

Historic District Commission

Staff Report

Wednesday, October 07, 2026

Project Address: 56 Market Street

Permit Requested: Certificate of Approval

Application: Public Hearing A

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5 (CD5) and Downtown Overlay
- Land Use: Mixed-use
- Land Area: 4,901 SF +/-
- Estimated Age of Structure: 1860
- Building Style: Italianate
- Number of Stories: 3
- Historical Significance: Both Focal and Contributing to the district
- Public View of Proposed Work: Market Street
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work: Renovations to the existing storefront.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Renovations to an existing storefront. No additional land use approvals are needed.



**HISTORIC
SURVEY
RATING
C / F**

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:

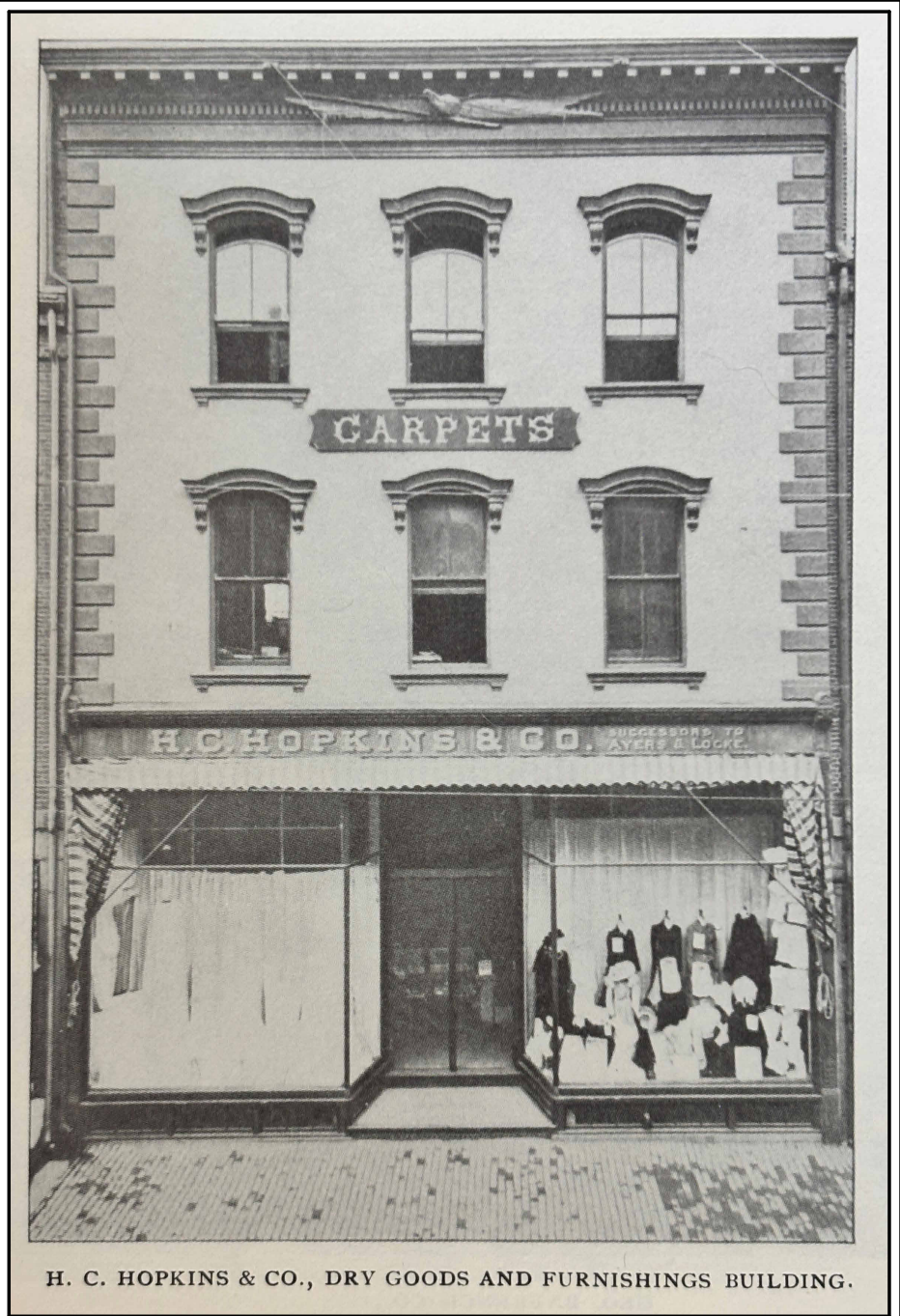
1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

56 MARKET STREET STOREFRONT

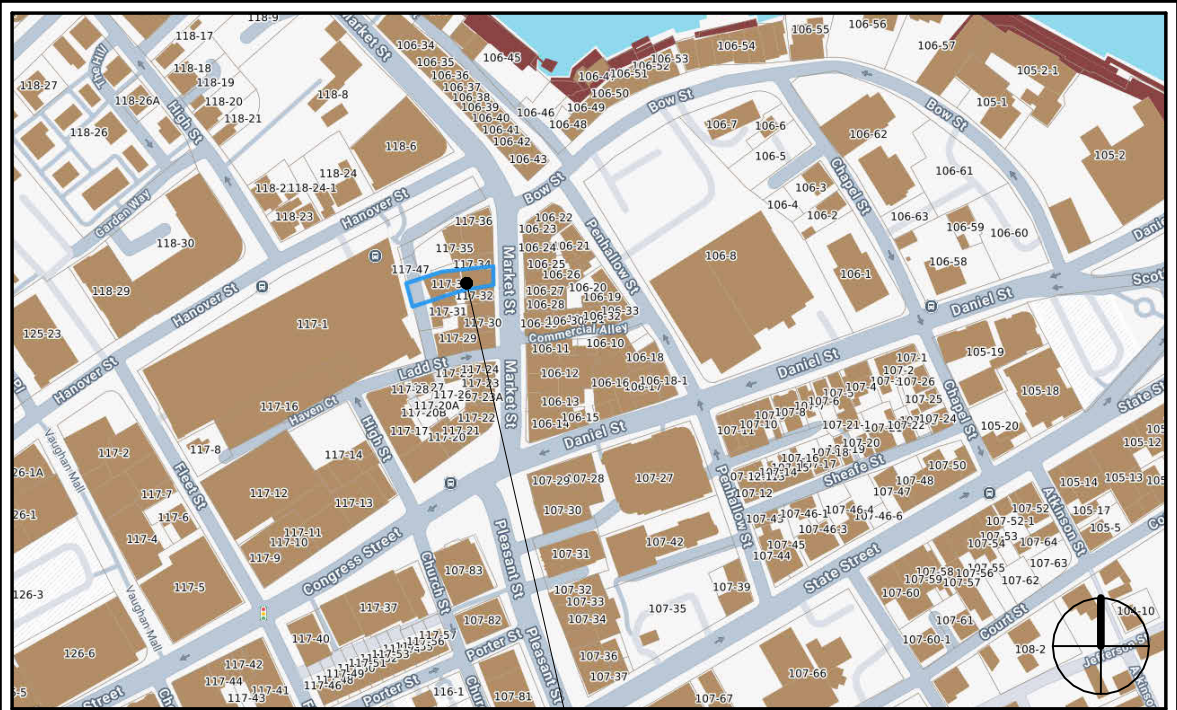
HISTORIC DISTRICT COMMISSION PUBLIC HEARING
OCTOBER 2026, PORTSMOUTH, NEW HAMPSHIRE

- PROPOSED WORK:
- REFINISHING OF EXISTING WOOD STOREFRONT
 - REMOVE TWO ETCHED GLASS TRANSOM PANES, REPLACE WITH GLAZING TO MATCH REMAINING STOREFRONT GLAZING
 - INSTALLATION OF TWO BLACK FABRIC RETRACTABLE AWNINGS
 - INSTALLATION OF COPPER PENDANT LIGHT ABOVE RECESSED ENTRY
 - ALL SIGNAGE IS TO BE DETERMINED
 - EXISTING MOSAIC AT RECESSED ENTRY GRANITE STEP TO BE CLEANED
 - EXISTING SOFFIT AT RECESSED ENTRY TO BE REFINISHED
 - EXISTING PANELING AT STOREFRONT TO BE REFINISHED

SHEET LIST - HDC	
Sheet Number	Sheet Name
C	COVER
A1	EXISTING STOREFRONT
A2	STOREFRONT ELEVATION
APPENDIX A	LIGHT FIXTURE



PORTSMOUTH HISTORIC AND PICTURESQUE
C.S. GURNEY



56 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

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MARKET STREET RENOVATION
56 MARKET STREET
PORTSMOUTH, NH 03801

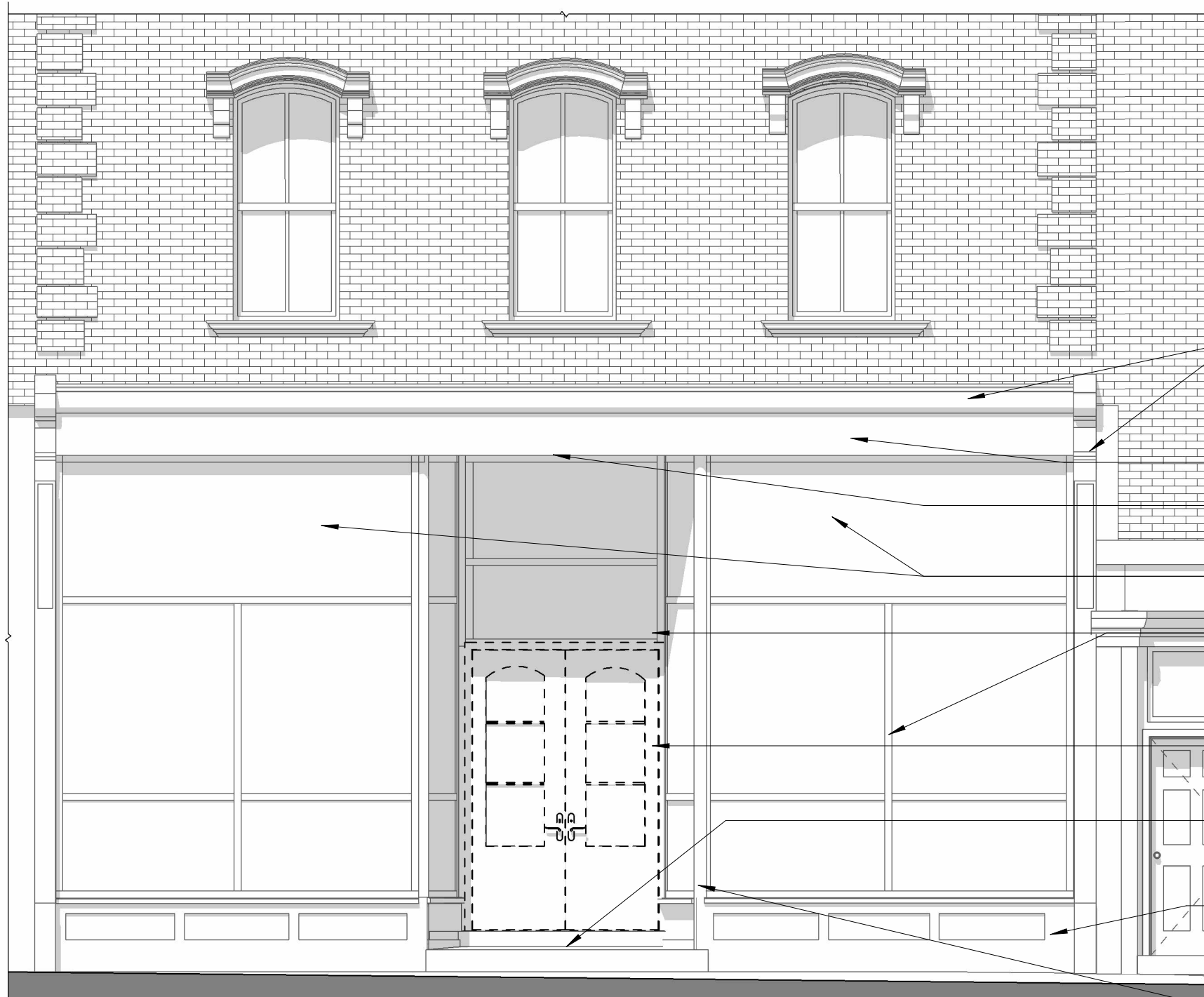
COVER
HISTORIC DISTRICT COMMISSION PUBLIC HEARING
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by
McHENRY ARCHITECTURE



C

09/15/2026
PA: RD / MG
Project Number: 26053
NOT TO SCALE



- REPAIR, CLEAN, AND REFINISH EXISTING PILASTERS AND CORNICE
- REFINISH EXISTING FREEZE BOARD
- EXISTING RECESSED ENTRY SOFFIT TO BE REFINISHED
- REMOVE TWO ETCHED GLASS TRANSOM PANES
- EXISTING SINGLE PANE WOOD STOREFRONT TO BE REFINISHED
- EXISTING WOOD ENTRY DOORS TO BE REMOVED
- EXISTING MOSAIC TO BE CLEANED
- EXISTING WOOD STOREFRONT PANELING TO REMAIN, REFINISHING
- EXISTING CORNER PILASTERS TO REMAIN, REFINISHING



EXISTING STOREFRONT LOOKING SOUTHWEST



EXISTING STOREFRONT LOOKING NORTH WEST

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1 EAST ELEVATION AT STOREFRONT - EXISTING
1/4" = 1'-0"

MARKET STREET RENOVATION

56 MARKET STREET
PORTSMOUTH, NH 03801

EXISTING STOREFRONT
HISTORIC DISTRICT COMMISSION PUBLIC HEARING
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274
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McHENRY ARCHITECTURE



A1

09/15/2026

PA: RD / MG

Project Number: 26053

AS INDICATED



1 EAST ELEVATION AT STOREFRONT
1/4" = 1'-0"



2 EXTERIOR STOREFRONT PERSPECTIVE - OPTION 01

- BLACK FABRIC RETRACTABLE AWNING WITH SCALLOPED VALANCE, BLACK HARDWARE
- FOURTEENTH COLONY LIGHTING, 7721-1, ANTIQUE COPPER PENDANT
- REMOVED ETCHED GLASS PANES TO BE REPLACED WITH GLAZING TO MATCH REMAINING STOREFRONT GLAZING
- EXISTING STOREFRONT TO REMAIN, REFINISH
- HALF-LITE, 2 PANEL WOOD DOOR. PANELING AND STICKING PROFILES TO MATCH EXISTING STOREFRONT PANELING AND STICKING PROFILES
- EXISTING WOOD STOREFRONT PANELING TO REMAIN, REFINISH
- EXISTING CORNER PILASTERS TO REMAIN, REFINISH
- EXISTING MOSAIC TO REMAIN, CLEAN

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MARKET STREET RENOVATION

56 MARKET STREET
PORTSMOUTH, NH 03801

STOREFRONT ELEVATION

HISTORIC DISTRICT COMMISSION PUBLIC HEARING
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274
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McHENRY ARCHITECTURE



A2

09/15/2026

PA: RD / MG

Project Number: 26053

AS INDICATED



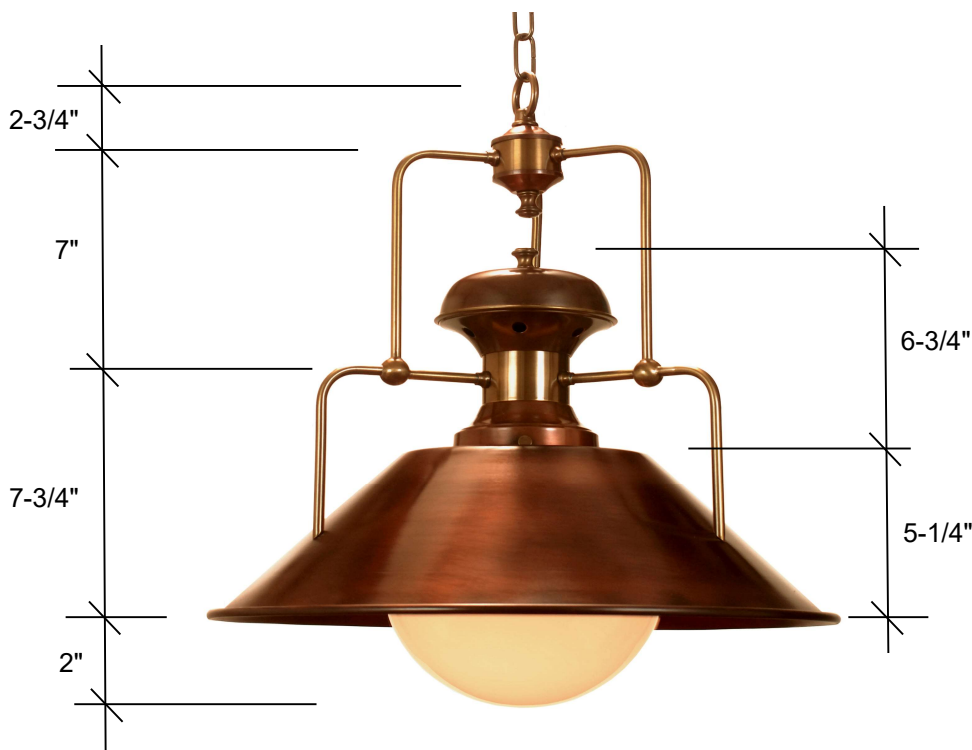
FOURTEENTH COLONY LIGHTING

HANDCRAFTED LIGHT FIXTURES MADE IN MEMPHIS, TENNESSEE

APPENDIX A - LIGHT FIXTURE SELECTION

7721-1

19.5 H x 18 W



Standard

1-60W Medium
8" Opal Globe
Canopy 5" Round

Glass Options

n/a

Lamp Options

n/a

Finish Options

Raw Brass (RWB)
Antique Brass (AB)
Blackened Brass (DAB)
Oil Rubbed Brass (ORB)
Raw Copper (RWC) *
Antique Copper (AC) *
Blackened Copper (DAC)
Antique Copper Verde (ACV)
Copper Verde (CV)
Rust (RT)

*All finishes are hand-applied;
therefore variations will occur*

Dimensions are approximate

** Finish will have brass accents*

Project Address: 69 Hunking Street

Permit Requested: Certificate of Approval

Application: Public Hearing #1

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 1,778 SF +/-
- Estimated Age of Structure: 1750
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: Focal
- Public View of Proposed Work: Hunking Street and Mechanic Street
- Unique Features: N/A
- Neighborhood Association: The South End



B. Proposed Work: The replacement of the existing front door and side lights.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement of the front door and side lights.



