H4.06	MATERIALS - CLADDING
H4.07	MATERIALS - ROOFING
H4.08	MATERIALS - DOORS & STOREFRONTS
H4.09	MATERIALS - WINDOWS
H4.10	MATERIALS - METAL ACCESSORIES



134 PLEASANT STREET WEST

HISTORIC DISTRICT COMMISSION
WORK SESSION - OCTOBER 2026

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

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.

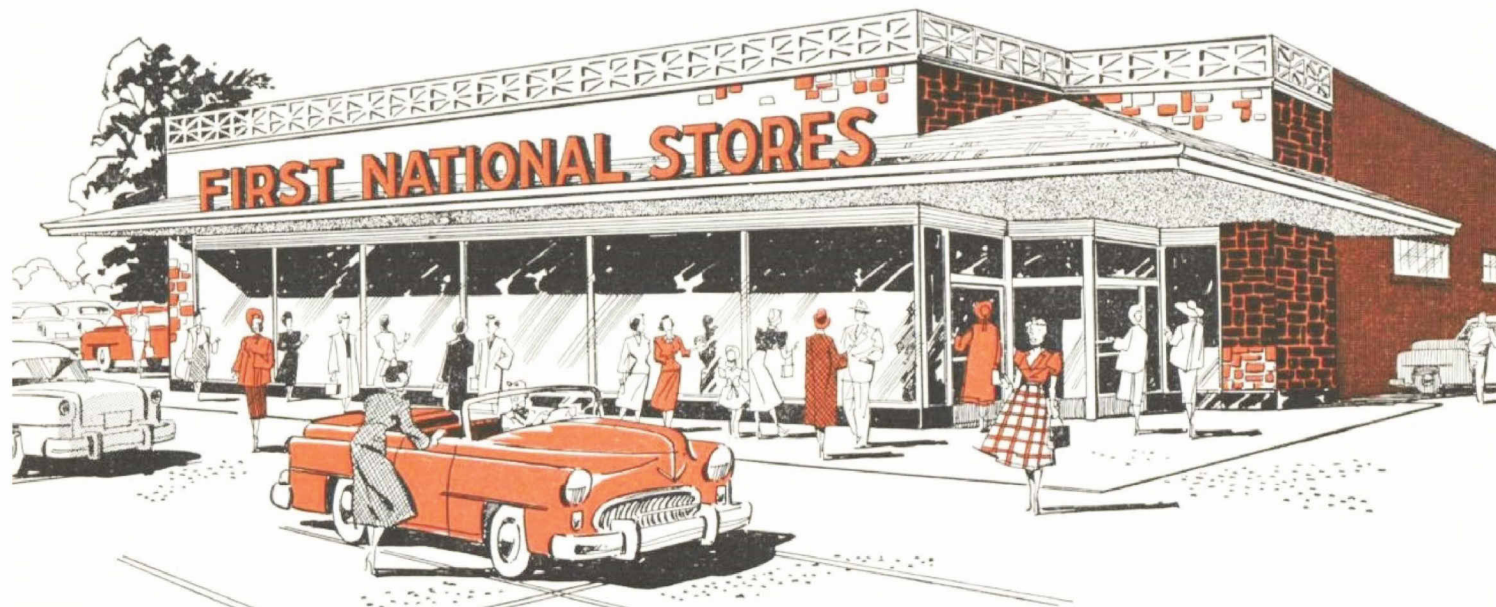
Consulting Structural Engineers

H0.01

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



09/18/26



First National Stores, Inc. purchased and merged the Universalist Church's two lots in 1952: the empty lot of the burned church, and the parsonage house lot. They also purchased a vacant lot behind these two lots from the City of Portsmouth and merged it with the other two lots, creating one lot large enough to support a modern grocery store with parking lot.

First National Stores, Incorporated was formed in April 1925 as a merger of three New England grocers; the John. T. Connor Company, Ginter Company and O'Keefe's, Incorporated. The Economy Grocery Company {Connecticut} was acquired in 1929. The Nicholson-Thackray Company {Rhode Island}, Davey Brothers Company {Connecticut} and Modern Grocery Company {also of Connecticut}, were bought during 1929, as well. With these mergers, First National Stores operated 2,002 units. They developed a prototype architectural design in the 1950's, with large storefront windows, and a decorative trellis banding along the wide flat roof. This style was replicated across the nation and became a basis of design for the mid-century supermarket chain. First National's "private label" merchandise underwent a massive re-labeling program during 1968, with new "Finast" branding used.

In 1978, Pic-N-Pay acquired First National Stores. In 1982, they sold the Pleasant Ave property to Portsmouth Trust Bank, preferring to focus on their existing Pic-N-Pay store on Islington Street. At this time the building underwent a major remodel, recladding the stone with brick and granite, and adding large canopies to the east and south. Portsmouth Trust sold to First NH Bank, who later sold to Citizens Bank. In 1998 it was purchased by a private landowner, and then was sold in 2023 to the current owner & applicant (Double MC, LLC).