**HISTORIC
SURVEY
RATING

N/A**

D. Purpose and Intent:

1. Preserve the integrity of the District
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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



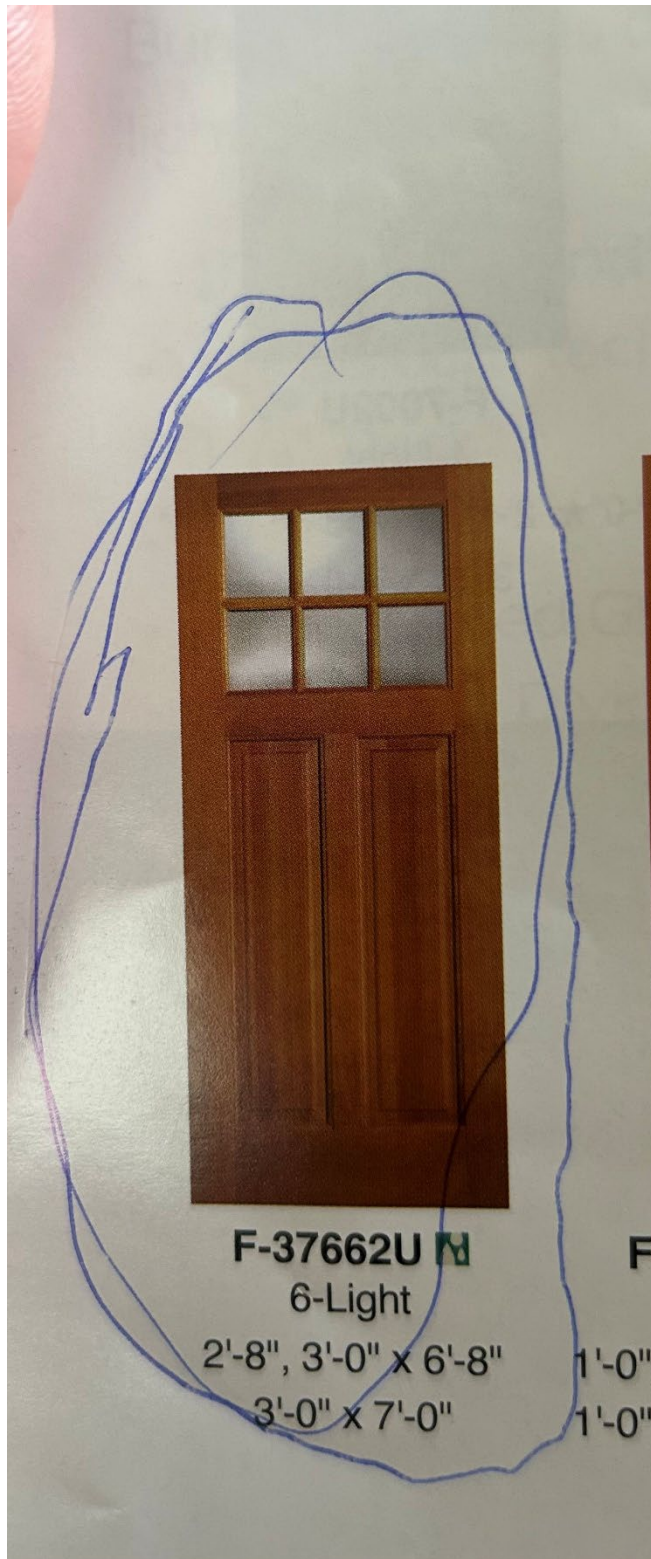
Existing conditions











Proposed new wood door, similar to the existing door.



Proposed side lights, similar to the existing

SECURITY

Built-in keyed deadbolt secures the door to the frame.
Choose laminated glass for added security. Doors with laminated glass include a 3-point lock built into the top, middle and bottom of the frame and shatter-resistant laminated glass.

Note: Doors with laminated glass are not compatible with an insect screen.

HARDWARE OPTIONS*

Bold name denotes finish shown.



MODERN

Brushed Dark Nickel
Brushed French Gold
Matte Black
Venetian Bronze



TRADITIONAL

Antique Brass
Brass
Matte Black
Nickel
Oil Rubbed Bronze**



Antique Brass



Brass



Brushed Dark Nickel



Brushed French Gold



Matte Black



Nickel



Oil Rubbed Bronze**



Venetian Bronze

COLOR OPTIONS



White



Almond



Sandtone



Terratone



Bronze



Black



Forest Green



Cinnamon Toast

GLASS OPTIONS

- Clear Glass
- Low-E Clear Glass
- Insulating Glass
- Low-E Insulating Glass
- Laminated

PERFORMANCE

Thick aluminum frame (1 1/2") with reinforced corners helps the door stay square over time for long-lasting smooth operation.

Premium double-layer weatherstrip provides added energy efficiency.

SmoothControl Plus™ close system performed better in wind durability testing.

INSTALLATION



See page 16 for details



10 SERIES FULLVIEW INTERCHANGEABLE: 10FV

*Hardware sold separately.

**Oil Rubbed Bronze is a "living" finish that will change with time and use.

Printing limitations prevent exact color duplication. See your Andersen supplier for actual finish sample.

Proposed aluminum storm door

10 SERIES FULLVIEW INTERCHANGEABLE



10 Series Fullview Interchangeable storm door in black.

VENTILATION

Our Innovative Quick Change System allows you to go from full ventilation with our SpineLoc® Insect Screen to full glass in less than a minute with a simple flip of the handle.



RELEASE



FLIP



SWITCH



Carefully store the panel when not in use.

OPERATION

For advanced operation, this door includes our new SmoothControl Plus™ Close System. The built-in dual closer system allows for more consistent latching and a smoother close motion. It also has an easy-to-use hold-open feature and simple close speed adjustment.

NEW!

SMOOTH CONTROL+™



CLOSE SYSTEM

- 50% stronger than standard dual closers*
- Commercial-grade steel closer arm
- More consistent latch
- Easy to use hold-open feature
- Simple close speed adjustment

Project Address: 163 Deer Street

Permit Requested: Work Session

Application: Work Session A

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5 (CD5) and Downtown Overlay
- Land Use: Commercial
- Land Area: 18, 295 SF +/-
- Estimated Age of Structure: 1995
- Building Style: Modern colonial revival commercial
- Number of Stories: 1.5
- Historical Significance: N/A
- Public View of Proposed Work: Deer Street
- Unique Features: N/A
- Neighborhood Association: Downtown

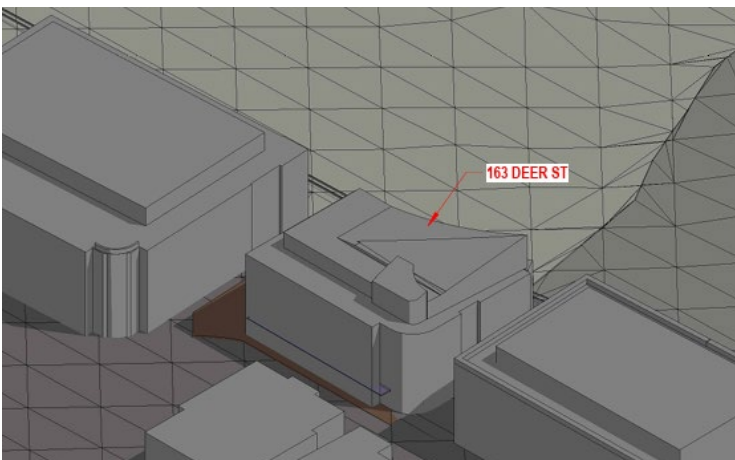


B. Proposed Work: The demolition of the existing structure and the construction of a new multi-story building

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Demolition of the existing structure
- New construction of a multi-story building



**HISTORIC
SURVEY
RATING

N/A**

D. Purpose and Intent:

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- HN0.12 - HISTORIC CONDITIONS
- HN0.21 - EXISTING CONDITIONS
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- HN0.32 - NEIGHBORHOOD CONTEXT
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- HN1.02 - SITE PLAN, PROPOSED
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- HN3.01 - MASSING PERSPECTIVE, STREET VIEWS
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PROJECT SUMMARY

THIS APPLICATION FOR A FIRST WORK SESSION INTRODUCES THE PROPOSED NEW CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL BUILDING.

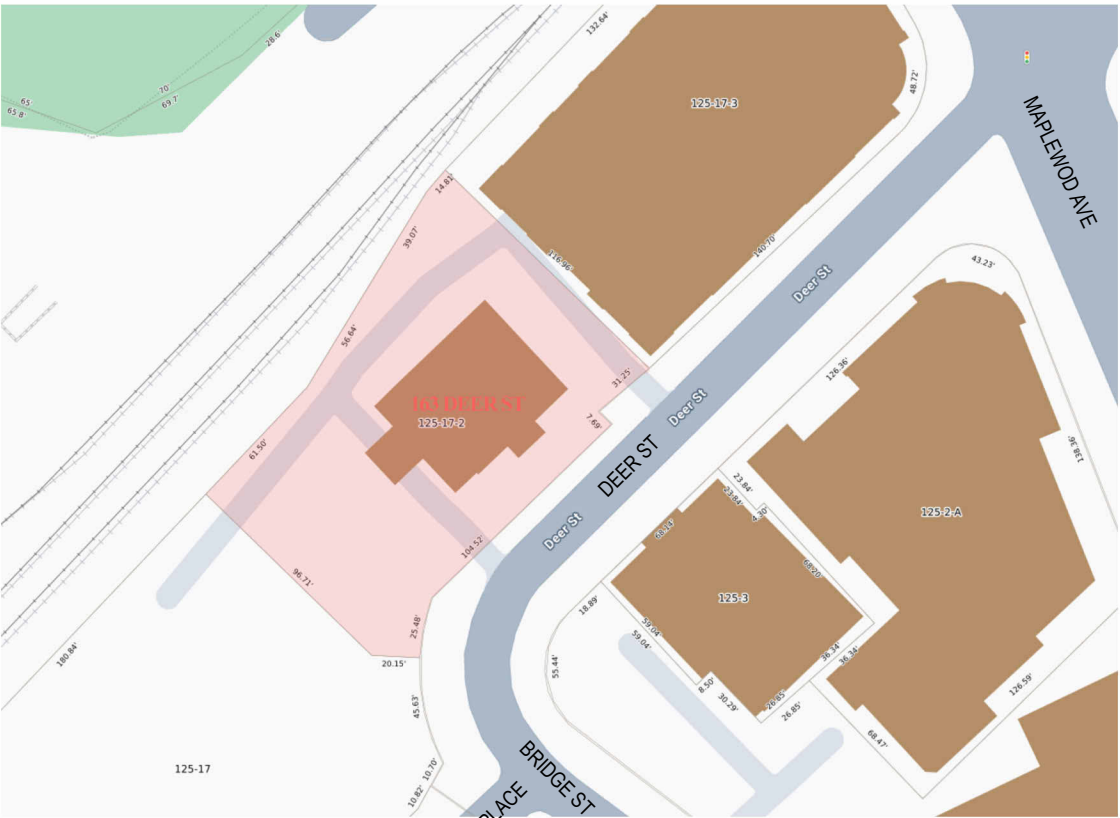
THE SITE AT 163 DEER STREET IS LOCATED IN THE NORTH END, BETWEEN THE RAILROAD TRACKS AND DEER STREET, BETWEEN MAPLEWOOD AVE AND BRIDGE STREETS, AT THE EAST END OF FOUNDRY PLACE.

THE SITE HAS AN EXISTING BUILDING ON IT, CURRENTLY VACANT, BUILT PRIMARILY IN 1995, WHICH IS PROPOSED TO BE DEMOLISHED AND REPLACED WITH THE NEW BUILDING.

THIS SITE WAS PREVIOUSLY APPROVED IN 2018 BY HDC AND PLANNING BOARD FOR DEMOLITION OF THE EXISTING BUILDING WITH NEW CONSTRUCTION OF A FOUR STORY BUILDING, WHICH WAS NOT BUILT.

AS AN INITIAL STEP OF THE HDC WORK SESSION PROCESS, THIS APPLICATION FOCUSES ON THE HISTORY OF THE SITE, EXISTING CONTEXT, AND PROPOSED MASSING.

163 DEER ST
(MAP 125 - LOT 17-2)



COVER

163 DEER ST

NEW CONSTRUCTION

OneKPH, LLC

HISTORIC DISTRICT COMMISSION
WORK SESSION 1
OCTOBER 2026

HN0.01

09/18/2026
PROJECT NO:1048



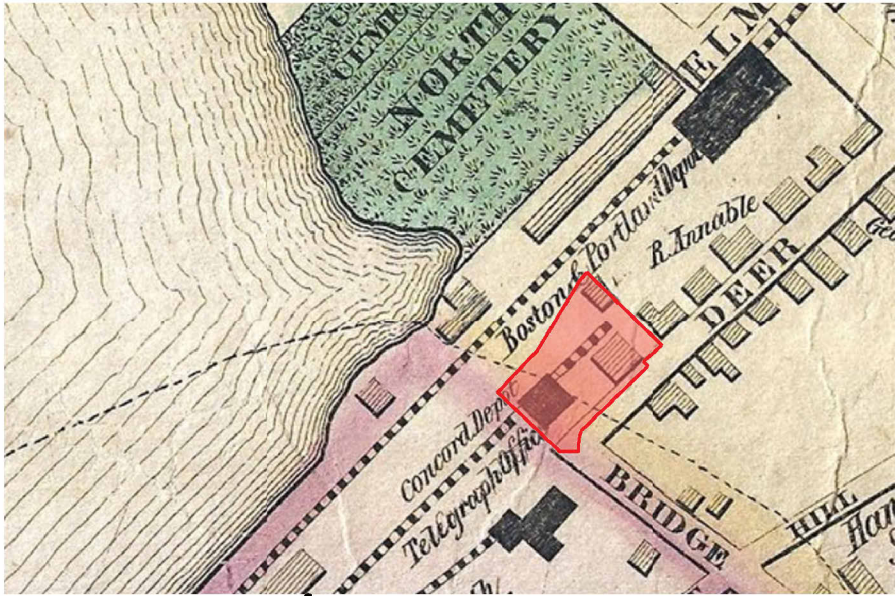
CURRENT - 2026 TAX MAP
HISTORIC - 1876 BEERS MAP