H0.02

HISTORIC NARRATIVE
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



111 PARROTT AVE



118 PLEASANT ST



170 & 202 COURT ST



206 COURT ST



292 STATE ST

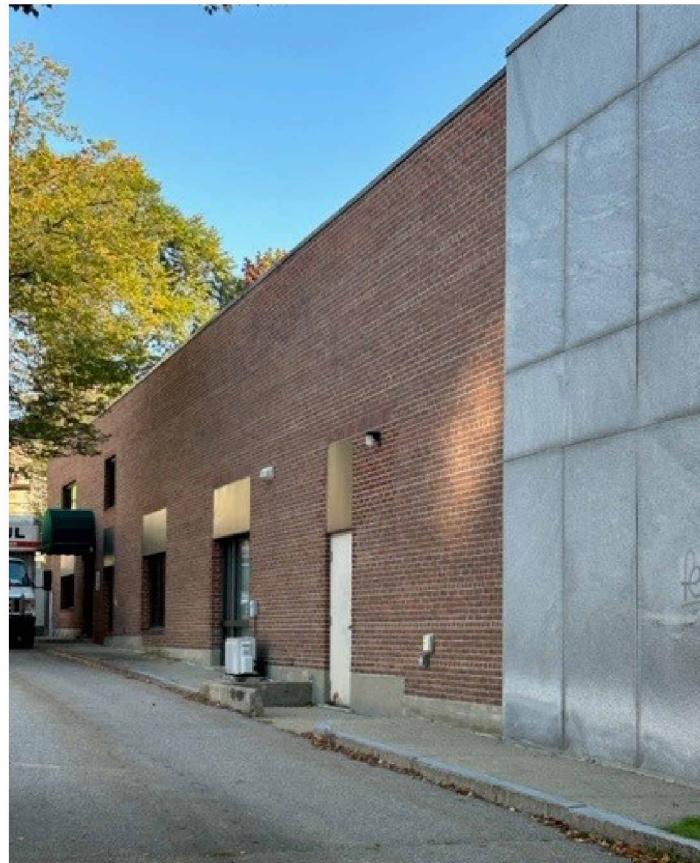


160 COURT ST



PARKING AT PARROTT AVE





WEST



SOUTH



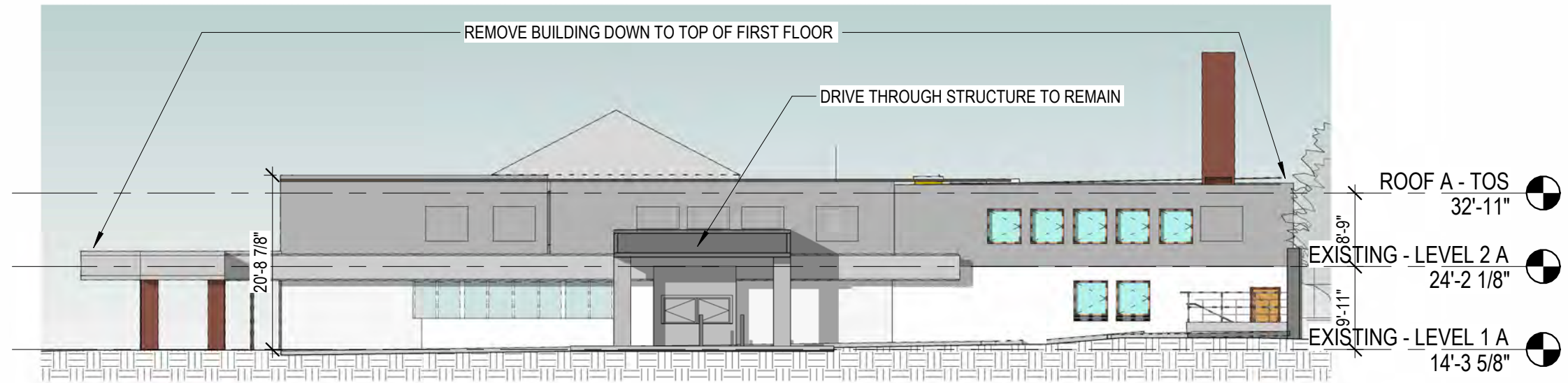
EAST



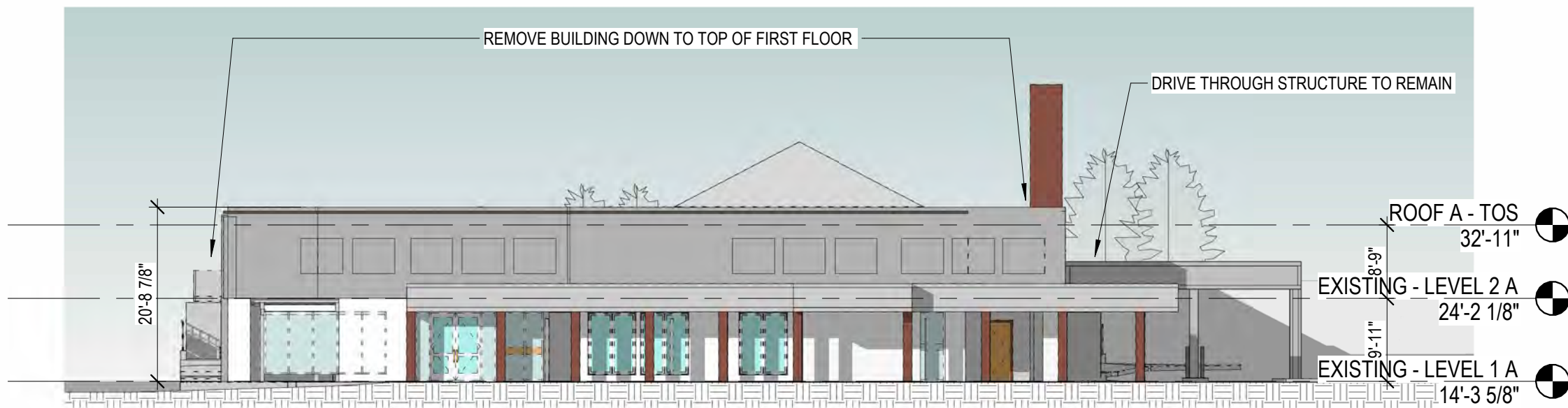
NORTH

H0.04

EXISTING BUILDING PHOTOS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



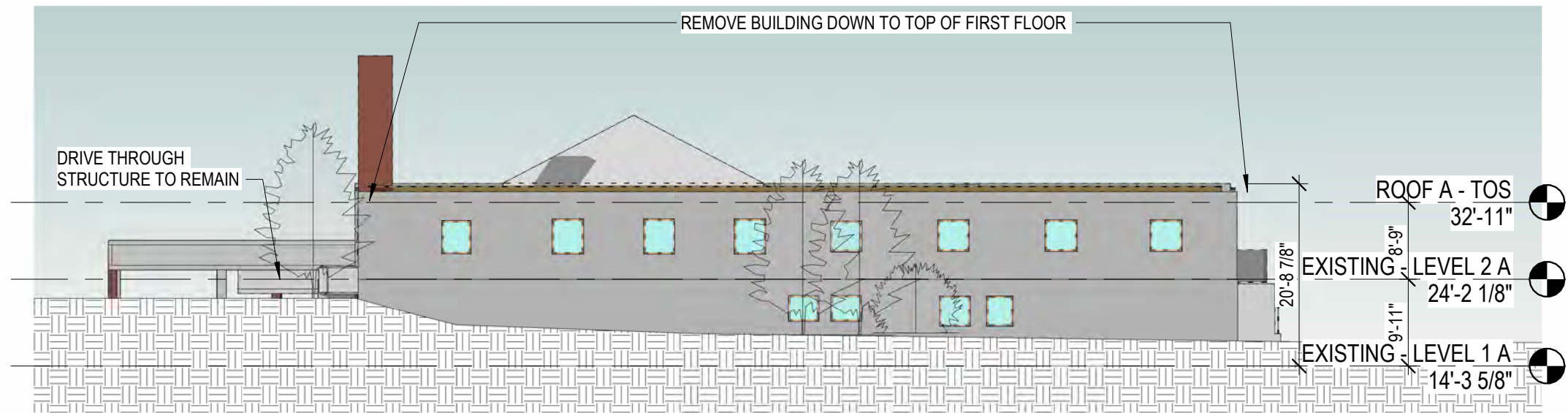
2 HDC EXISTING ELEVATION EAST
1/16" = 1'-0"



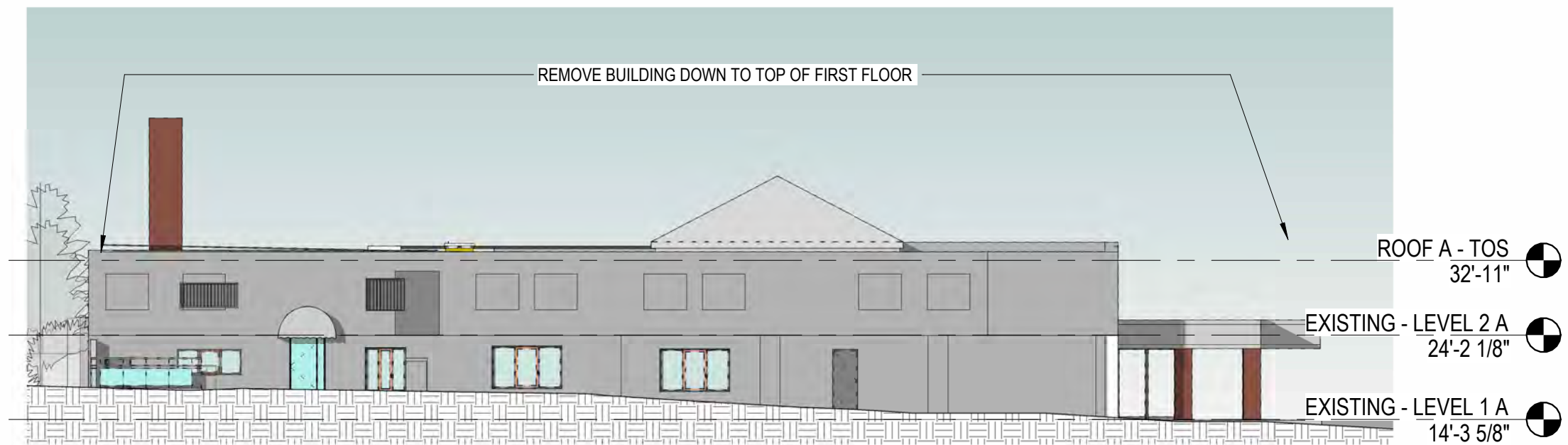
1 HDC EXISTING ELEVATION SOUTH
1/16" = 1'-0"

H0.05

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

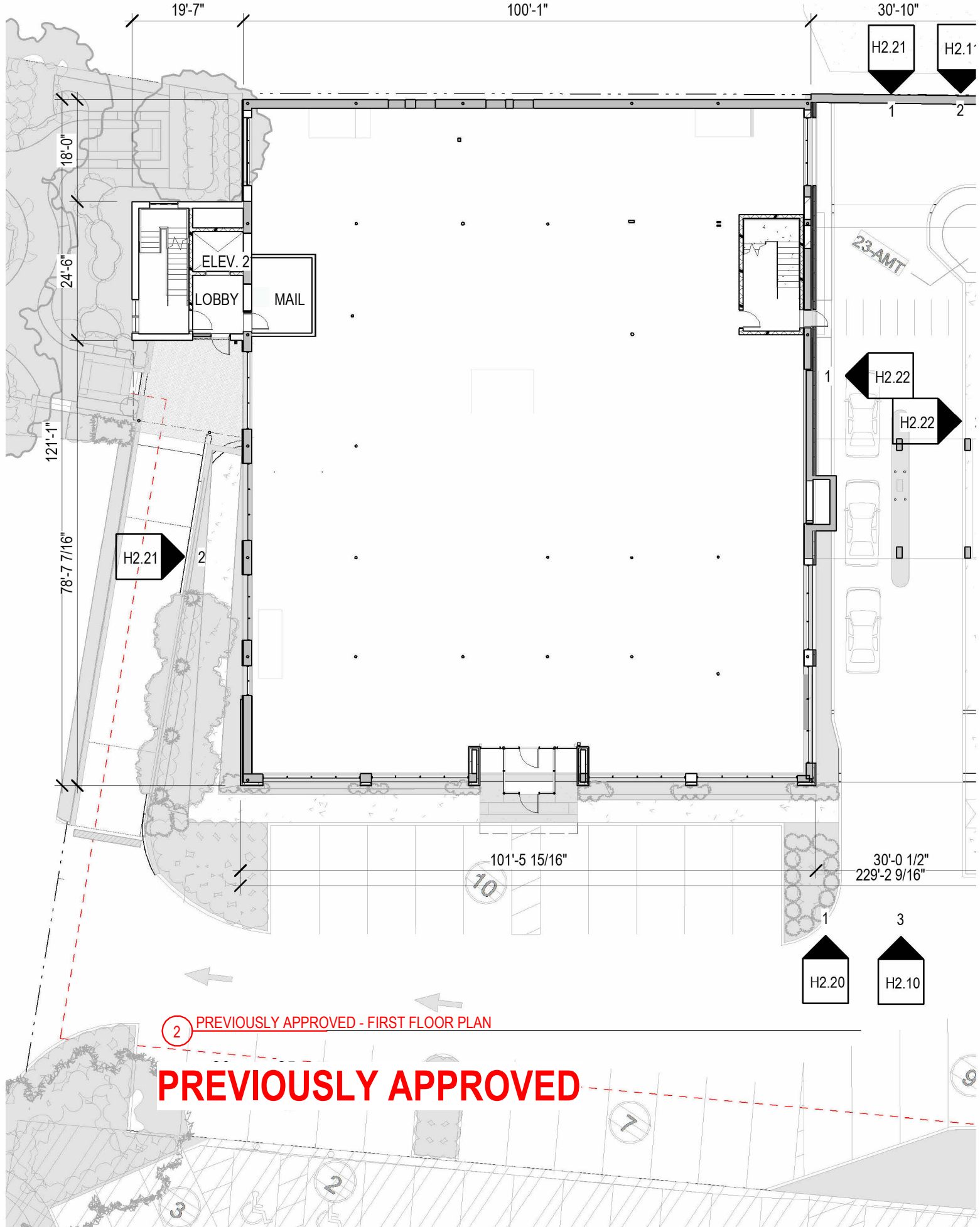


2 HDC EXISTING ELEVATION NORTH
1/16" = 1'-0"



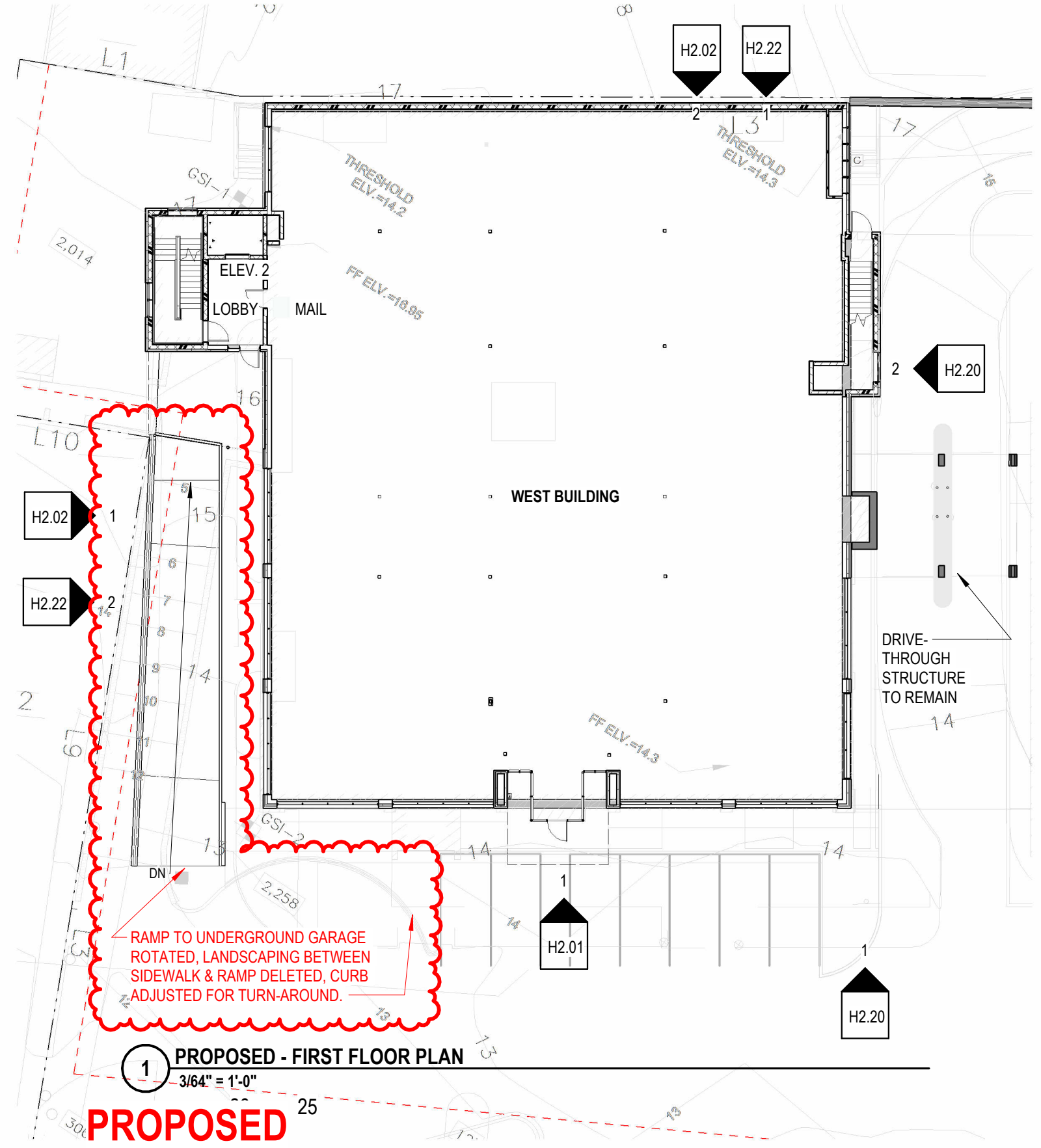
1 HDC EXISTING ELEVATION WEST
1/16" = 1'-0"