HISTORIC-CURRENT MAP OVERLAY

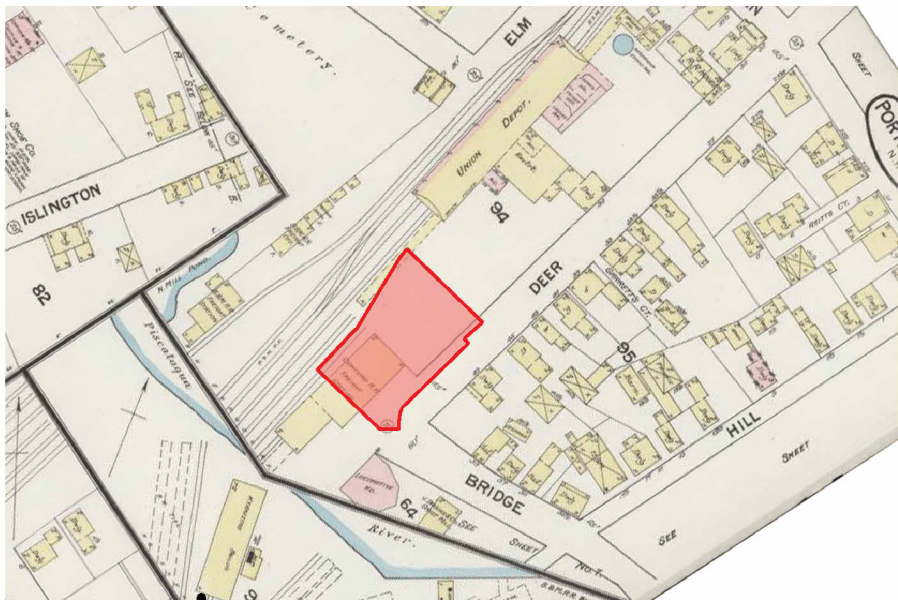
163 DEER ST



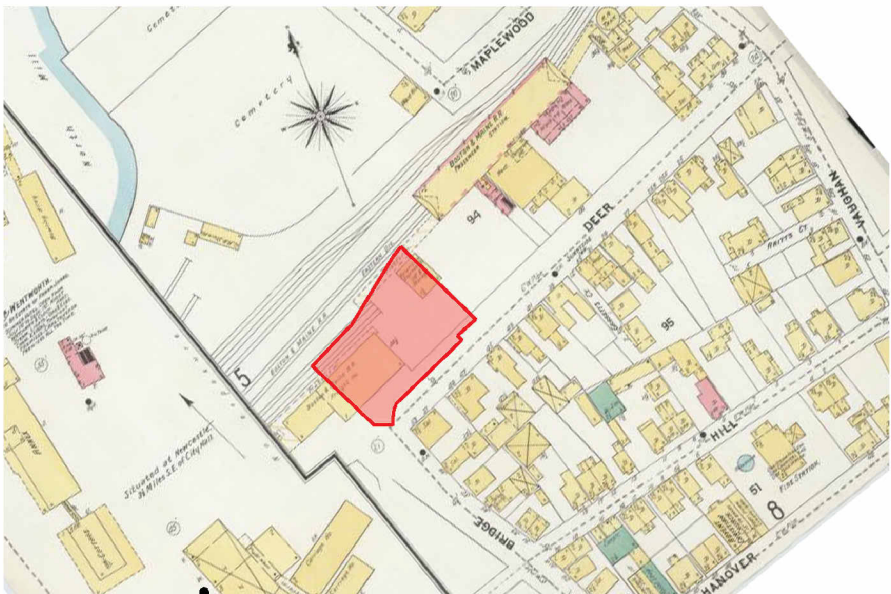
SITE EVOLUTION 1850-1920



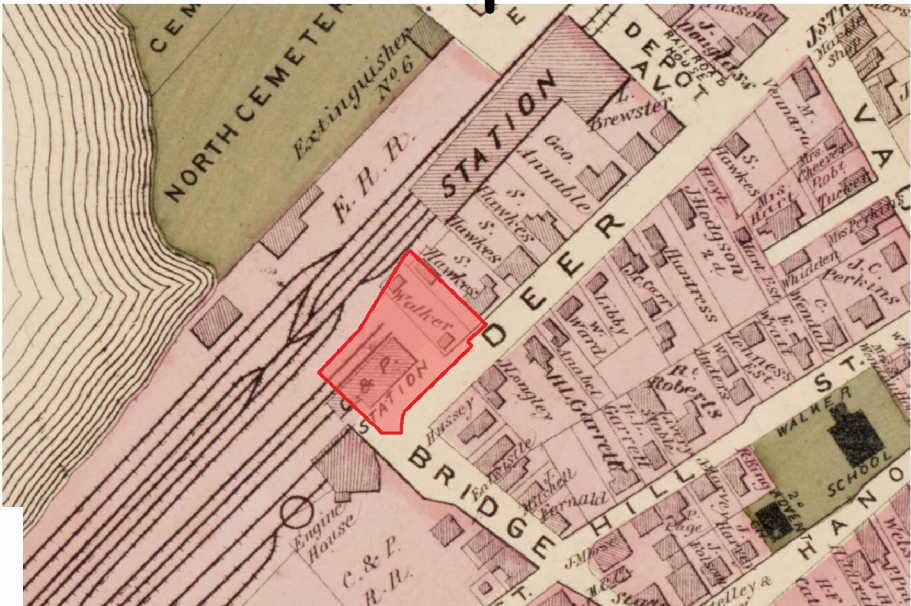
1850 WALLING MAP
C & P STATION
TELEGRAPH OFFICE
RESIDENCE



1887 SANBORN MAP
C & P STATION



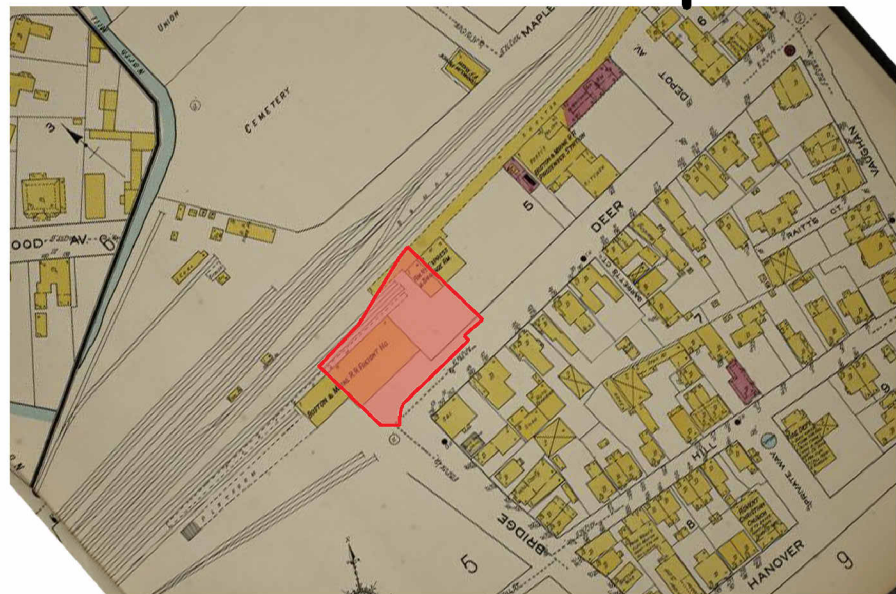
1910 SANBORN MAP
BOSTON & MAINE FREIGHT



1876 BEERS MAP
C & P STATION
RESIDENCE

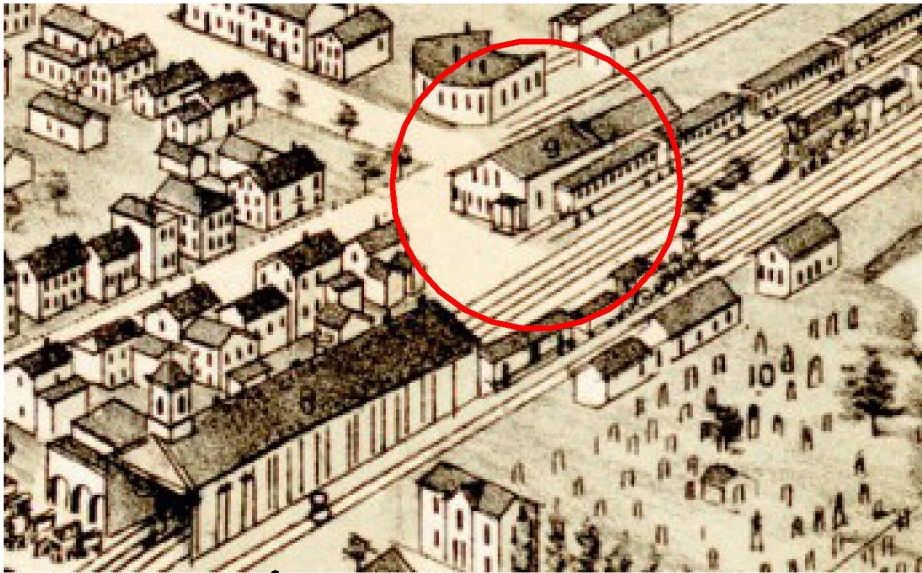


1904 SANBORN MAP
C & P STATION

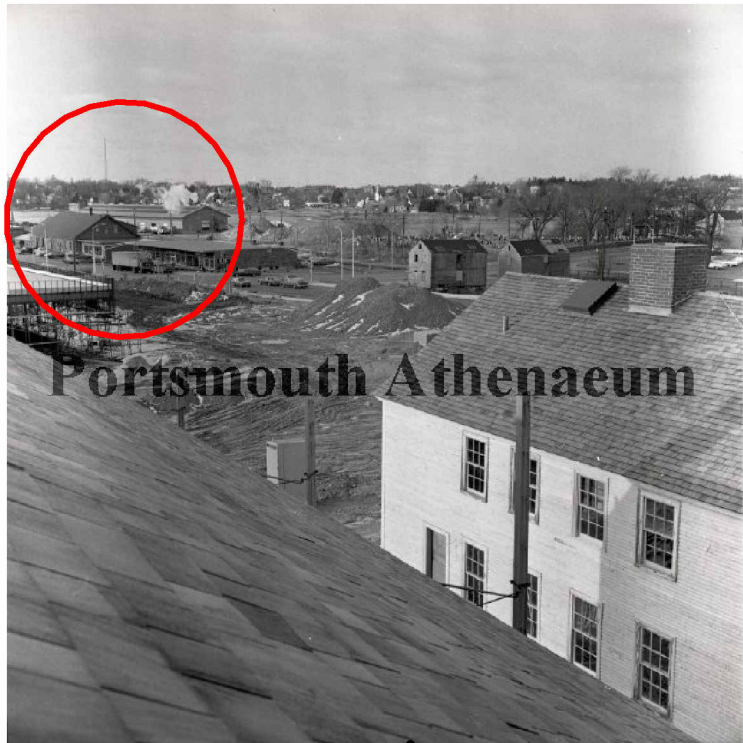


1920 SANBORN MAP
BOSTON & MAINE
FREIGHT

SITE EVOLUTION 1877-1982



1877 Map - D. Bremner & Co
C & P STATION
RESIDENCE



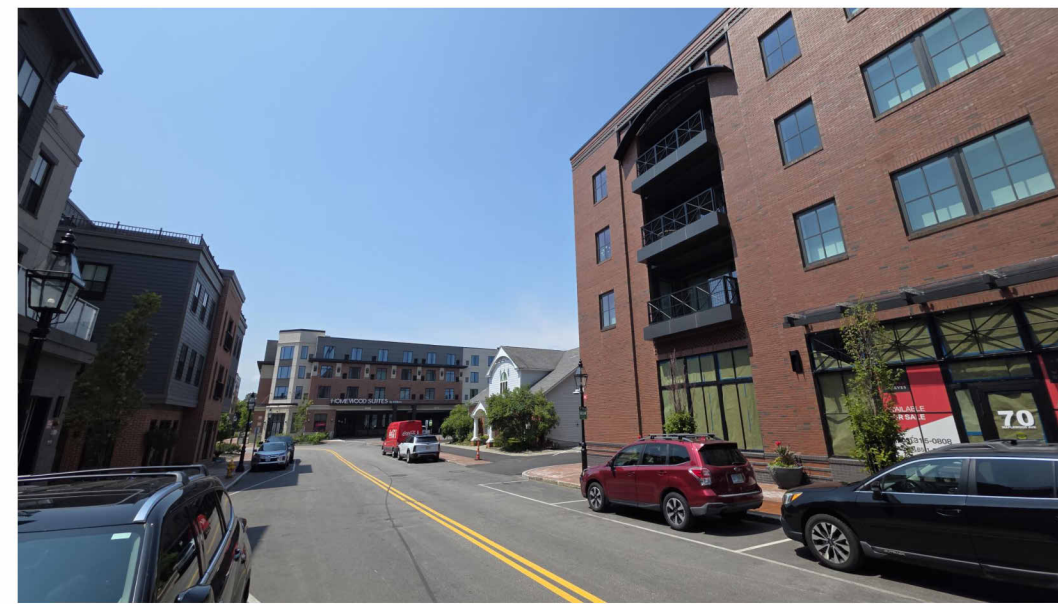
1973
PREVIOUS FREIGHT DEPOT

1958
PREVIOUS FREIGHT DEPOT



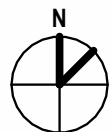
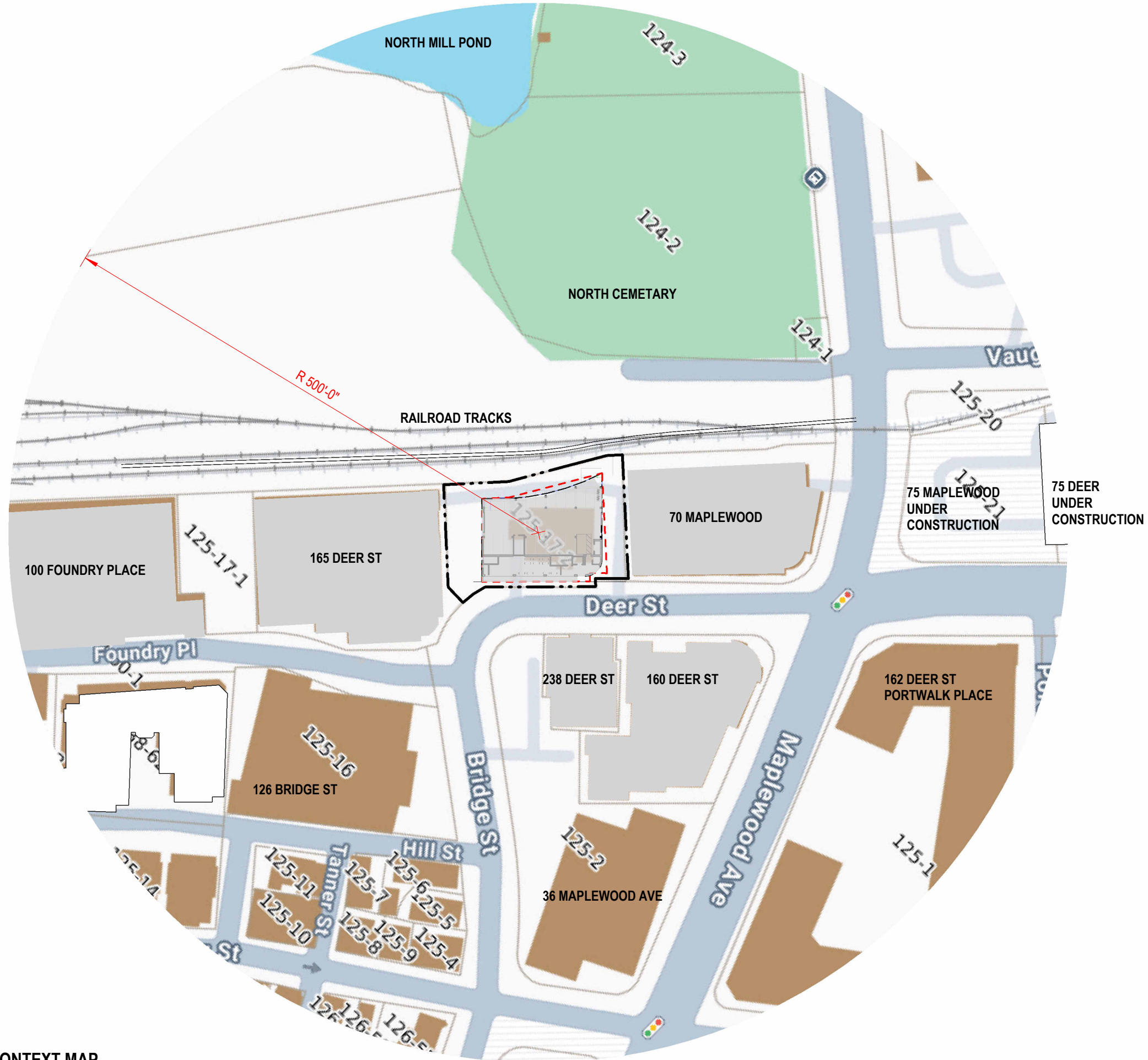
1982
GARDEN SUPPLY
PREVIOUS FREIGHT DEPOT





ORIGINAL HISTORIC BUILDING WAS MOSTLY
DEMOLISHED & HEAVILY ALTERED, THE LEFT
PORTION IS ASSUMED TO BE WHAT IS
REMAINING FROM THE ORIGINAL





1 HDC CONTEXT MAP
1" = 100'-0"

CONTEXT MAP
163 DEER ST

HN0.30

09/18/2026
PROJECT NO:1048



165 DEER ST



165 DEER ST



70 MAPLEWOOD AVE



70 MAPLEWOOD AVE



75 DEER ST (IN CONSTRUCTION), 70 MAPLEWOOD AVE, & 162 DEER ST



162 DEER ST, 160 DEER ST, & 70 MAPLEWOOD AVE



NEIGHBORHOOD CONTEXT
163 DEER ST



160 DEER ST & 70 MAPLEWOOD AVE



160 DEER ST & 238 DEER ST



238 DEER ST



160 DEER ST



126 BRIDGE ST



36 MAPLEWOOD AVE



NEIGHBORHOOD CONTEXT
163 DEER ST



UNION STATION 1900



BOSTON & MAINE RAILROAD DEPOT 1864



UNION STATION 1910



Sixteen-stall engine house at Portsmouth, N.H., c1900
by Boston & Maine Railroad Historical Society ☆ 5 1