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



2 PREVIOUSLY APPROVED - FIRST FLOOR PLAN

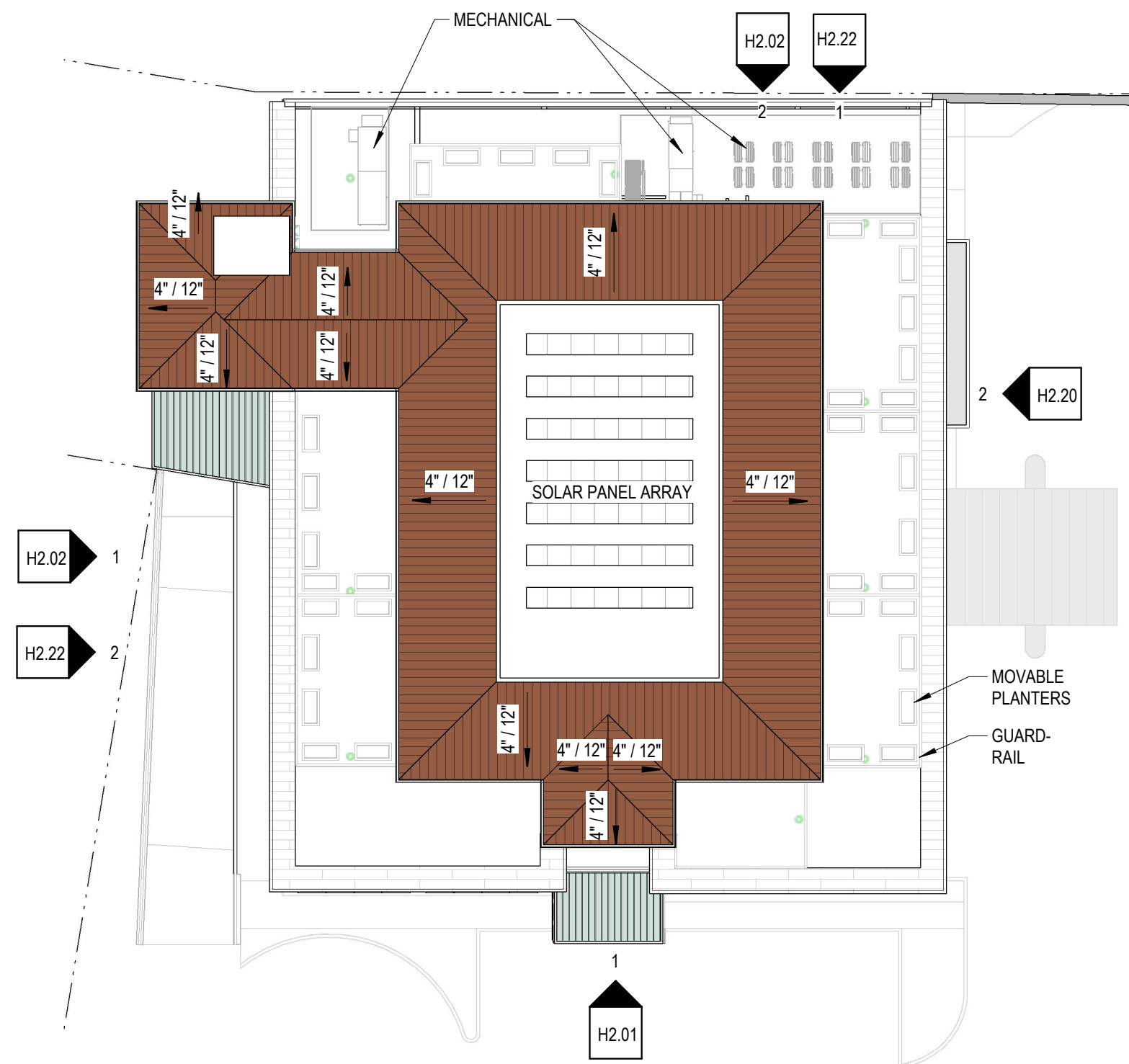
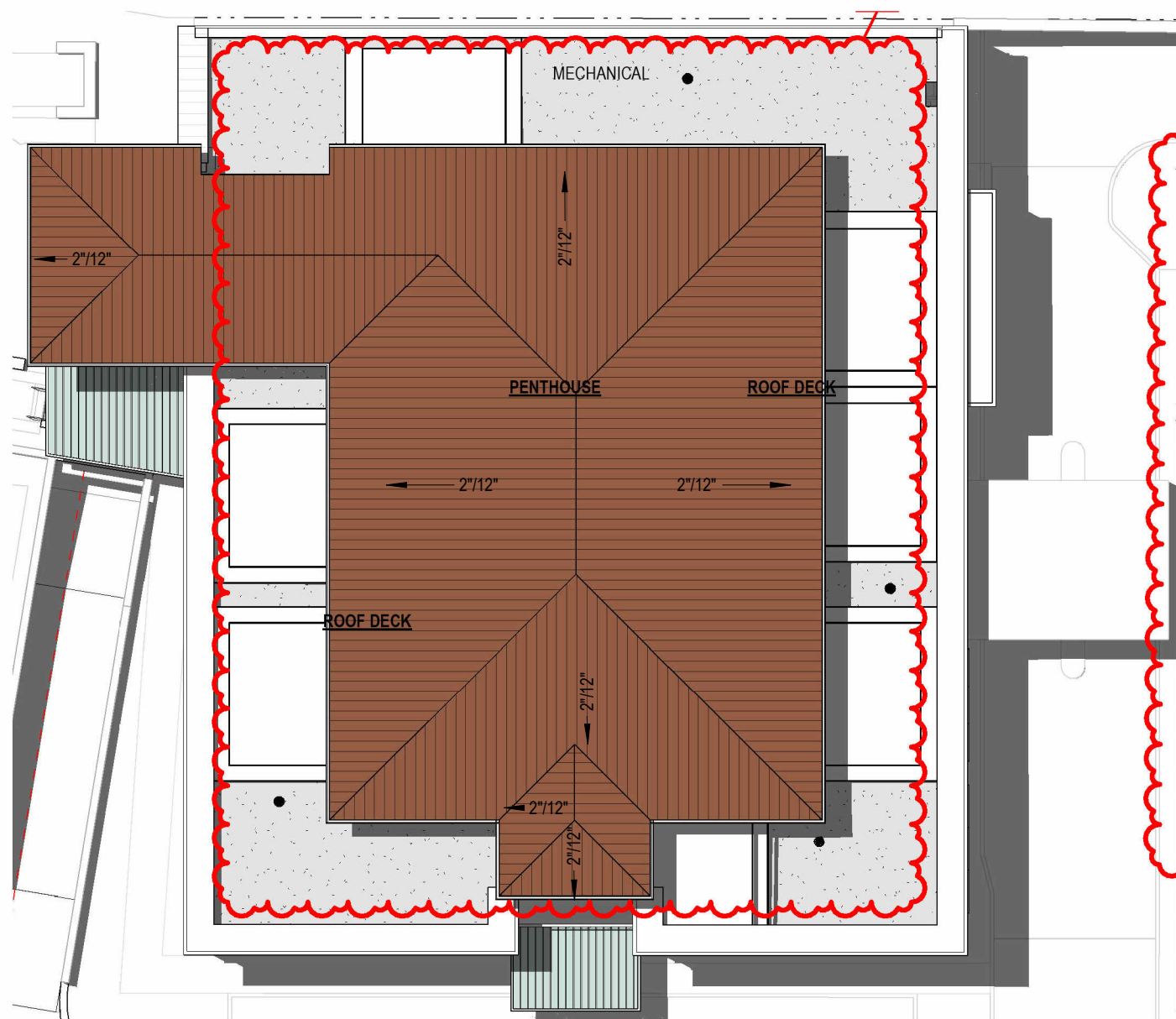
PREVIOUSLY APPROVED