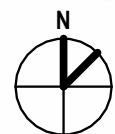
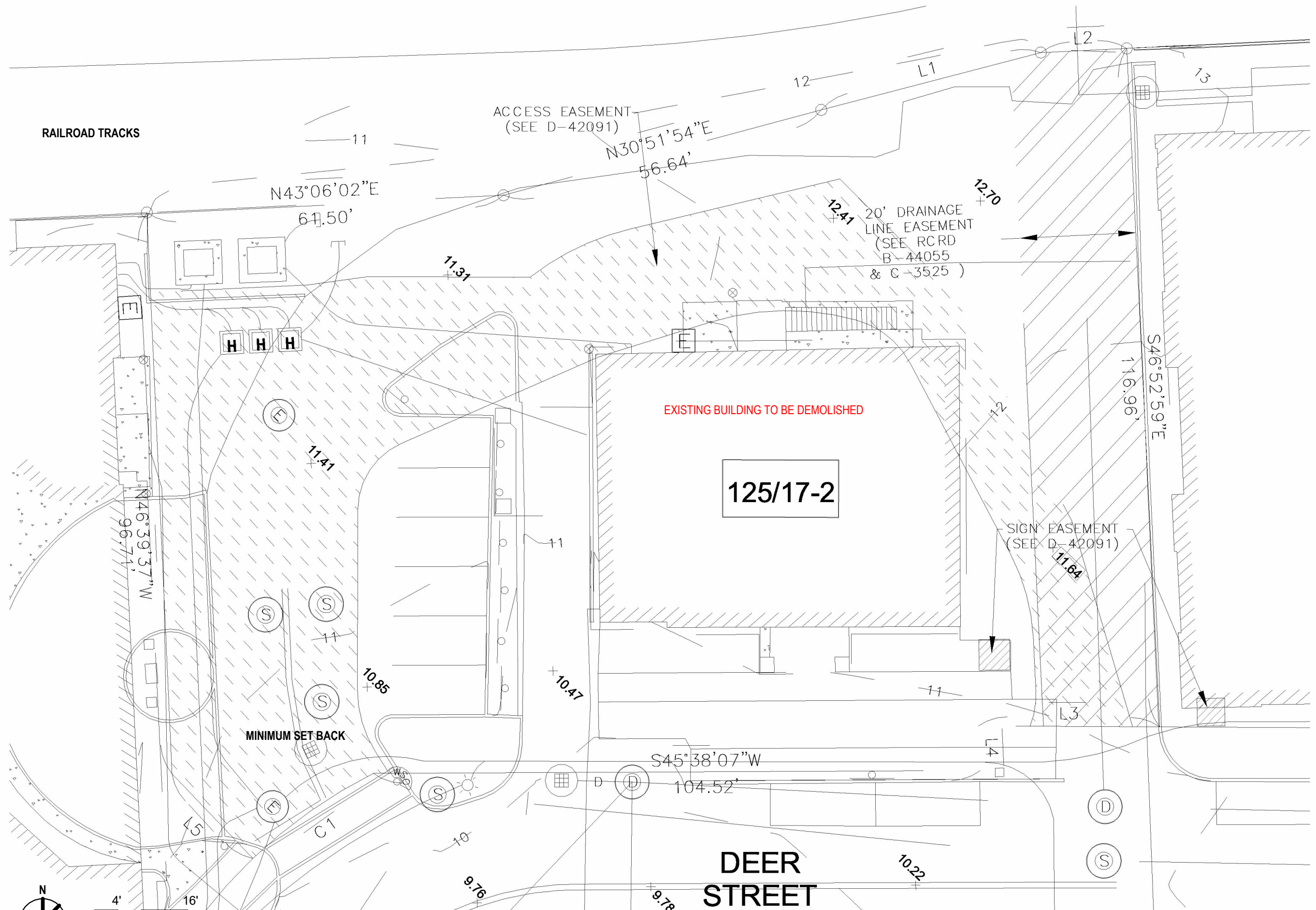
BOSTON & MAINE ROUNDHOUSE, 1900 (RECENTLY DEMOLISHED WEST OF OUR SITE)



FREIGHT DEPOT ALTERED AS GROCERY STORE 1982



C.1877 D. Bremner Map: ROUND HOUSE ACROSS FROM 163 DEER STREET



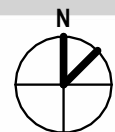
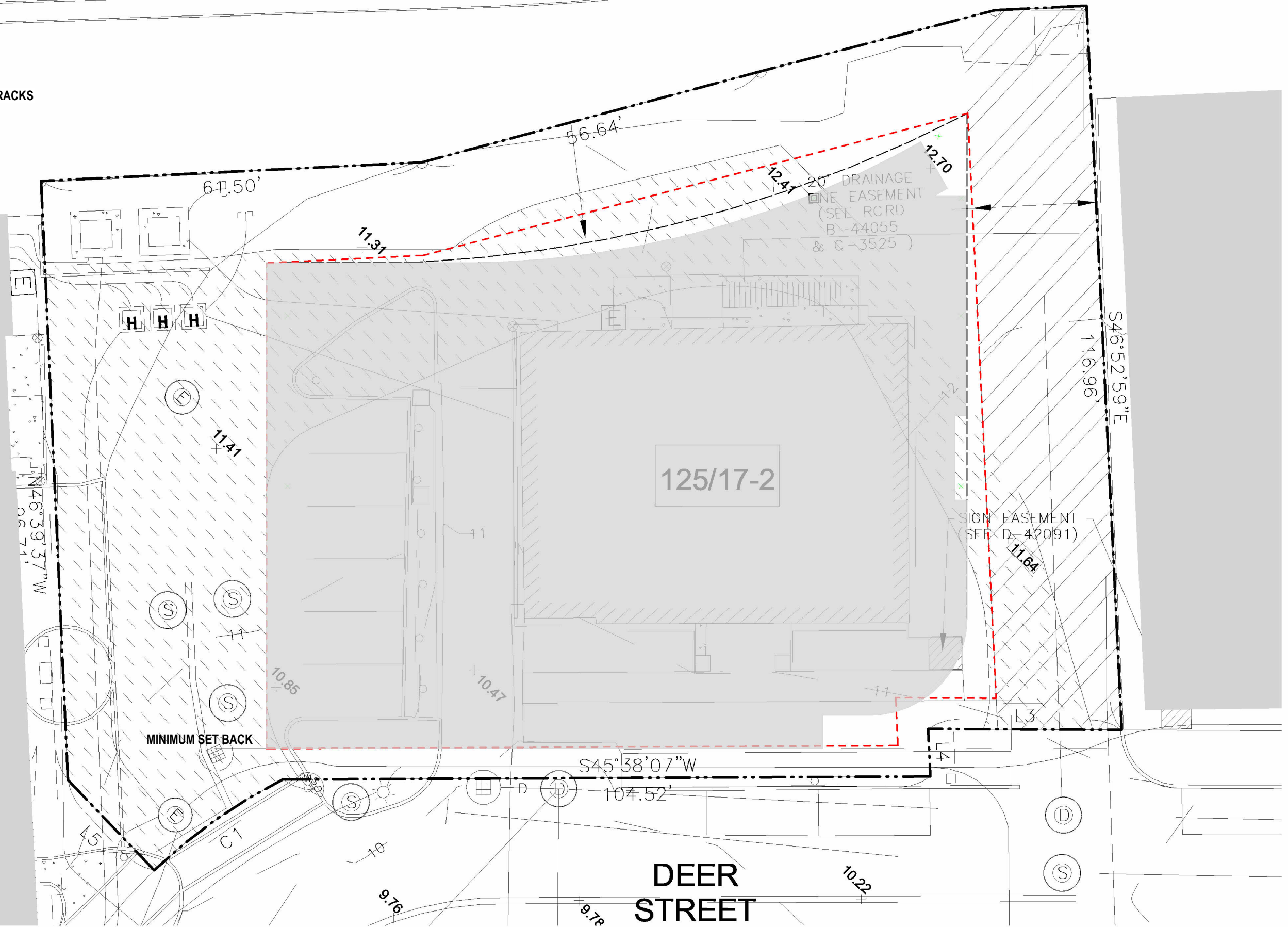
SITE SURVEY, EXISTING
163 DEER ST

1 HDC EXISTING SITE SURVEY
1/16" = 1'-0"

HN1.01

09/18/2026
PROJECT NO:1048

RAILROAD TRACKS

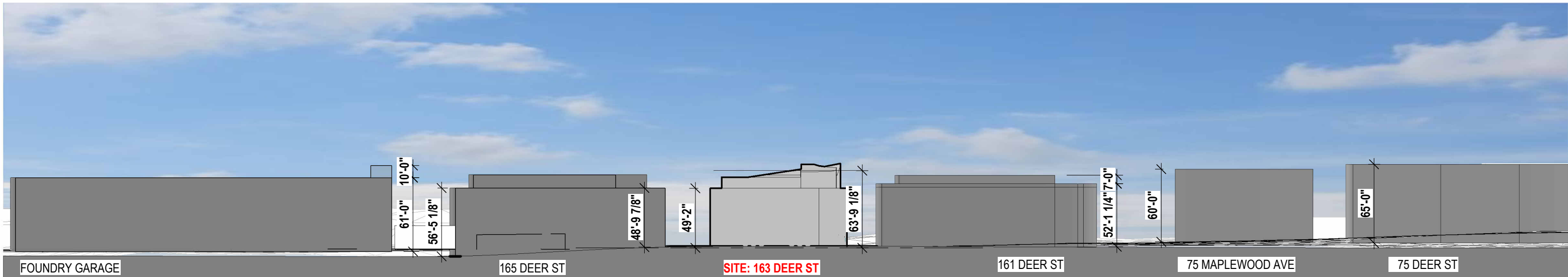


SITE PLAN, PROPOSED
163 DEER ST

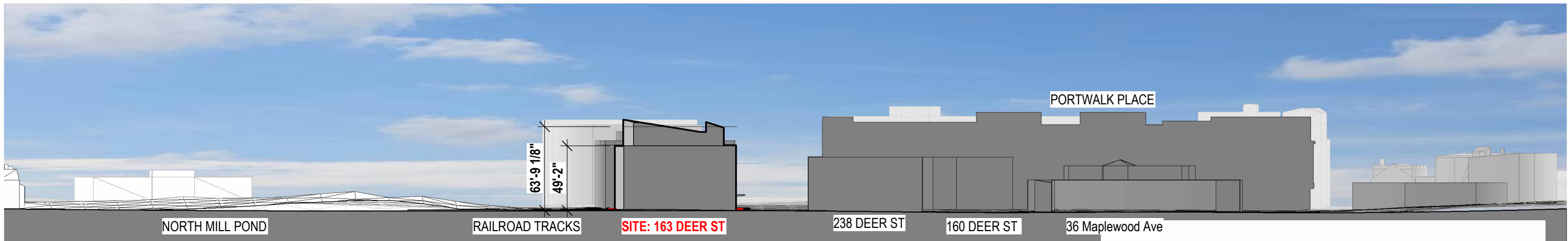
1 HDC SITE PLAN
1/16" = 1'-0"

HN1.02

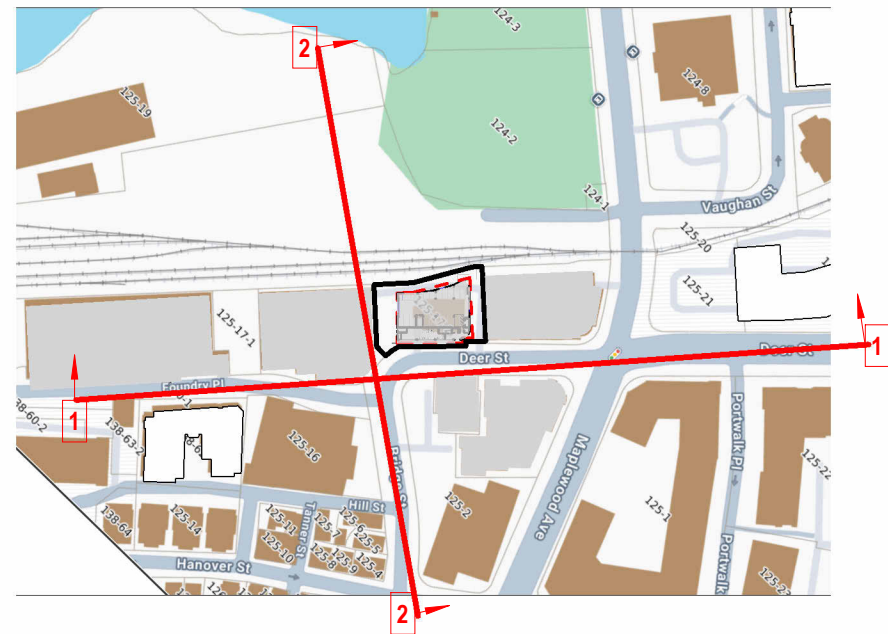
09/18/2026
PROJECT NO:1048



1 Along Deer St & Foundry Place Looking North
1" = 80'-0"

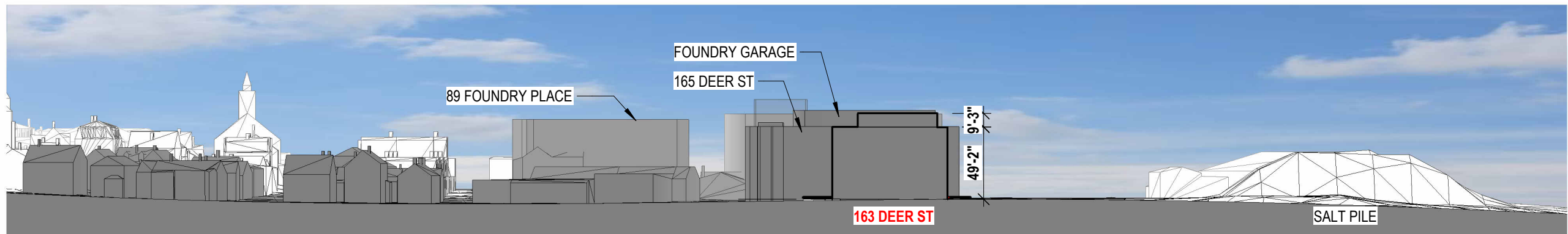


2 Along Bridge street looking east
1" = 80'-0"



3 KEY PLAN
1" = 300'-0"

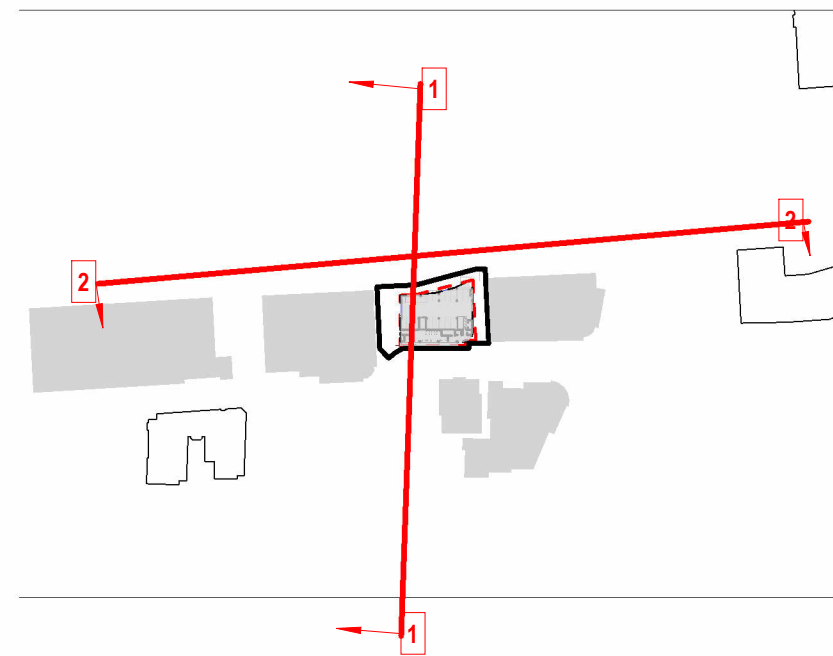




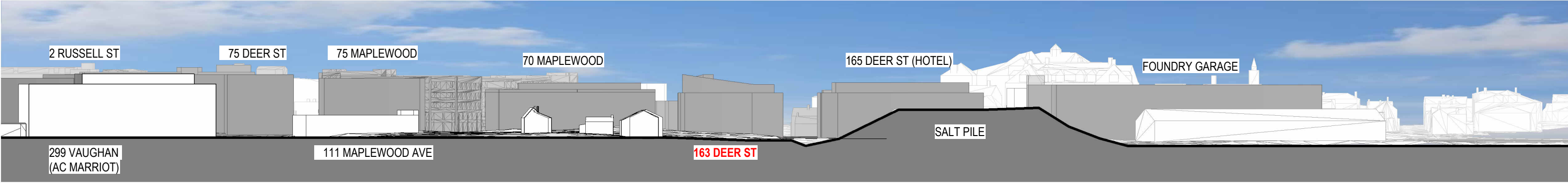
1 Along Bridge St Looking West
1" = 80'-0"