1 PROPOSED - FIRST FLOOR PLAN

PROPOSED

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



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

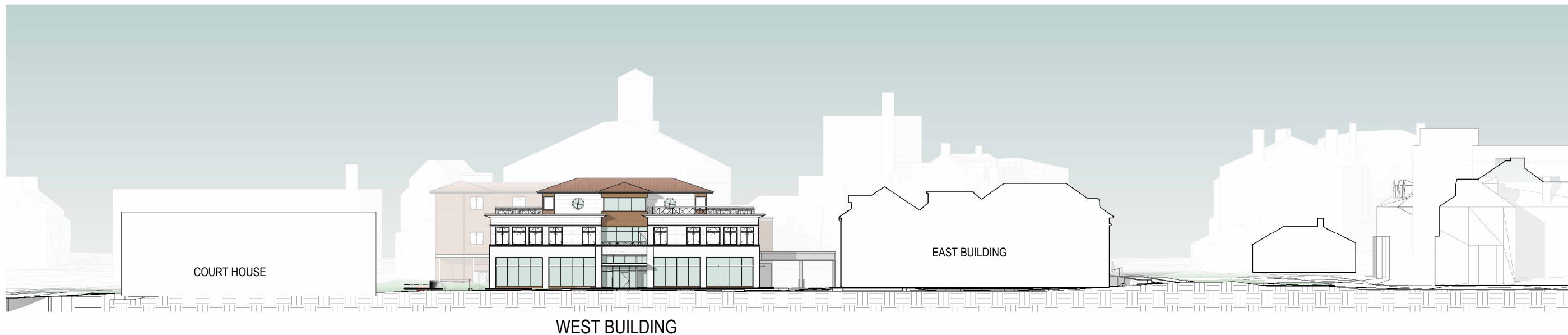


H1.02

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

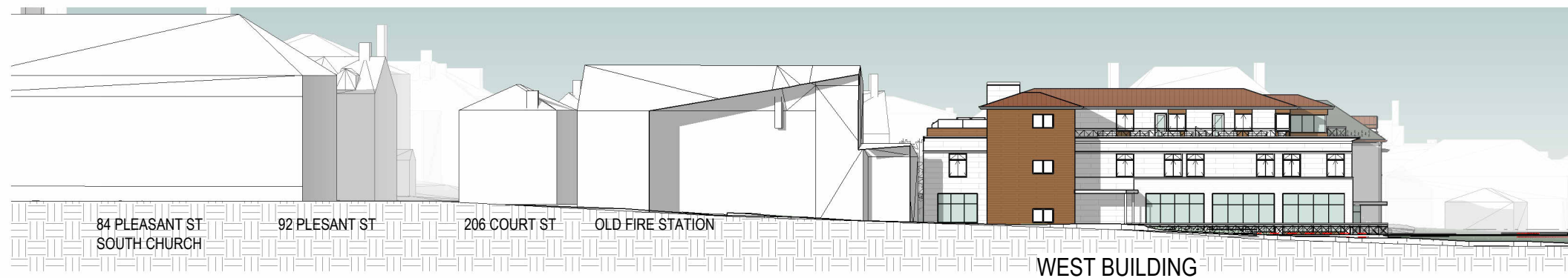


09/18/26

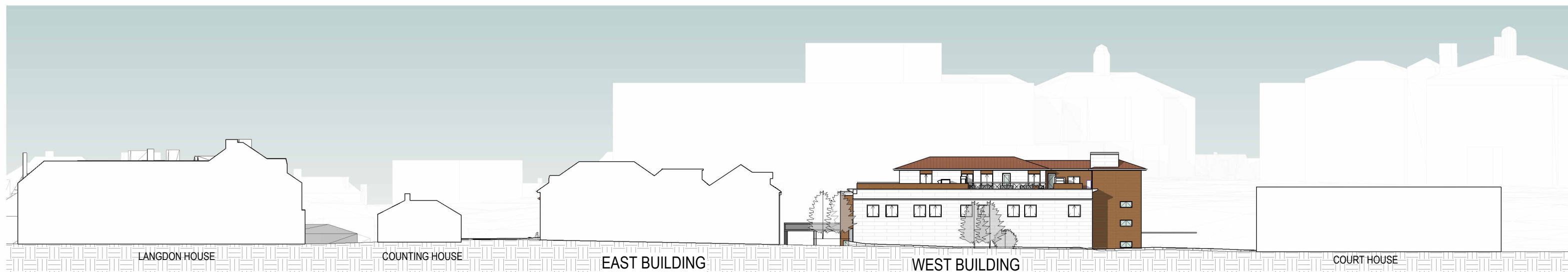


1 SOUTH SITE SECTION
1" = 40'-0"

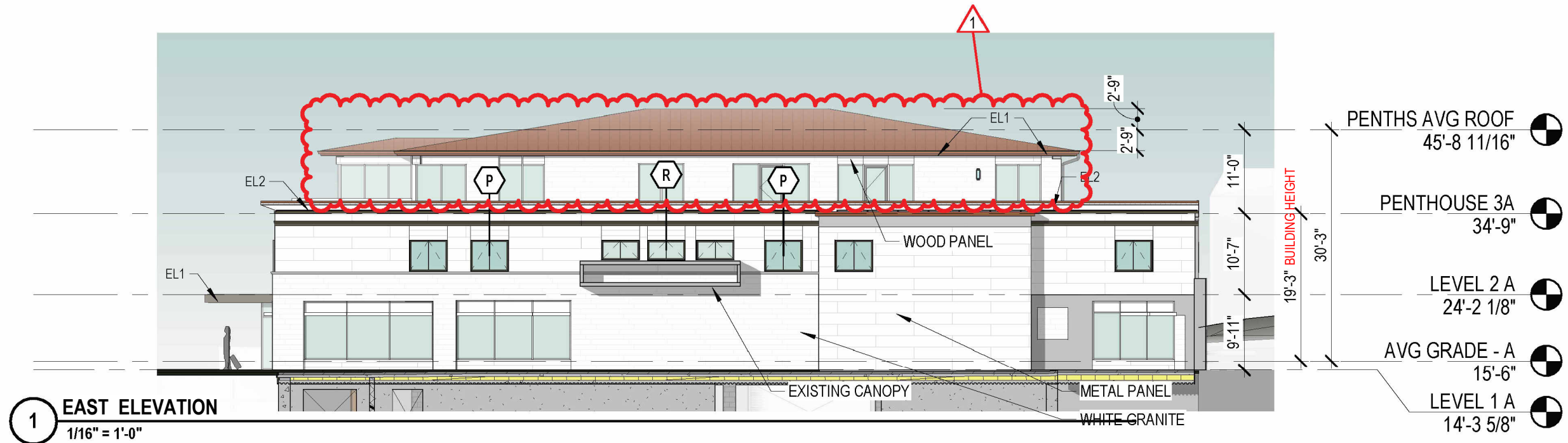
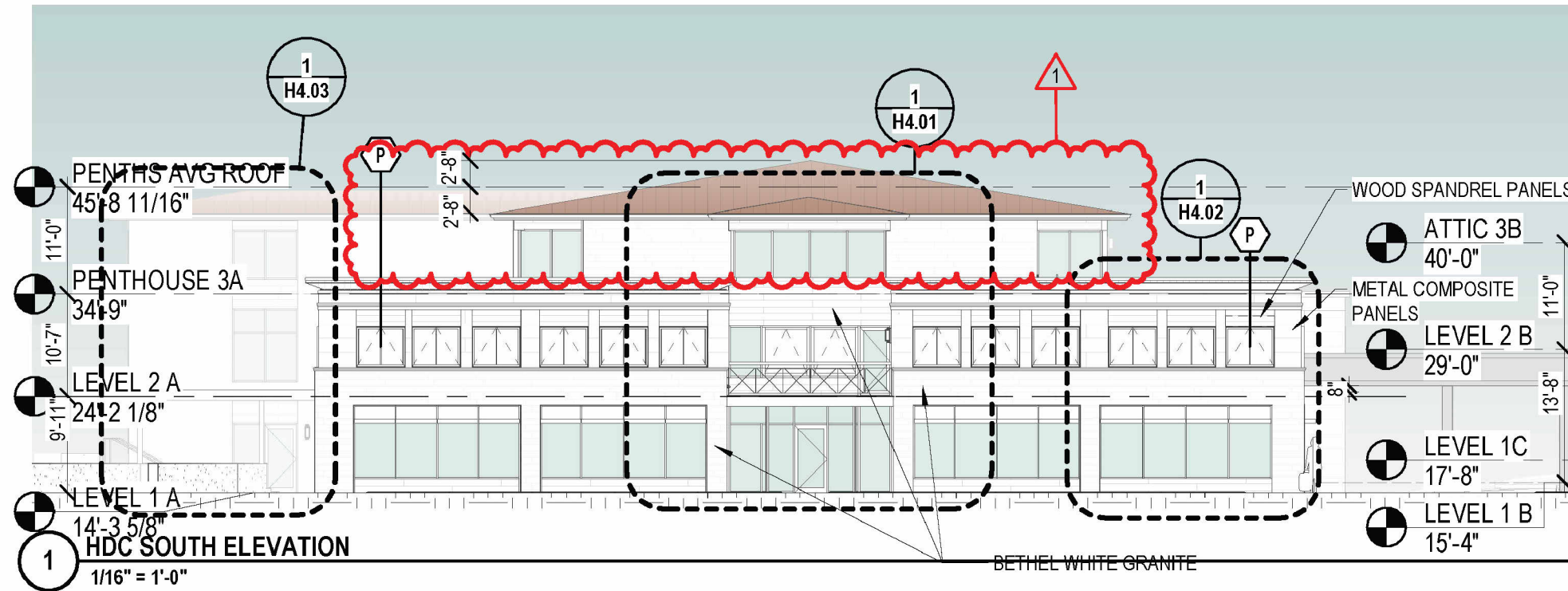
H2.01 **CONTEXT SITE SECTIONS**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



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



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



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**

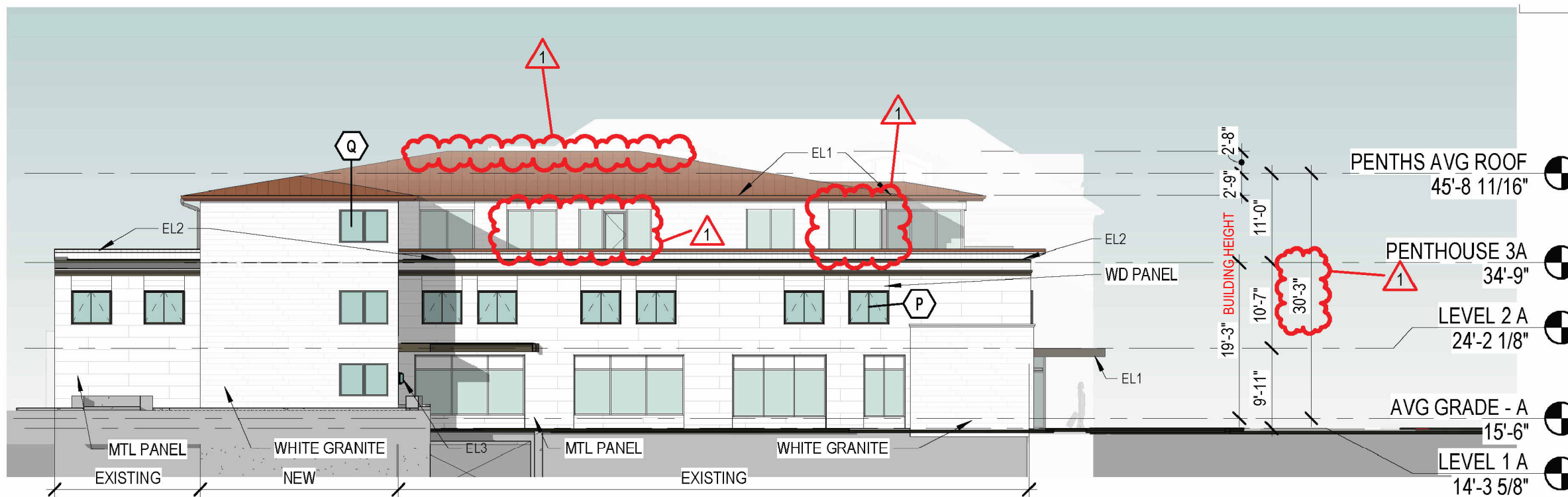
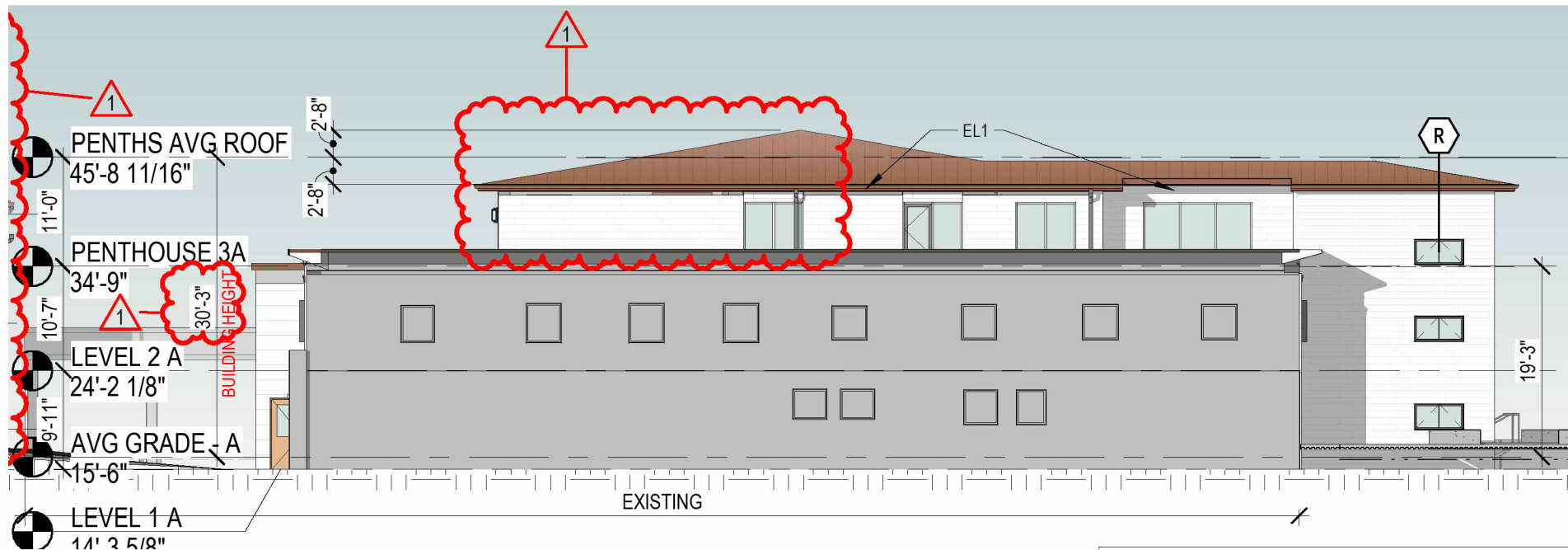
EXTERIOR LIGHTING LEGEND