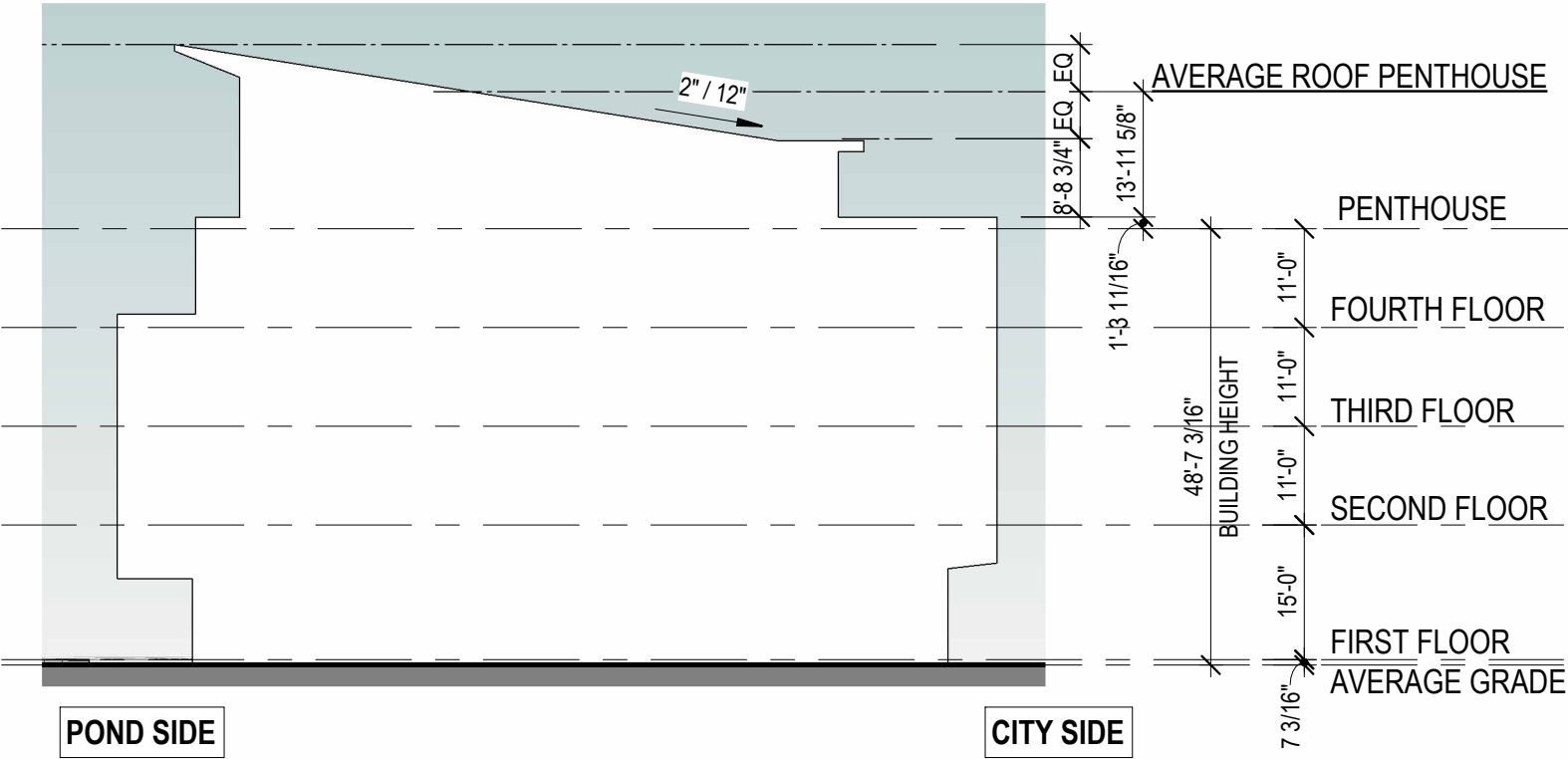
2 Along RR Tracks Looking South
1" = 80'-0"



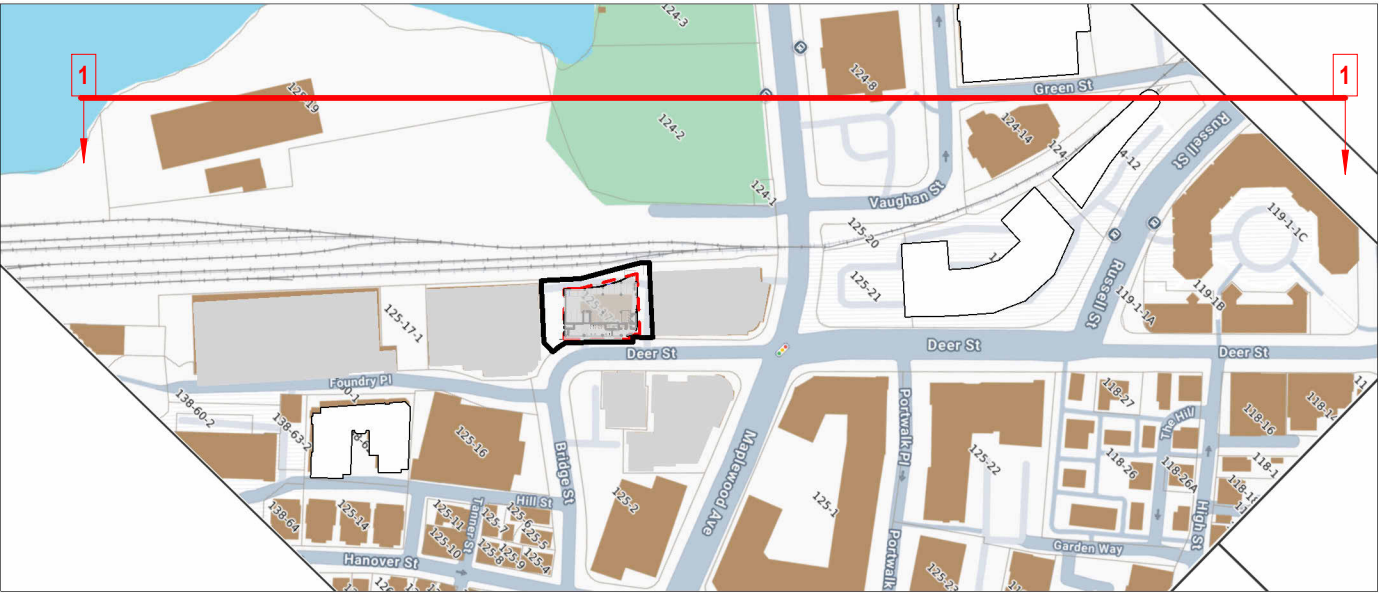
3 KEY PLAN
1" = 300'-0"



1 From Maplewood Looking South
1" = 100'-0"



3 HDC BUILDING SECTION
3/64" = 1'-0"

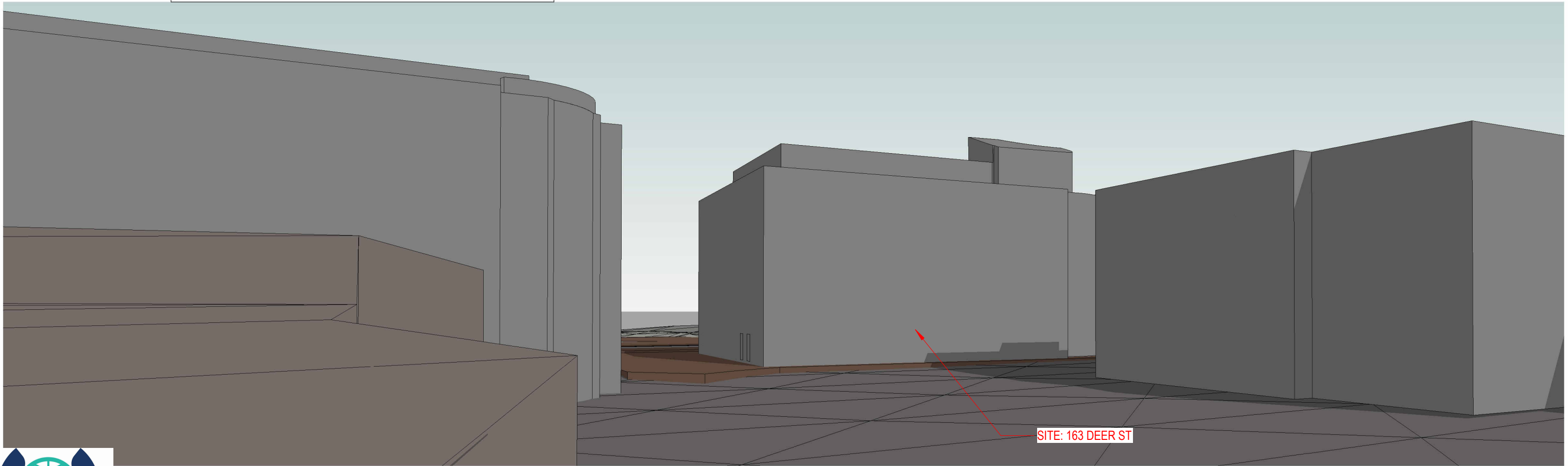


2 KEY PLAN
1" = 300'-0"

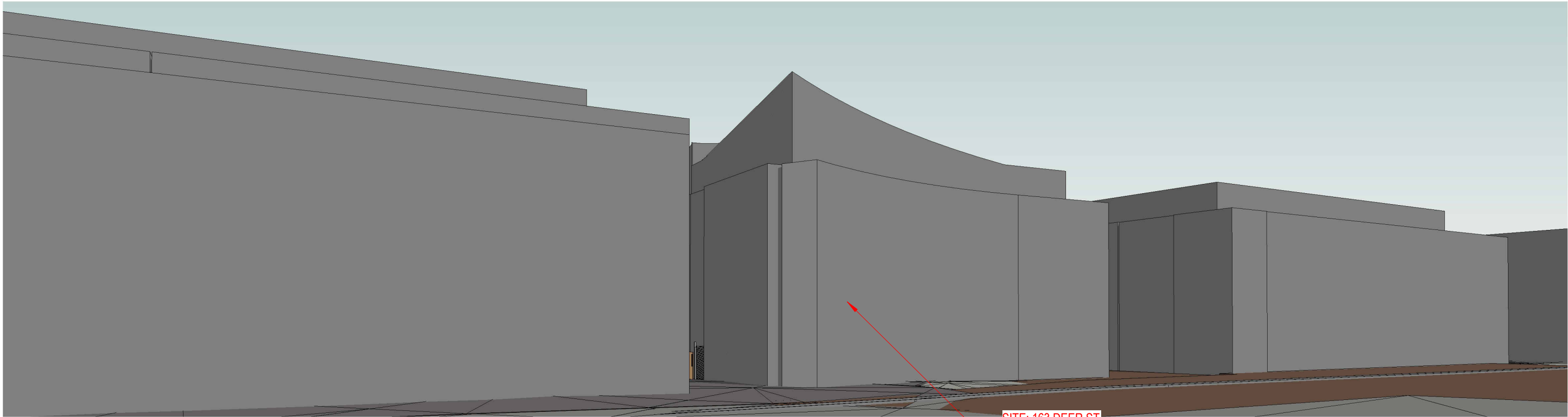




LOOKING WEST FROM 70 MAPLEWOOD

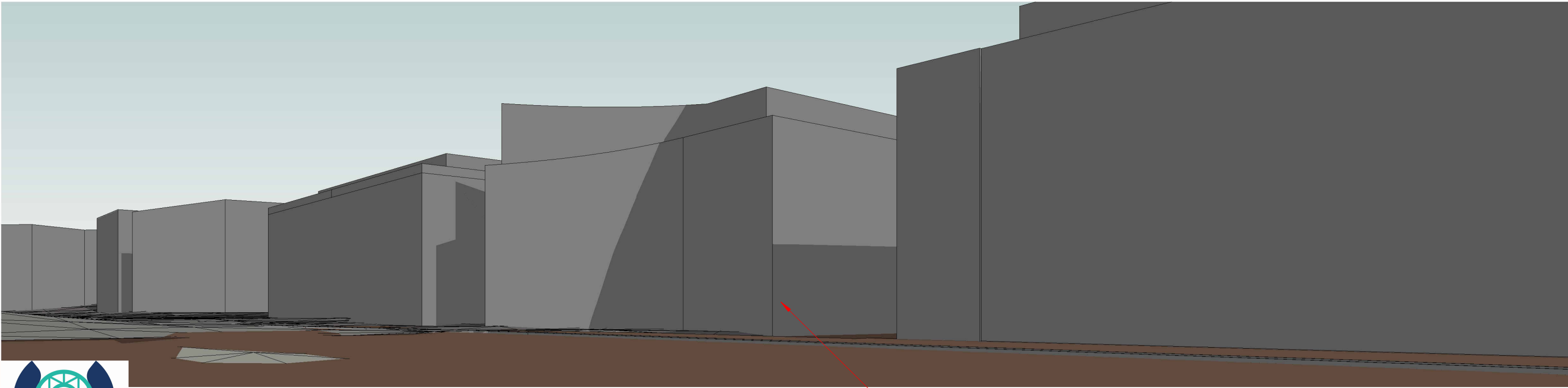


LOOKING NORTH FROM BRIDGE STREET



LOOKING SOUTH FROM RAILROAD

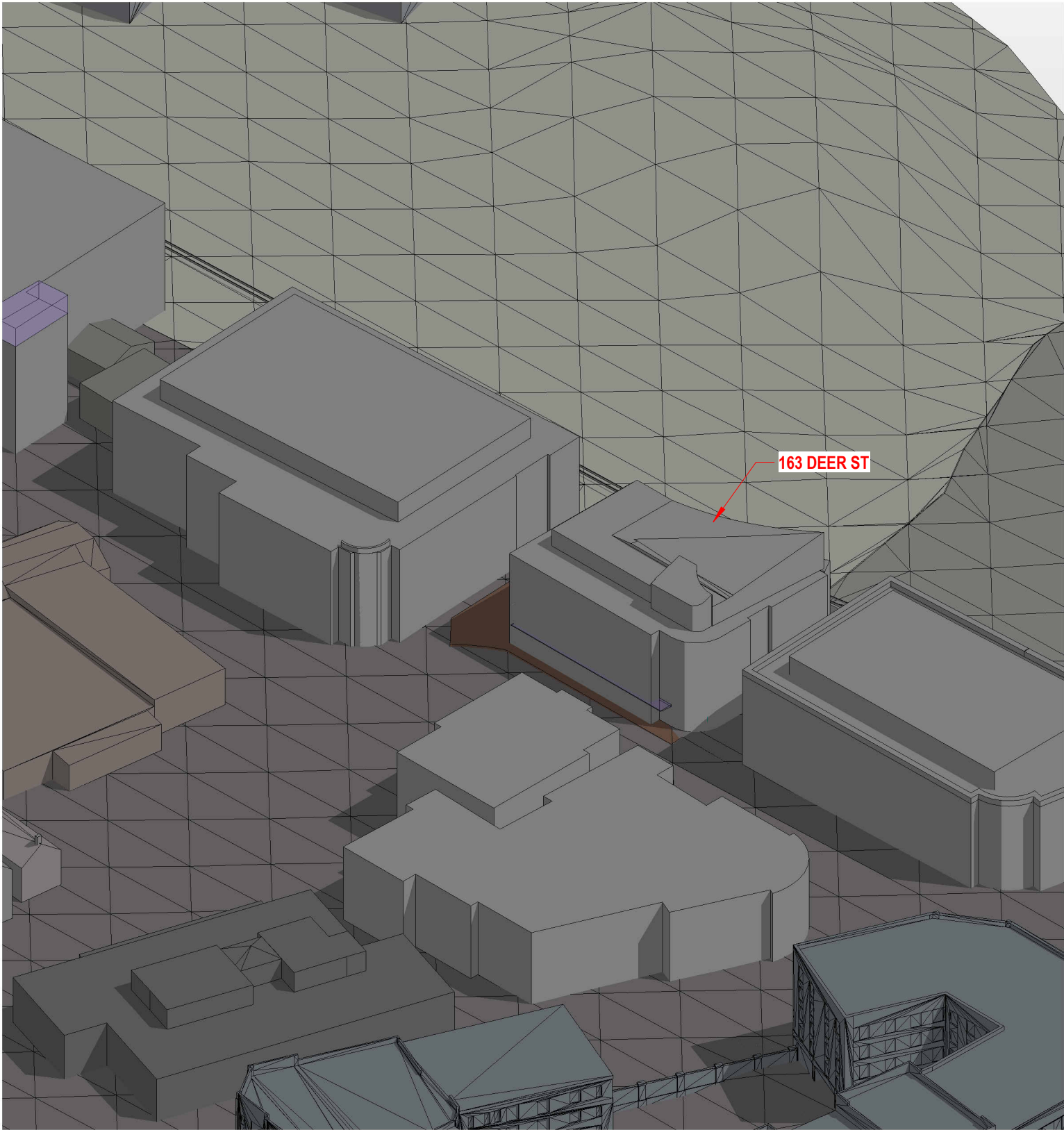
SITE: 163 DEER ST



LOOKING EAST FROM RAILROAD

SITE: 163 DEER ST





AXONOMETRIC VIEW LOOKING NORTHWEST



AXONOMETRIC VIEW LOOKING SOUTHWEST



1 Aerial Axonometric Looking Southeast

Project Address: 413 Islington Street

Permit Requested: Work Session

Application: Work Session B

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Multi Family
- Land Area: 6,098 SF +/-
- Estimated Age of Structure: c.1832
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: NA
- Public View of Proposed Work: View from Islington Street
- Unique Features: NA
- Neighborhood Association: West End



B. Proposed Work: Renovations to an existing structure. The new construction of a detached garage and the new construction of an attached garage.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Renovations to the existing structure
- New construction of an attached garage
- New construction of a detached garage



**HISTORIC
SURVEY
RATING

N/A**

D. Purpose and Intent:

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4. Compatibility of innovative technologies with surrounding properties

413 ISLINGTON STREET RENOVATION

HISTORIC DISTRICT COMMISSION WORK SESSION - OCTOBER 7TH, 2026

BUILDING HISTORY:

THE PROPERTY AT 413 ISLINGTON STREET IS AN EXISTING TWO-FAMILY GREEK REVIVAL RESIDENCE, ORIGINALLY CONSTRUCTED IN APPROXIMATELY 1835 ACCORDING TO CITY RECORDS. BASED ON A REVIEW OF HISTORIC SANBORN MAPS, THE ORIGINAL STRUCTURE CONSISTS OF THE EXISTING 2-1/2-STORY BUILDING ORIENTED TOWARD ISLINGTON STREET, WITH A SERIES OF SINGLE- AND TWO-STORY ADDITIONS CONSTRUCTED AT THE REAR OVER TIME. A SEPARATE DETACHED STRUCTURE LOCATED ALONG THE REAR PROPERTY LINE HAS BEEN PRESENT SINCE AT LEAST 1887 AND HAS ALSO UNDERGONE CHANGES TO ITS FOOTPRINT AND NUMBER OF STORIES OVER TIME.