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

PROPOSED

H2.20

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



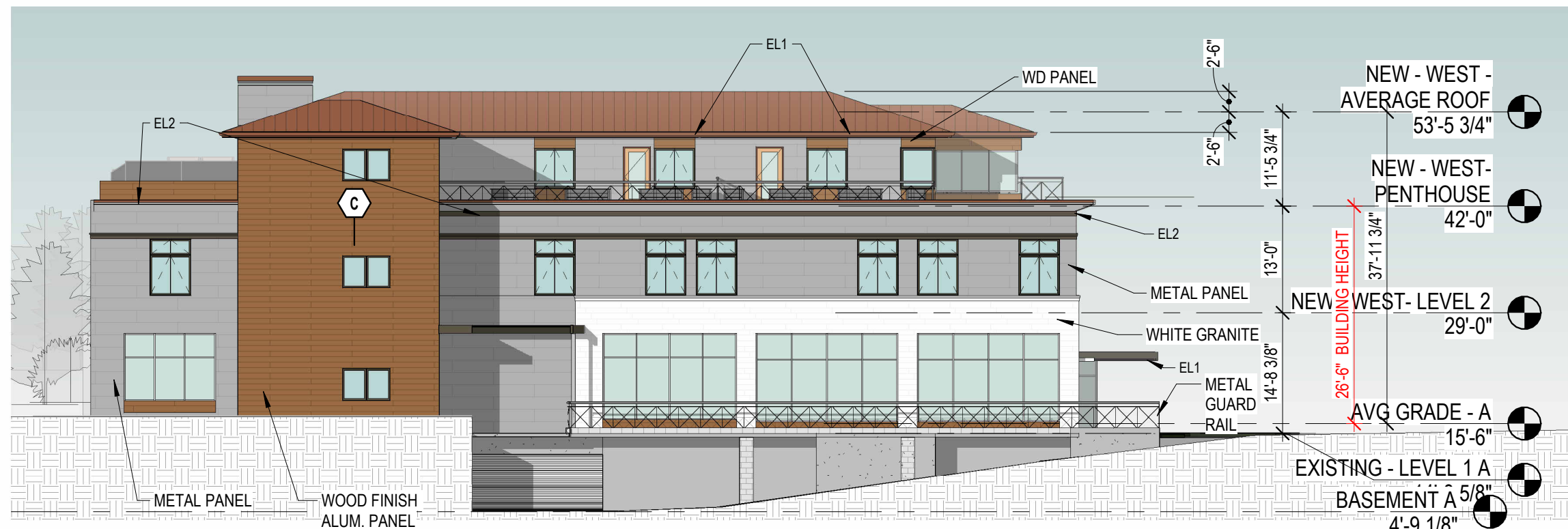
PREVIOUSLY APPROVED

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



PROPOSED SOUTH VIEW FROM PARROTT AVE PARKING LOT

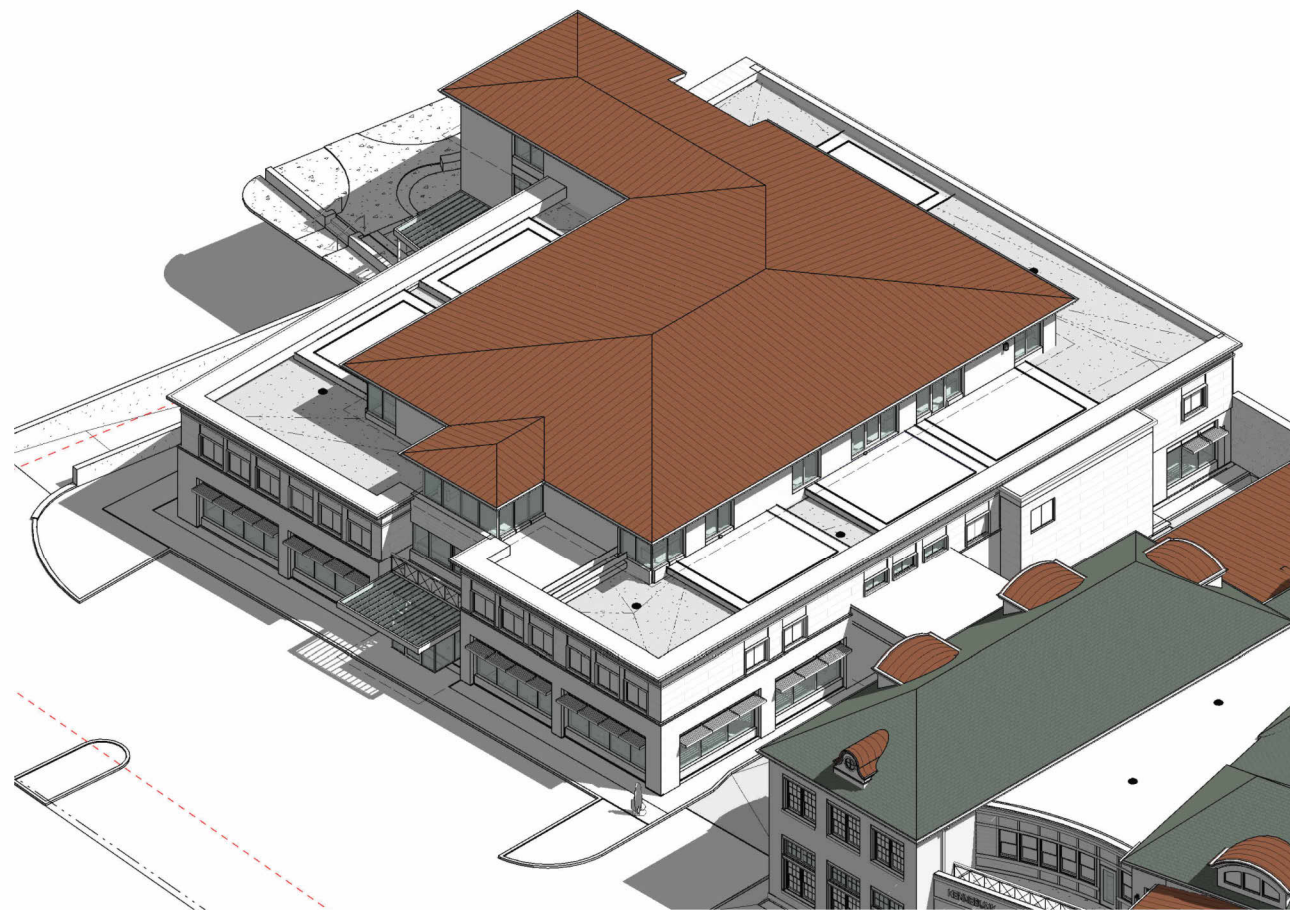
H3.00

RENDERING
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



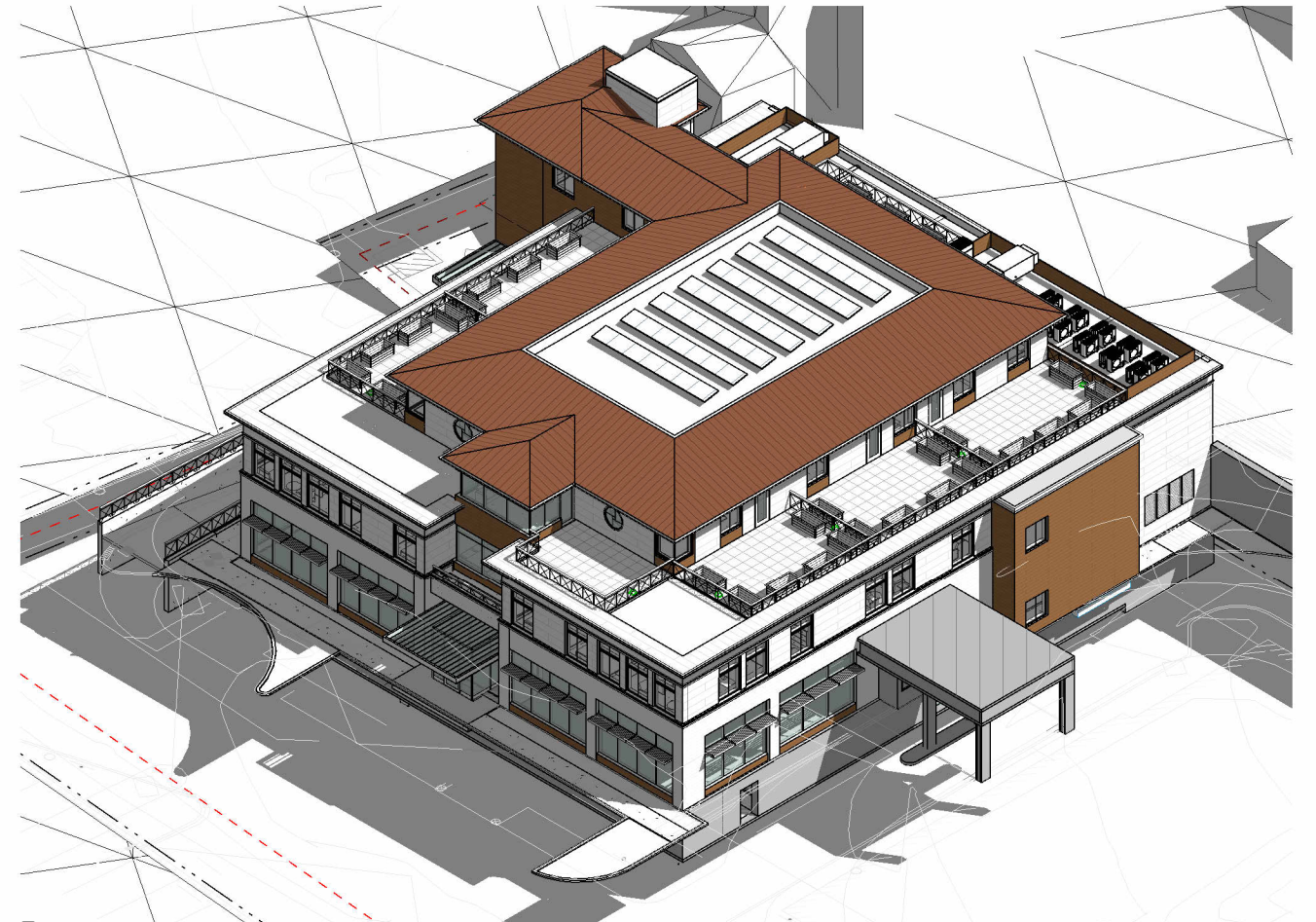
PROPOSED - VIEW FROM SOUTH AT COURTHOUSE

H3.01 **RENDERING**
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**

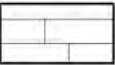


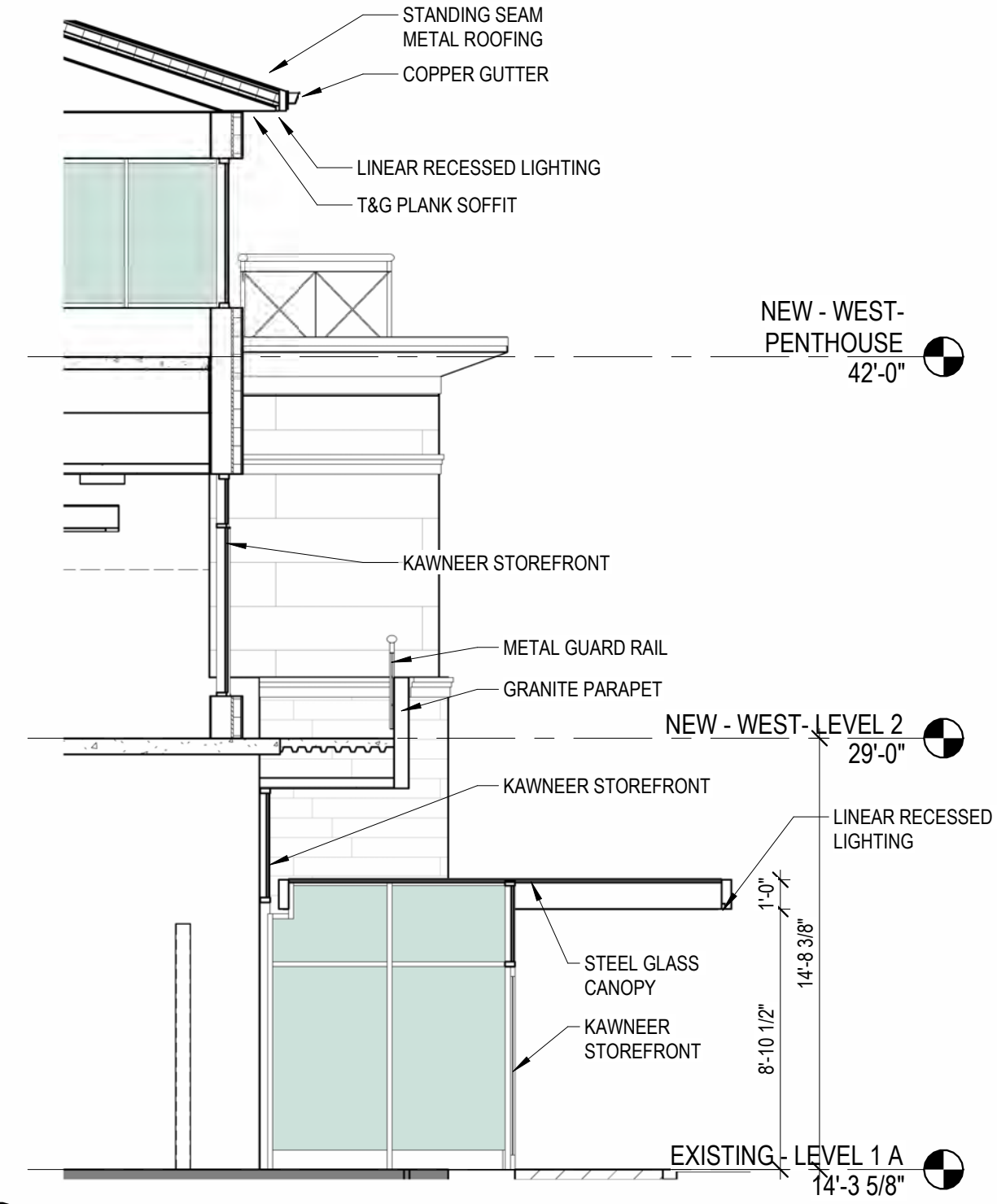
09/18/26



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

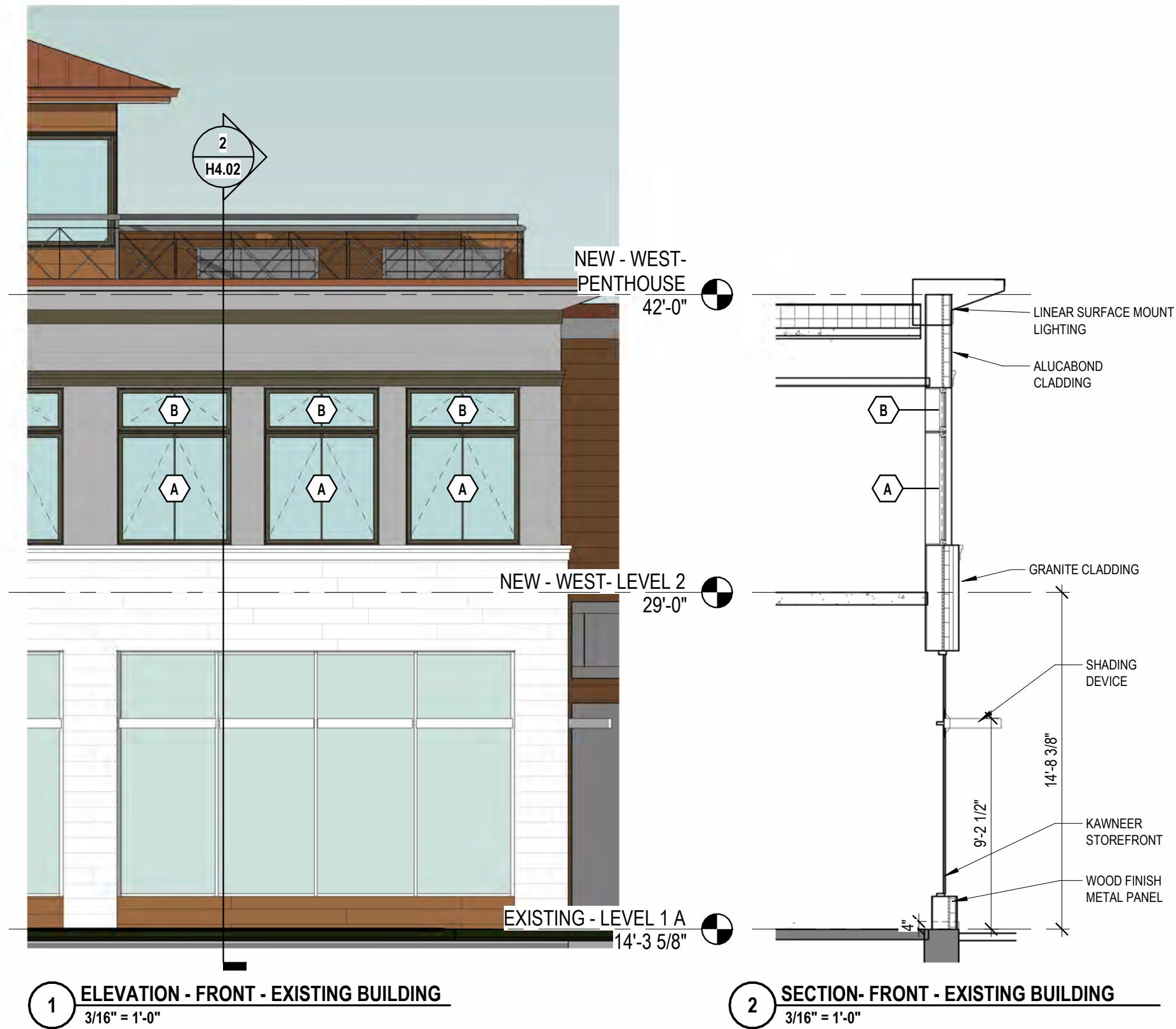
ELEVATION KEY NOTES

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



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

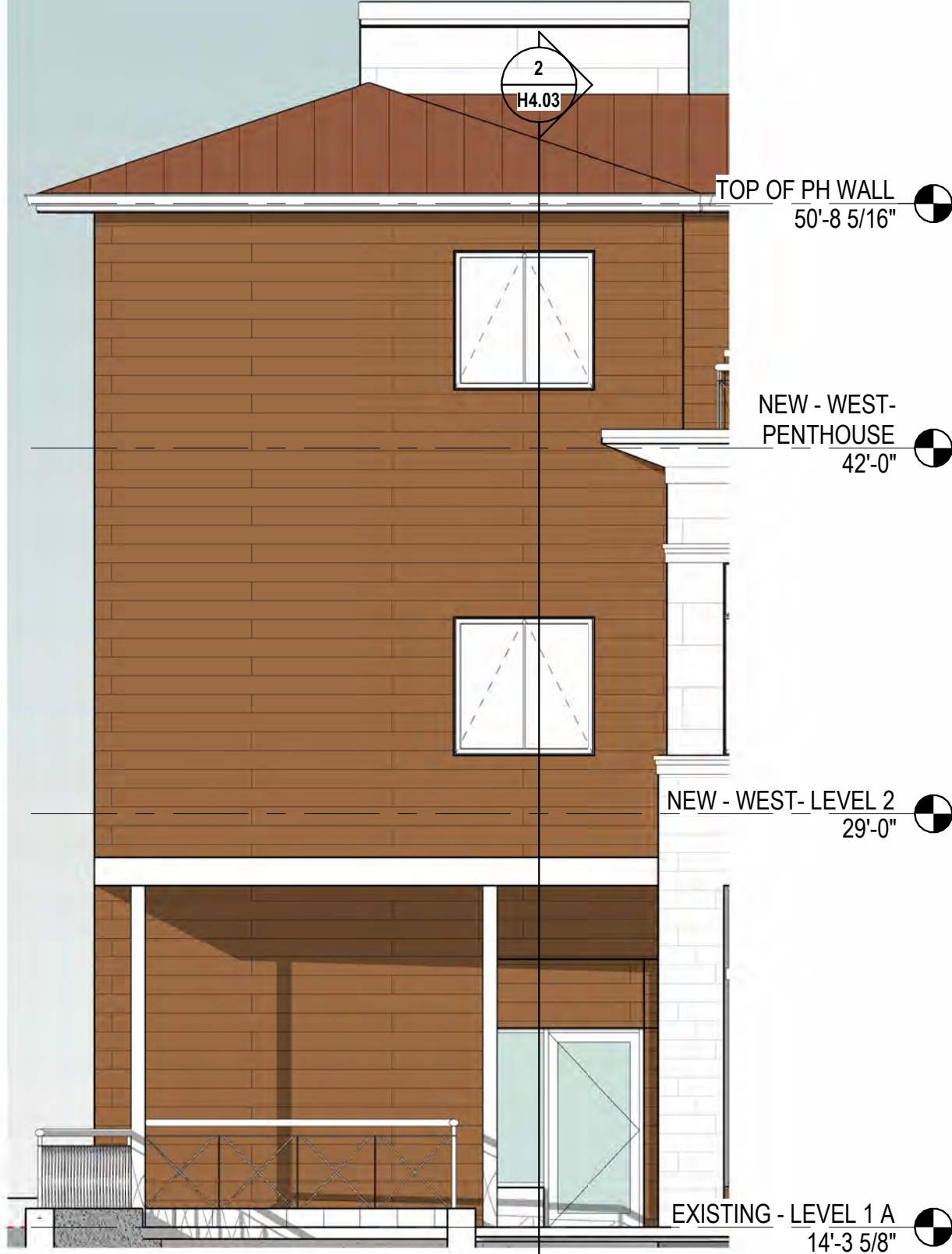
H4.01 ELEVATION DETAIL
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



ELEVATION KEY NOTES

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

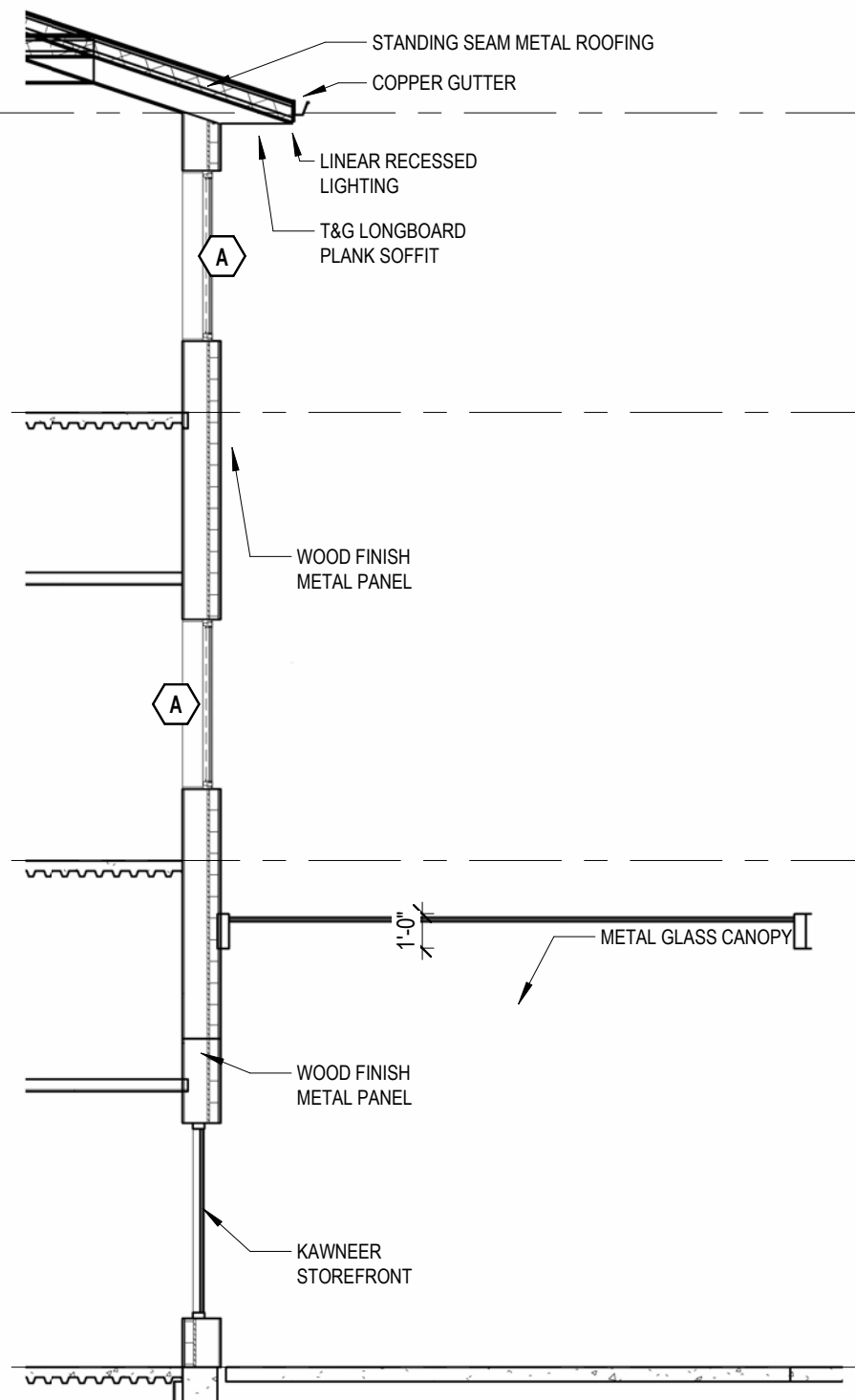
H4.02 **ELEVATION DETAIL**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



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

ELEVATION KEY NOTES

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