GENERAL PROJECT DESCRIPTION:

THE PROPOSED PROJECT INCLUDES A COMPREHENSIVE RENOVATION OF THE EXISTING RESIDENCE WHILE MAINTAINING ITS HISTORIC CHARACTER AND EXISTING TWO-FAMILY RESIDENTIAL USE. THE WORK WILL INCLUDE THE FOLLOWING:

- FULL RENOVATION OF THE ORIGINAL 2-1/2-STORY 1835 STRUCTURE.
- REMOVAL OF THE EXISTING SINGLE- AND TWO-STORY REAR ADDITIONS AND CONSTRUCTION OF A NEW, EXPANDED 2-1/2-STORY ADDITION AT THE REAR OF THE ORIGINAL STRUCTURE.
- CONSTRUCTION OF TWO SINGLE-CAR ADDITIONS, INCLUDING ONE ATTACHED GARAGE AND ONE DETACHED GARAGE.
- RESTORATION AND REPLACEMENT IN KIND OF EXISTING HISTORIC EXTERIOR TRIM, MOLDINGS, AND ARCHITECTURAL DETAILS WHERE REQUIRED.
- REMOVAL OF EXISTING VINYL SIDING AND REPLACEMENT WITH WOOD CLAPBOARD SIDING.
- REMOVAL OF THE EXISTING REAR CHIMNEY WHILE RETAINING THE PROMINENT FRONT CHIMNEY.
- ADDITION OF DORMERS TO THE ROOF TO PROVIDE ADDITIONAL USABLE AREA WITHIN THE UPPER FLOOR.

THE PROPOSED WORK IS INTENDED TO RETAIN AND RESTORE THE ARCHITECTURAL CHARACTER OF THE HISTORIC ISLINGTON STREET-FACING STRUCTURE WHILE ALLOWING THE PROPERTY TO ACCOMMODATE UPDATED RESIDENTIAL NEEDS. NEW ADDITIONS AND ALTERATIONS WILL BE DESIGNED TO COMPLEMENT THE SCALE, PROPORTIONS, MATERIALS, AND ARCHITECTURAL CHARACTER OF THE EXISTING HISTORIC RESIDENCE AND SURROUNDING NEIGHBORHOOD.

SHEET LIST	
Sheet Number	Sheet Name
HDC	
A0	COVER
A1	EXISTING PHOTOGRAPHS
A2	CONTEXTUAL PHOTOS
A3	HISTORIC TIMELINE
A4	EXISTING FLOOR PLANS
A5	EXISTING FLOOR PLANS
A6	EXISTING FLOOR PLANS
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A8	FLOOR PLANS OPTION 1
A9	FLOOR PLANS OPTION 1
A10	FLOOR PLANS OPTION 2
A11	FLOOR PLANS OPTION 2
A12	FLOOR PLANS OPTION 2
A13	ELEVATIONS OPTION 1
A14	ELEVATIONS OPTION 1
A15	ELEVATIONS OPTION 2
A16	ELEVATIONS OPTION 2
A17	PERSPECTIVE VIEWS OPTION 1
A18	PERSPECTIVE VIEWS OPTION 2

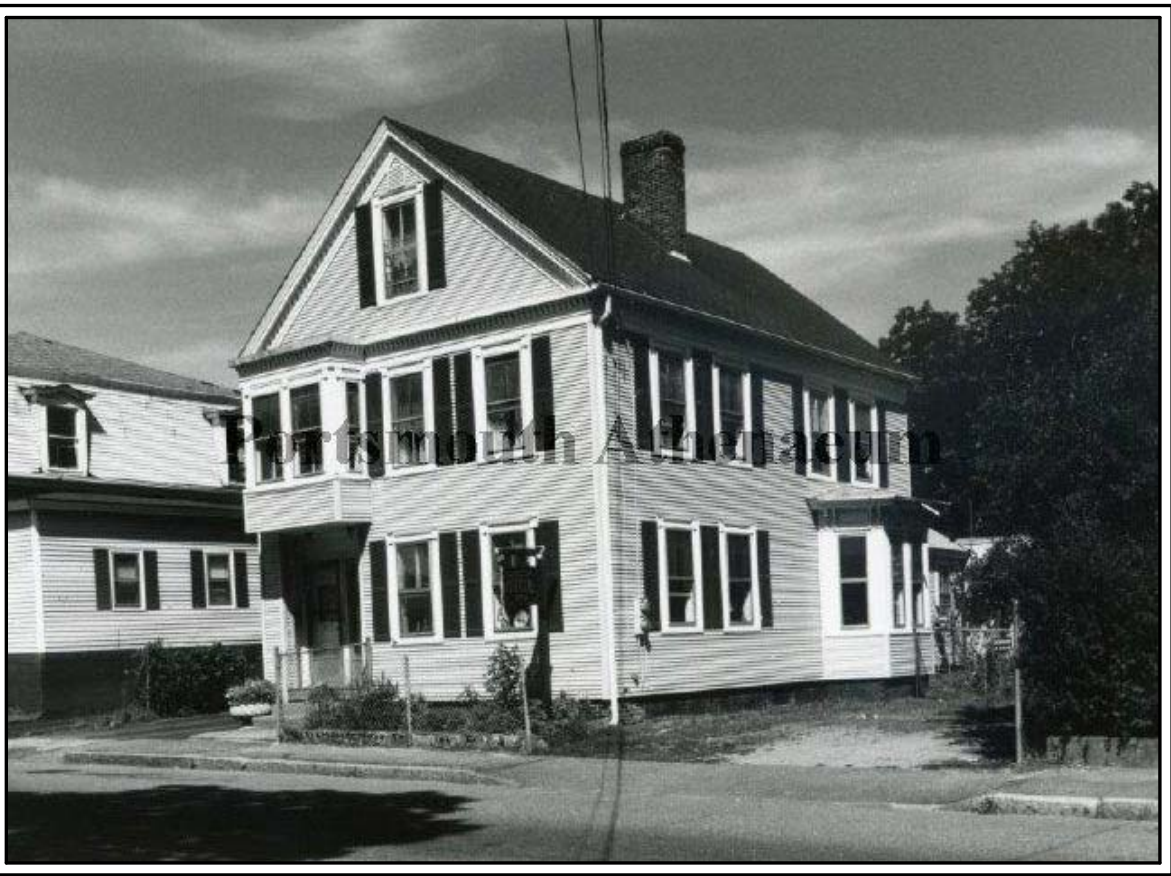
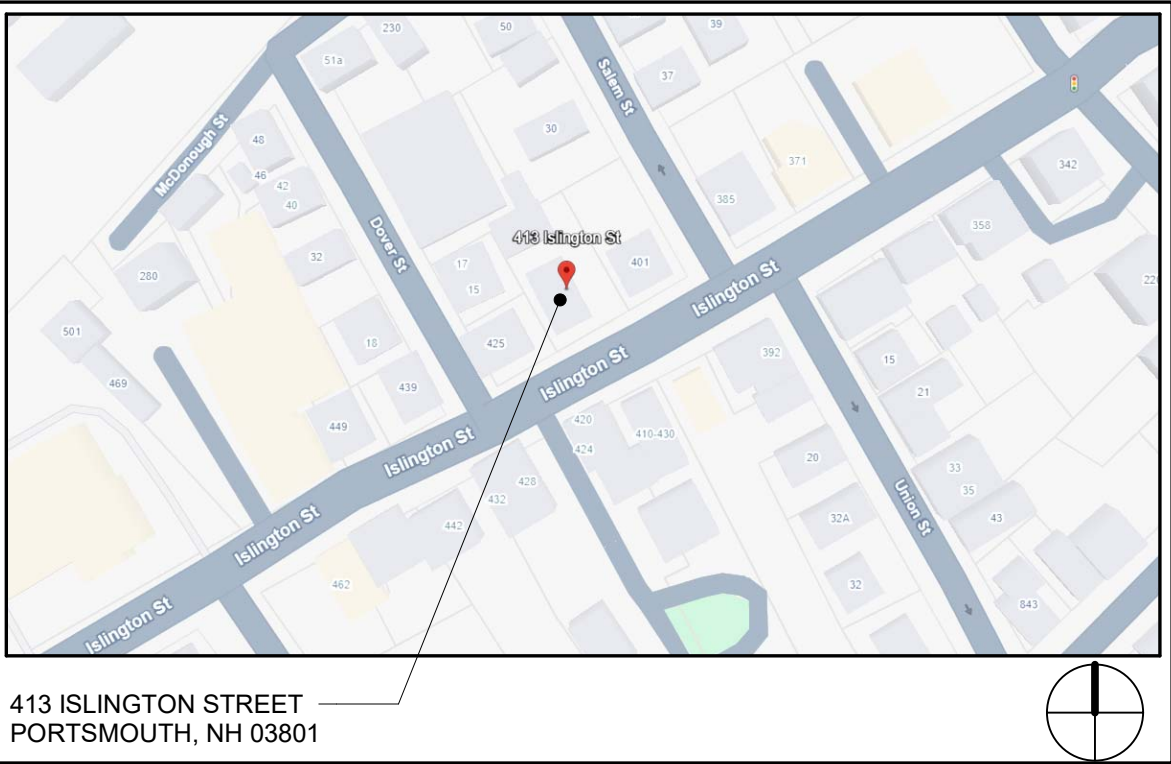


IMAGE FROM WEST END HISTORIC DISTRICT SURVEY
NOVEMBER 1991 (PORTSMOUTH ATHENAEUM)



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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

COVER

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Project Number: 26082

NOT TO SCALE



SOUTH VIEW FROM ISLINGTON STREET



VIEW FROM REAR YARD



EAST VIEW FROM ISLINGTON STREET



WEST VIEW FROM ISLINGTON STREET



VIEW OF SHED AND REAR OF HOUSE



VIEW OF MOLDING, FASCIA, AND TRIM

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EXISTING PHOTOGRAPHS

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425 ISLINGTON FROM ISLINGTON



401 ISLINGTON FROM ISLINGTON



410 ISLINGTON STREET



420-430 ISLINGTON ACROSS ISLINGTON STREET



149 ISLINGTON FROM ISLINGTON



303 ISLINGTON FROM ISLINGTON AND ROCKINGHAM STREET

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

CONTEXTUAL PHOTOS

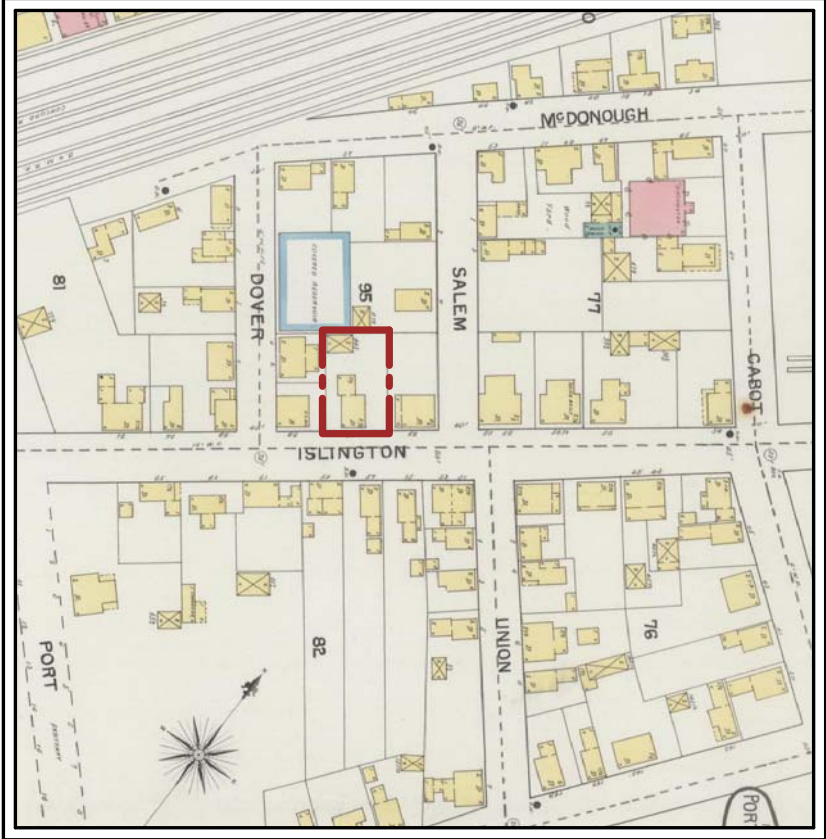
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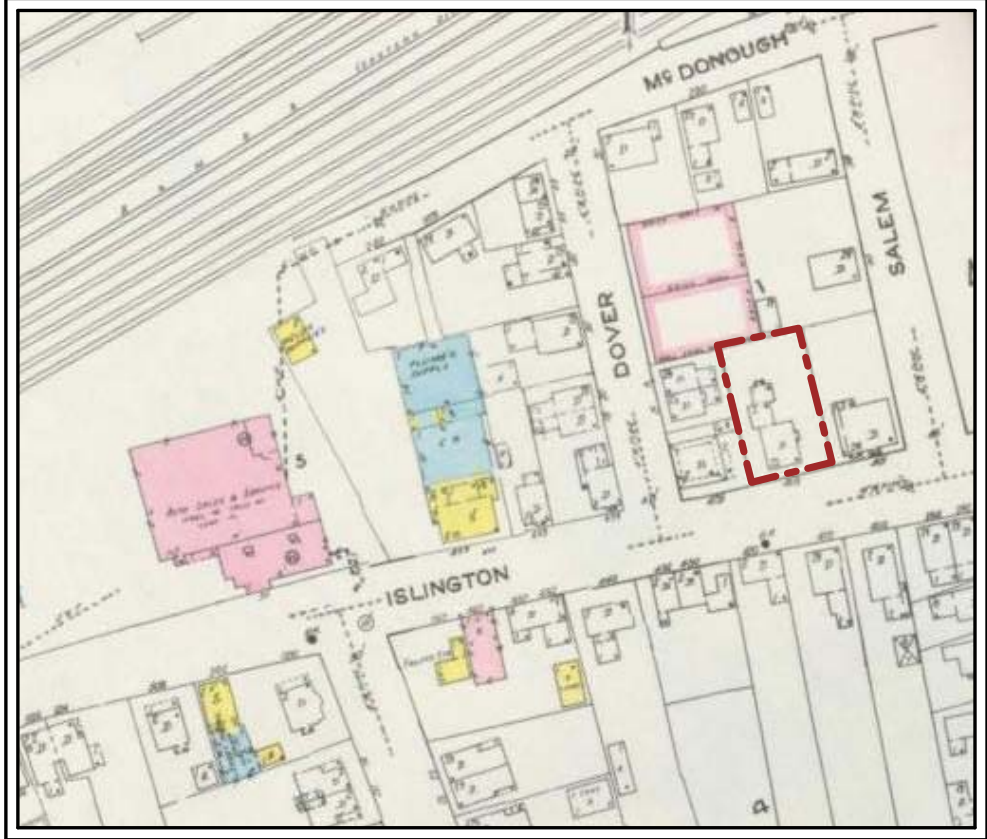


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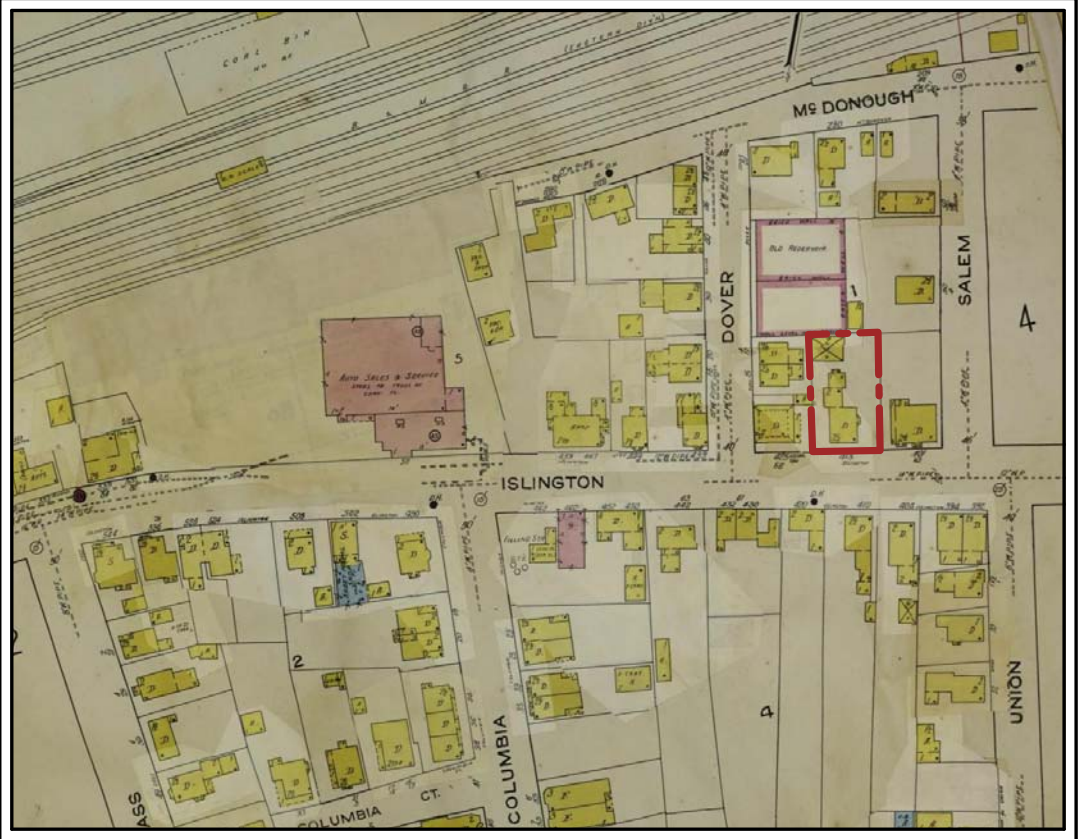
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SANBORN FIRE MAP - 1887