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

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

WEST BUILDING				
H4.05	Granite	Rock of Ages, Vermont	Bethel White	Thermal Finish
H4.06	Composite Metal Panel	Alucobond	FaceFastened	Zinc
H4.06	Composite Metal Panel	L&L Longboard	Shiplap	Light Cherry
H4.07	Metal Roofing	ATAS International Inc.	Standing Seam	Cinnamon
H4.08	Storefronts, Doors Entry and roof decks	Kawneer	Trifab VersaGlaze 451/451T	Classic Bronze
H4.09	Windows	Pella	Reserve – Contemporary - Awning	Brown
H4.10	Sun shades	Kawneer	Versoleil	Classic Bronze

H4.04

MATERIALS LEGEND

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



GRANITE
BETHEL WHITE
THERMAL FINISH



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

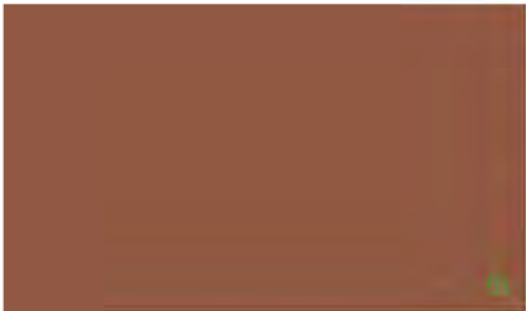
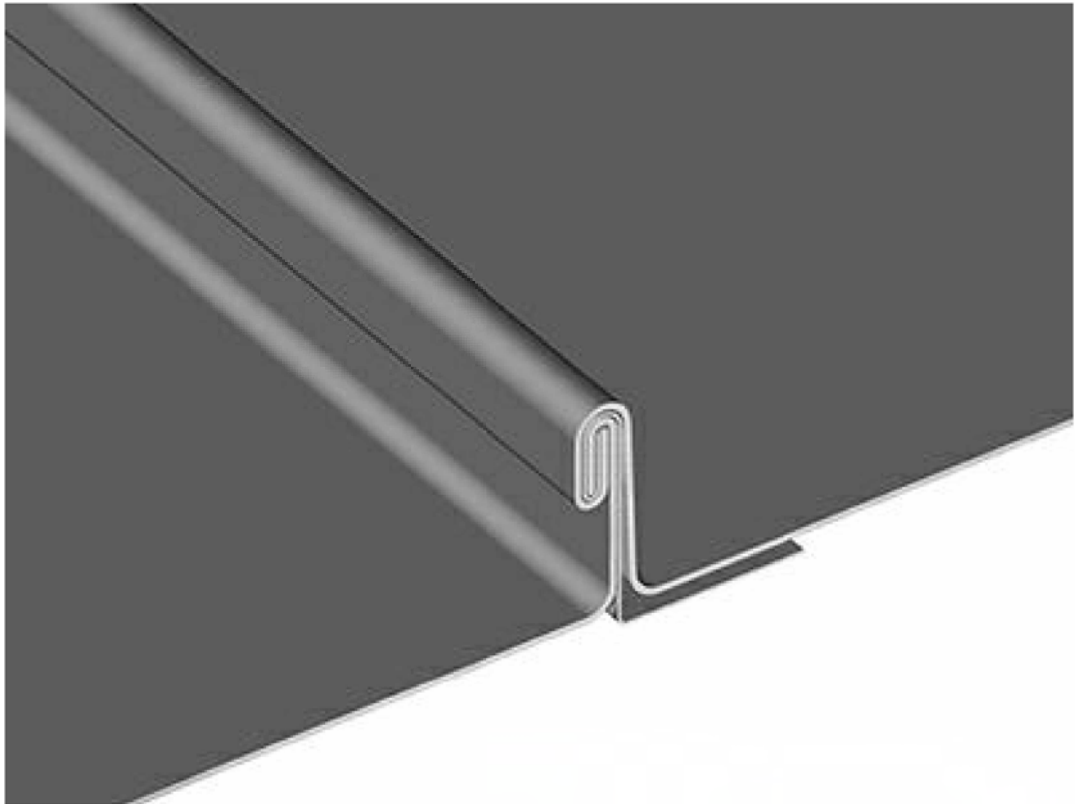
V-Groove Planks