SANBORN FIRE MAP - 1920



SANBORN FIRE MAP - 1949

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HISTORIC TIMELINE

HISTORIC DISTRICT COMMISSION - WORK SESSION
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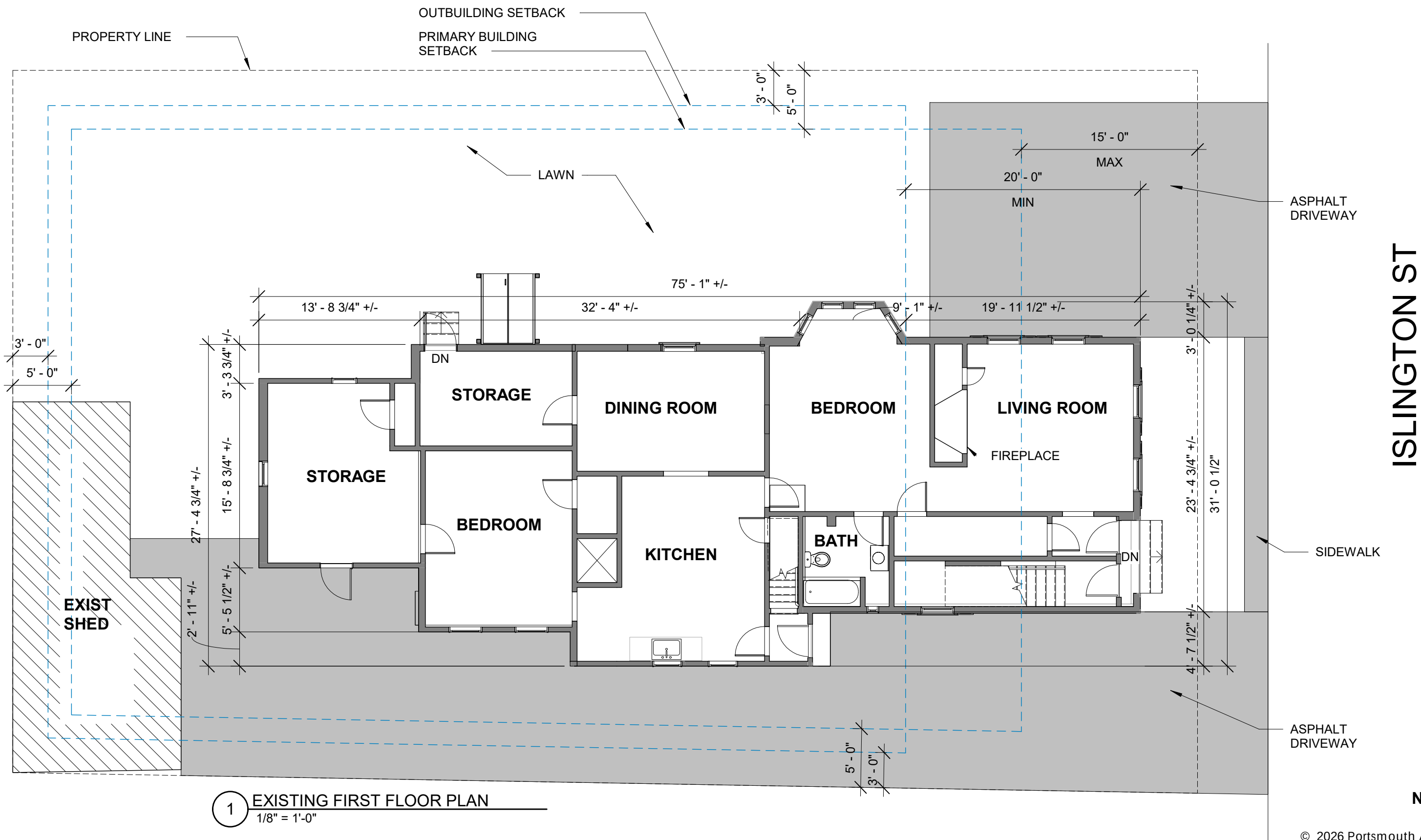
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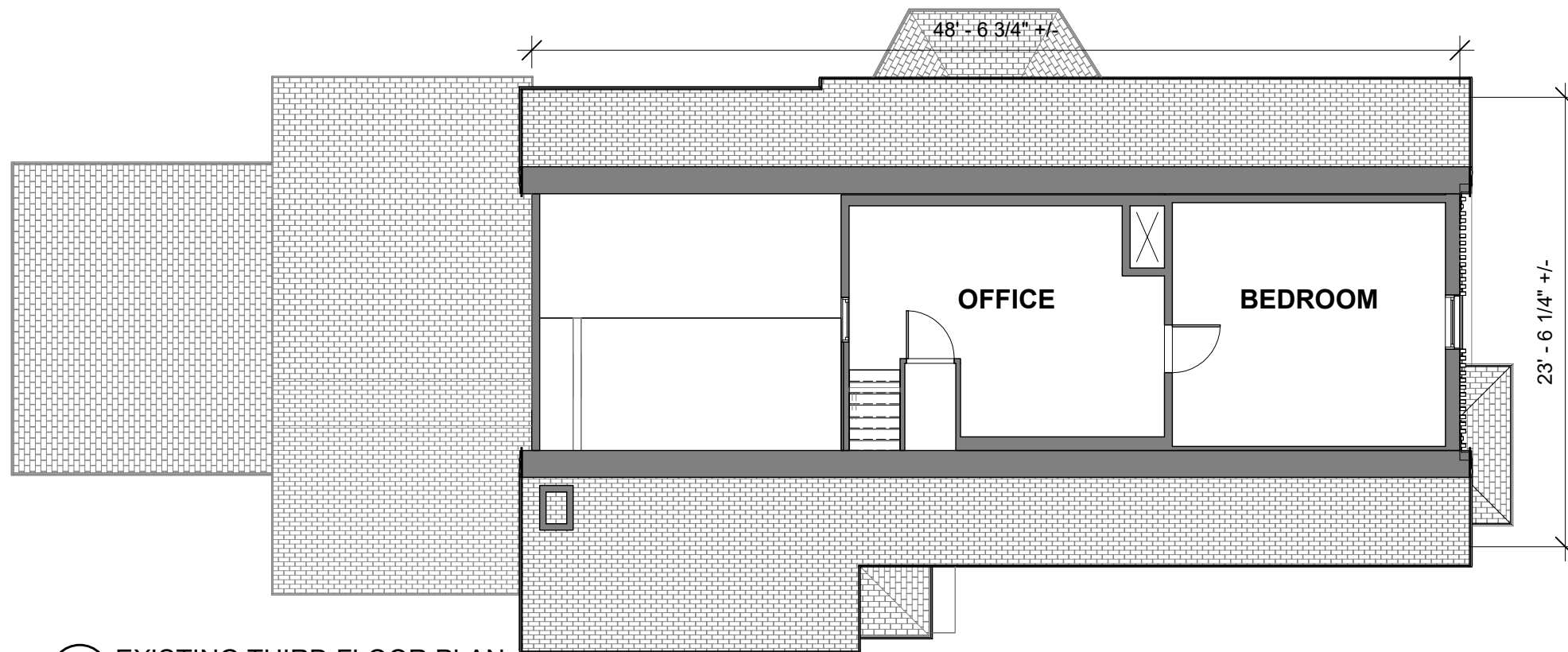
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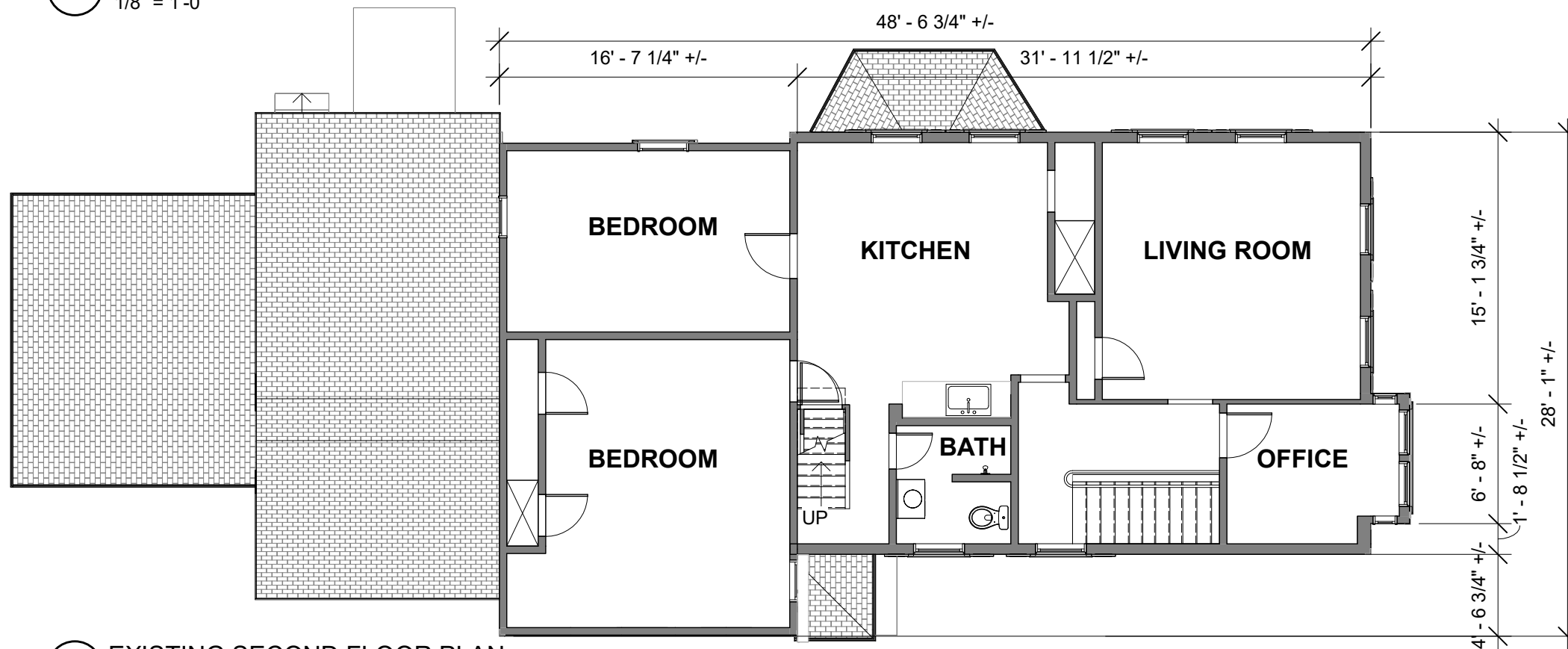
Project Number: 26082

Scale:





1 EXISTING THIRD FLOOR PLAN
1/8" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



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ISLINGTON HOUSE RENOVATION

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EXISTING FLOOR PLANS

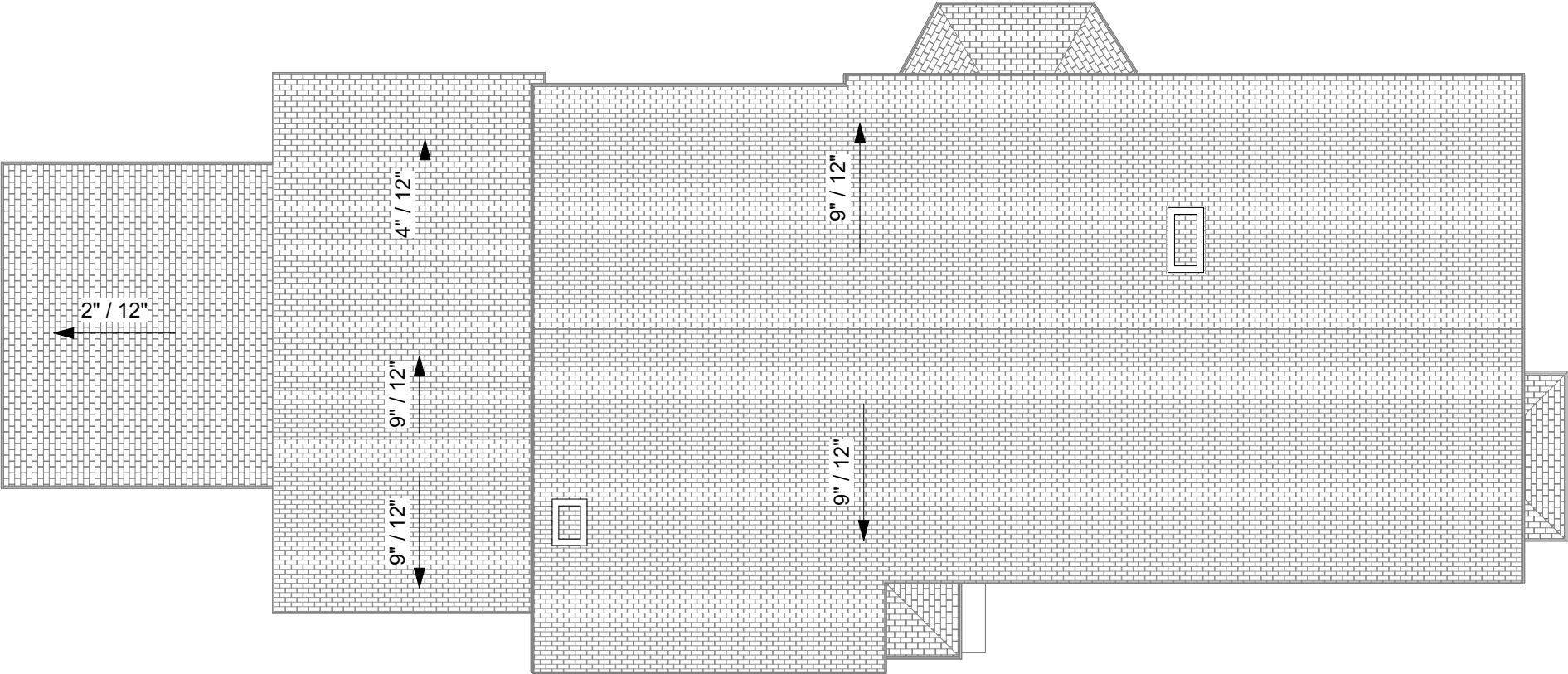
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1 EXISTING ROOF PLAN
1/8" = 1'-0"



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EXISTING FLOOR PLANS

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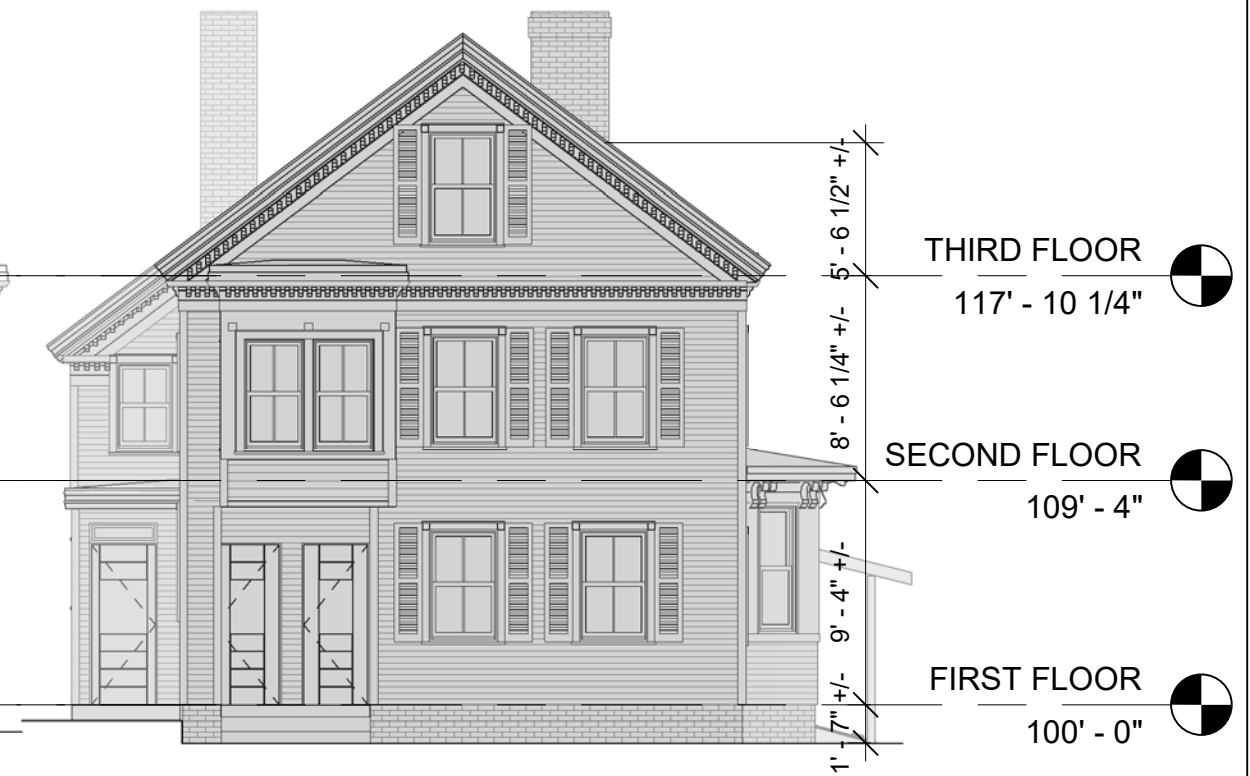
PA: MM / MG