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



PAINTED STANDING SEAM METAL ROOFING

PREVIOUSLY APPROVED ROOFING MATERIAL WAS MILL FINISH NATURAL COPPER



CINNAMON

LOW SUPPLIES: PLEASE CALL

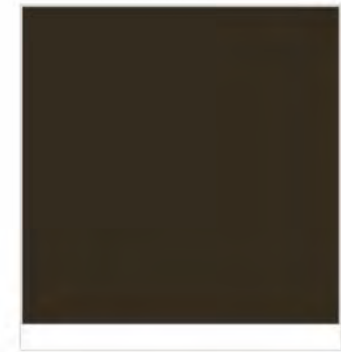
MATERIALS AVAILABILITY

H4.07

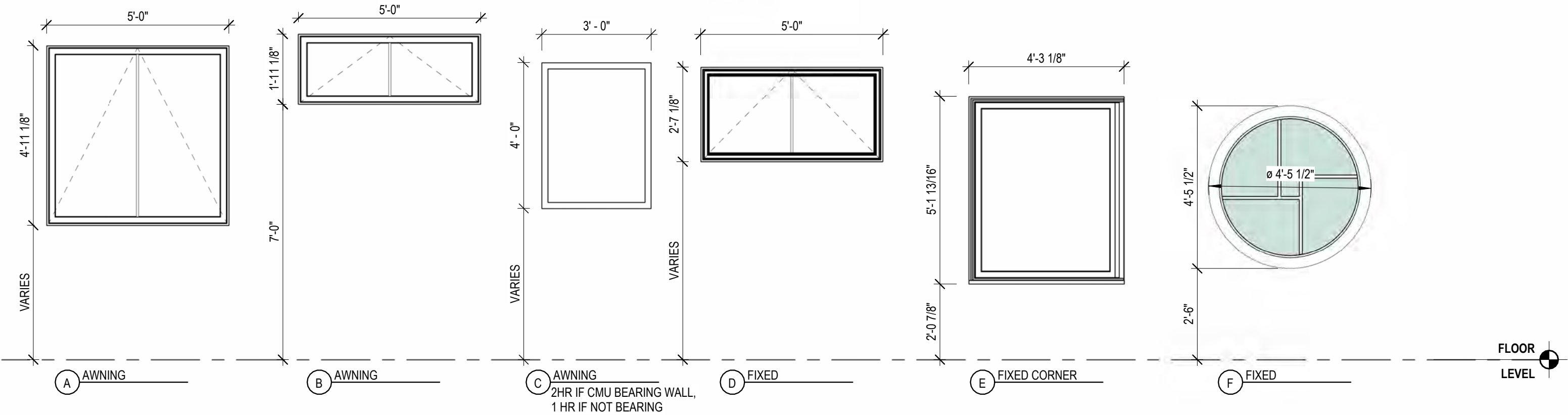
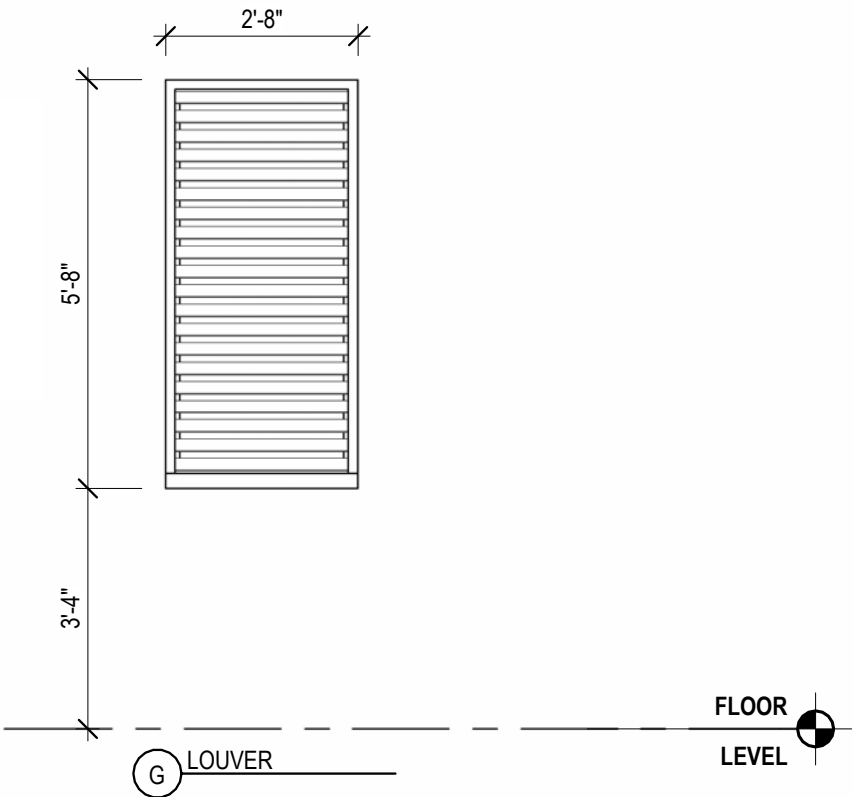
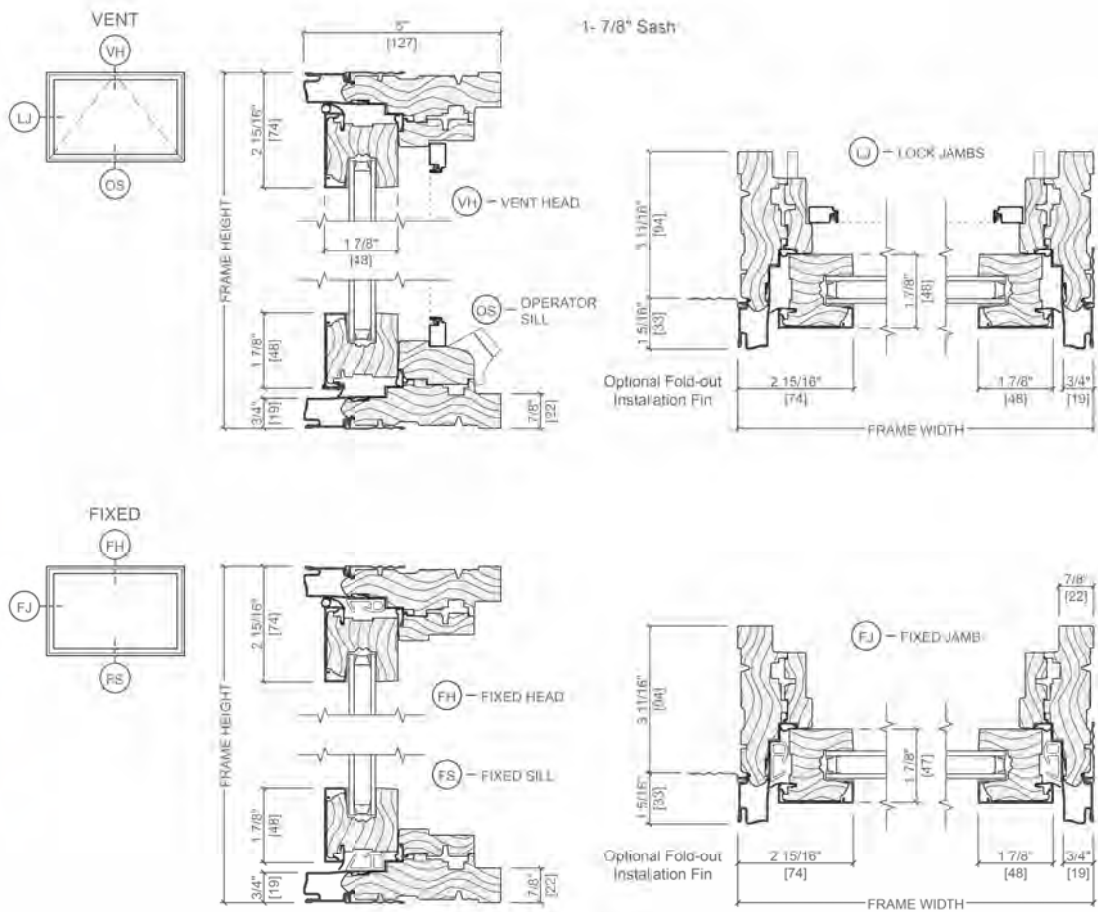
MATERIALS - ROOFING
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

WINDOWS

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



Brown



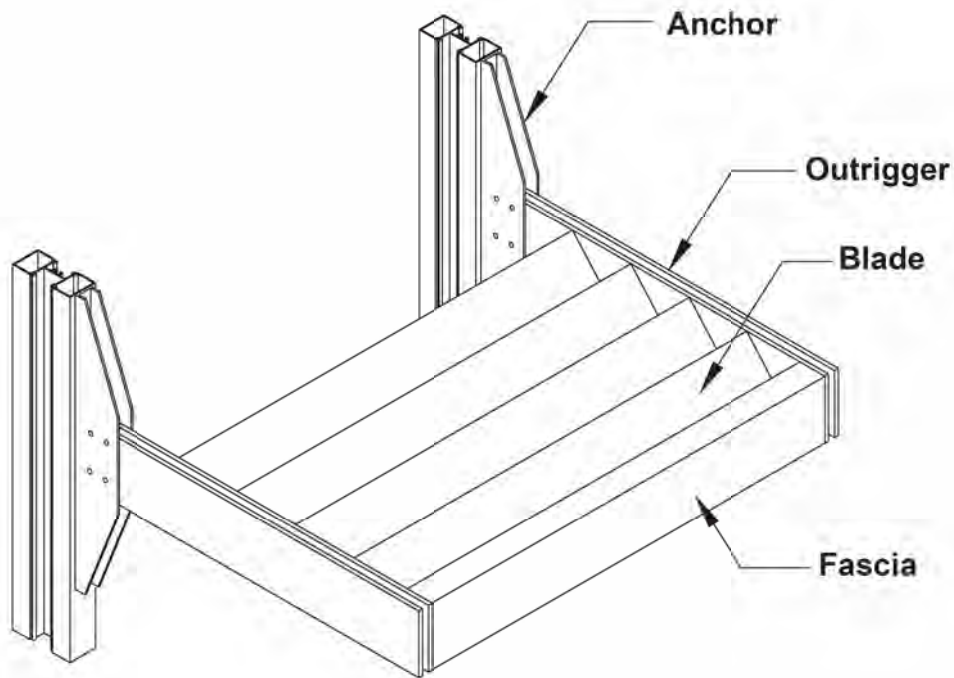
WINDOW SCHEDULE - WEST BLDG

H4.09

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

Versoleil® SunShade - Outrigger System

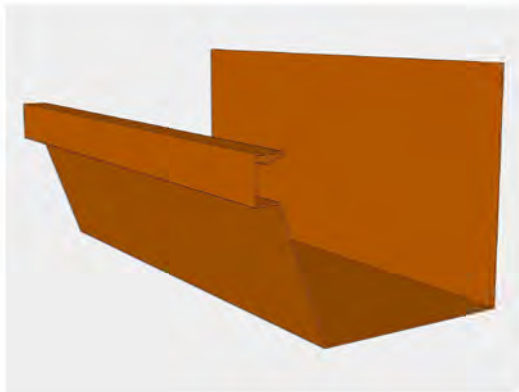
FEATURES - STOREFRONT



PROPOSED AS PREVIOUSLY APPROVED, NO CHANGES

COPPER GUTTERS AND DOWNSPOUTS

F Style Gutter



Plain Round Copper Downspout

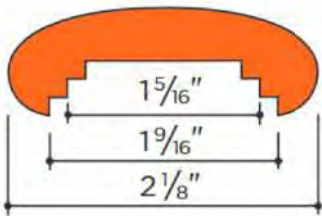


GUARDRAILS AT ROOF DECKS



TOP RAIL

Shape: Elliptical
Materials: Bronze



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