Project Number: 26082

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



4 EXISTING WEST ELEVATION
1/8" = 1'-0"



3 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



2 EXISTING EAST ELEVATION
1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
1/8" = 1'-0"

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ISLINGTON HOUSE RENOVATION

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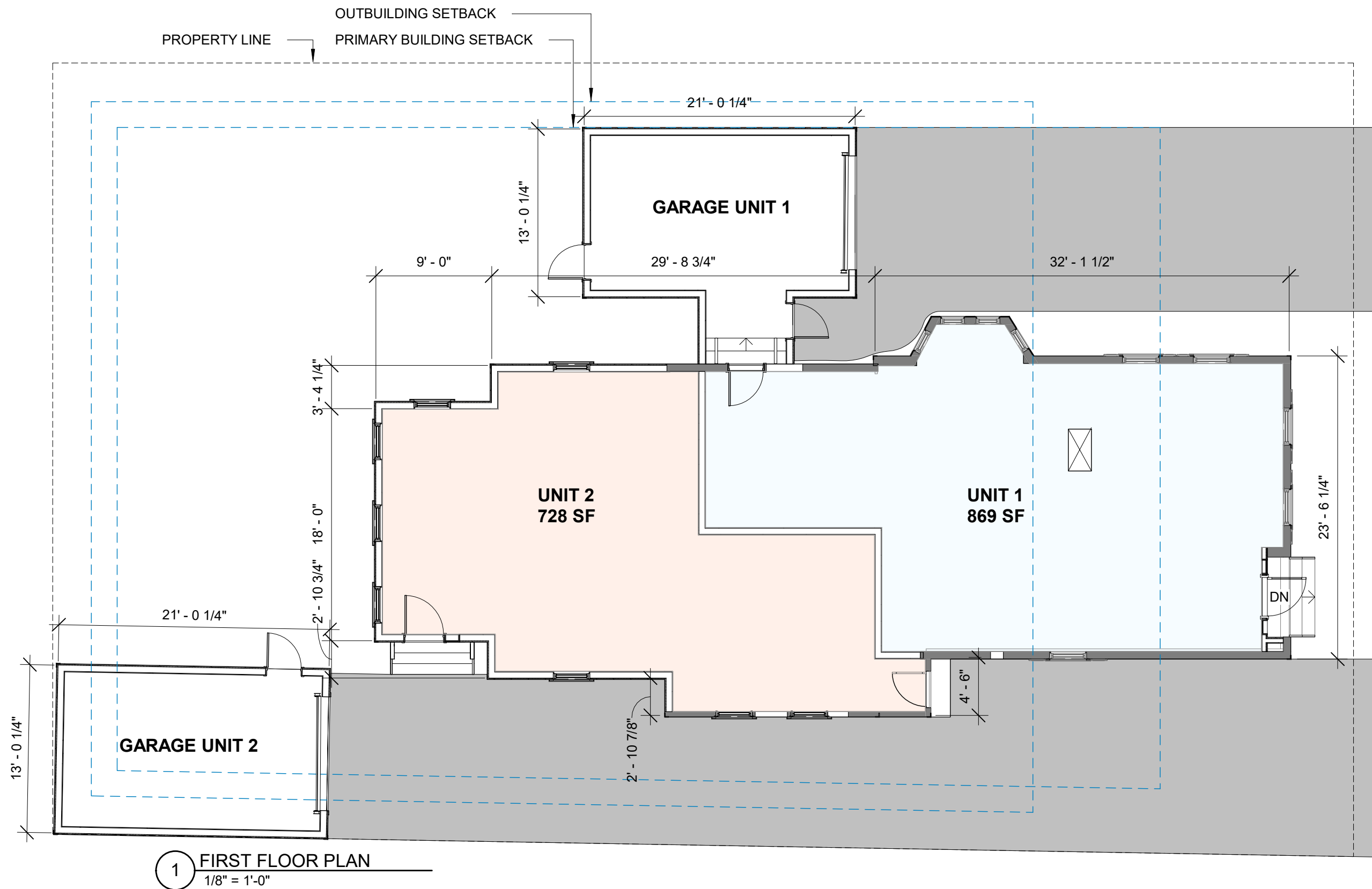
EXISTING ELEVATIONS
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Scale: 1/8" = 1'-0"



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FLOOR PLANS OPTION 1

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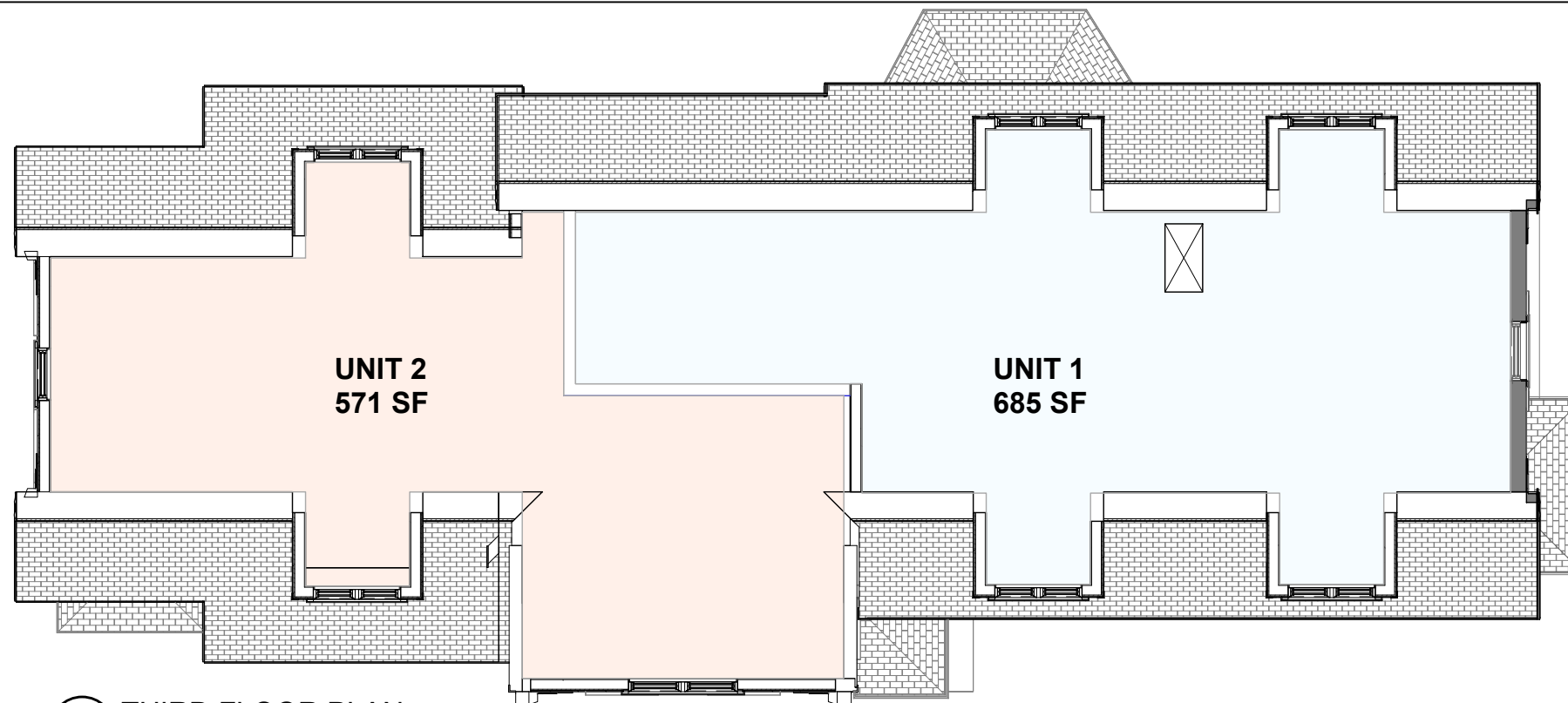
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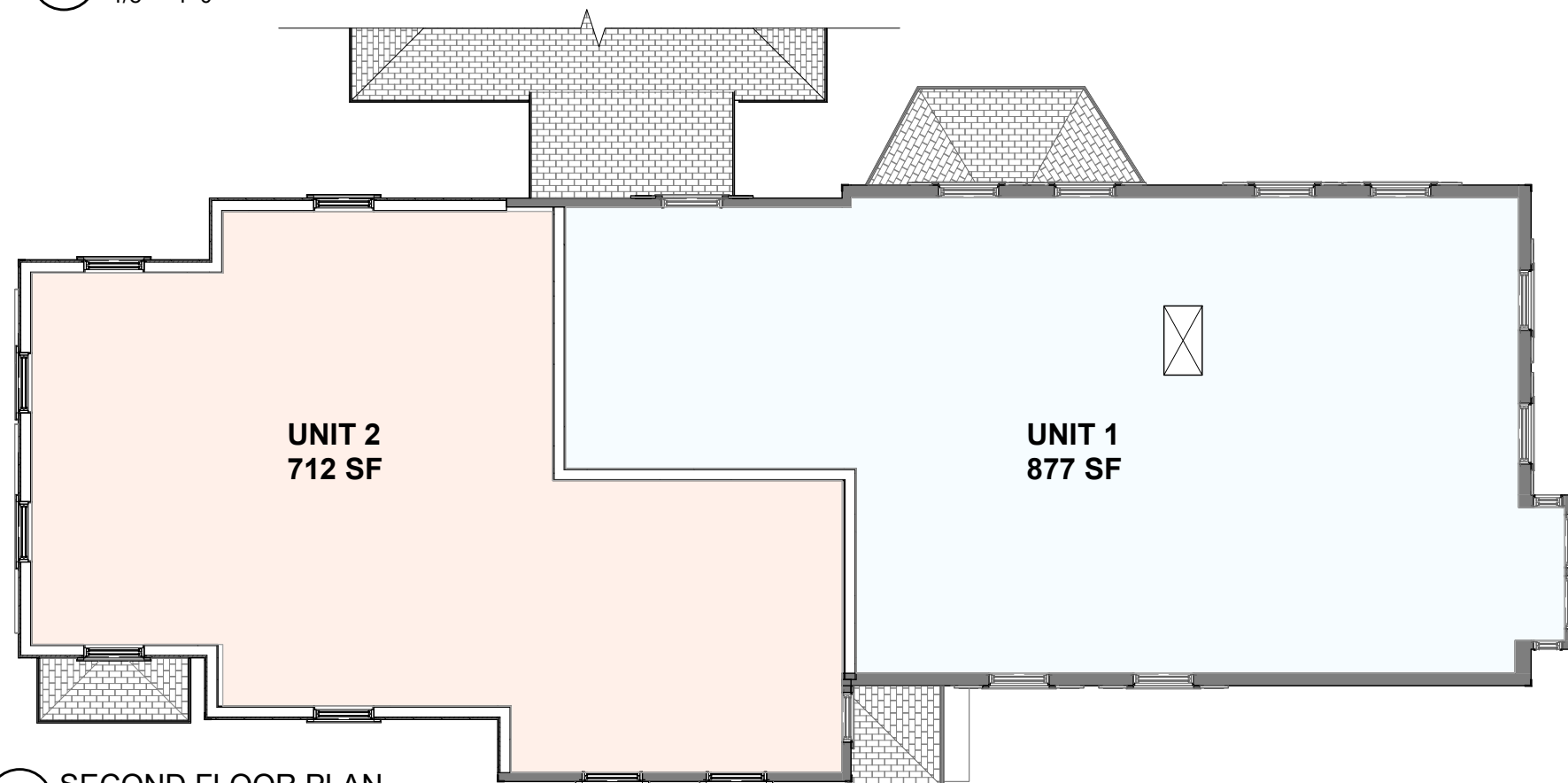
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Scale: 1/8" = 1'-0"



2 THIRD FLOOR PLAN
1/8" = 1'-0"



1 SECOND FLOOR PLAN
1/8" = 1'-0"

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FLOOR PLANS OPTION 1

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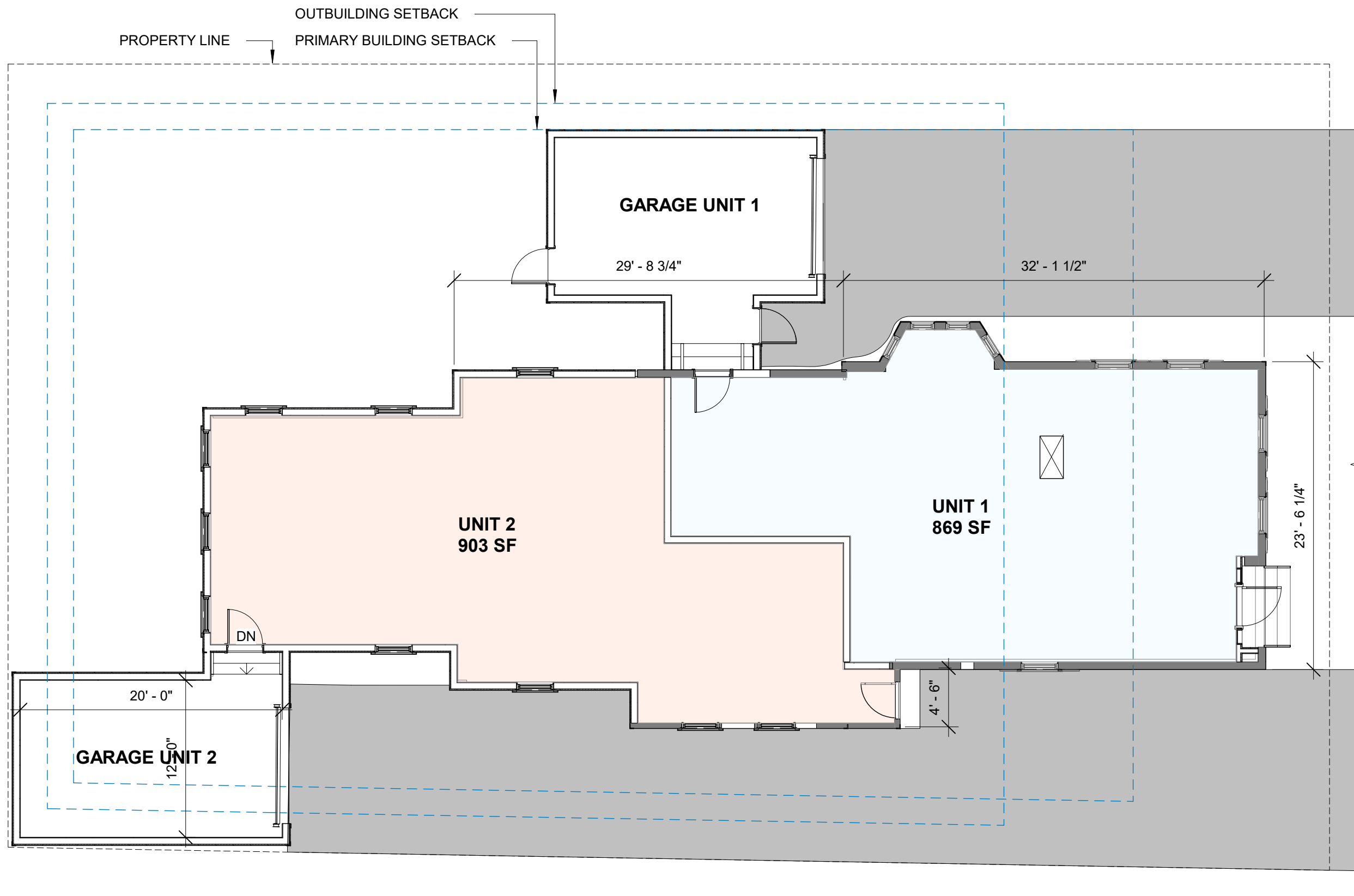
A9

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



UNIT AREAS:

UNIT 1:
1ST FLOOR: 869 SF
2ND FLOOR: 877 SF
3RD FLOOR: 685 SF
TOTAL: 2,431 SF

UNIT 2:
1ST FLOOR: 903 SF
2ND FLOOR: 885 SF
3RD FLOOR: 685 SF
TOTAL: 2,473 SF

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FLOOR PLANS OPTION 2

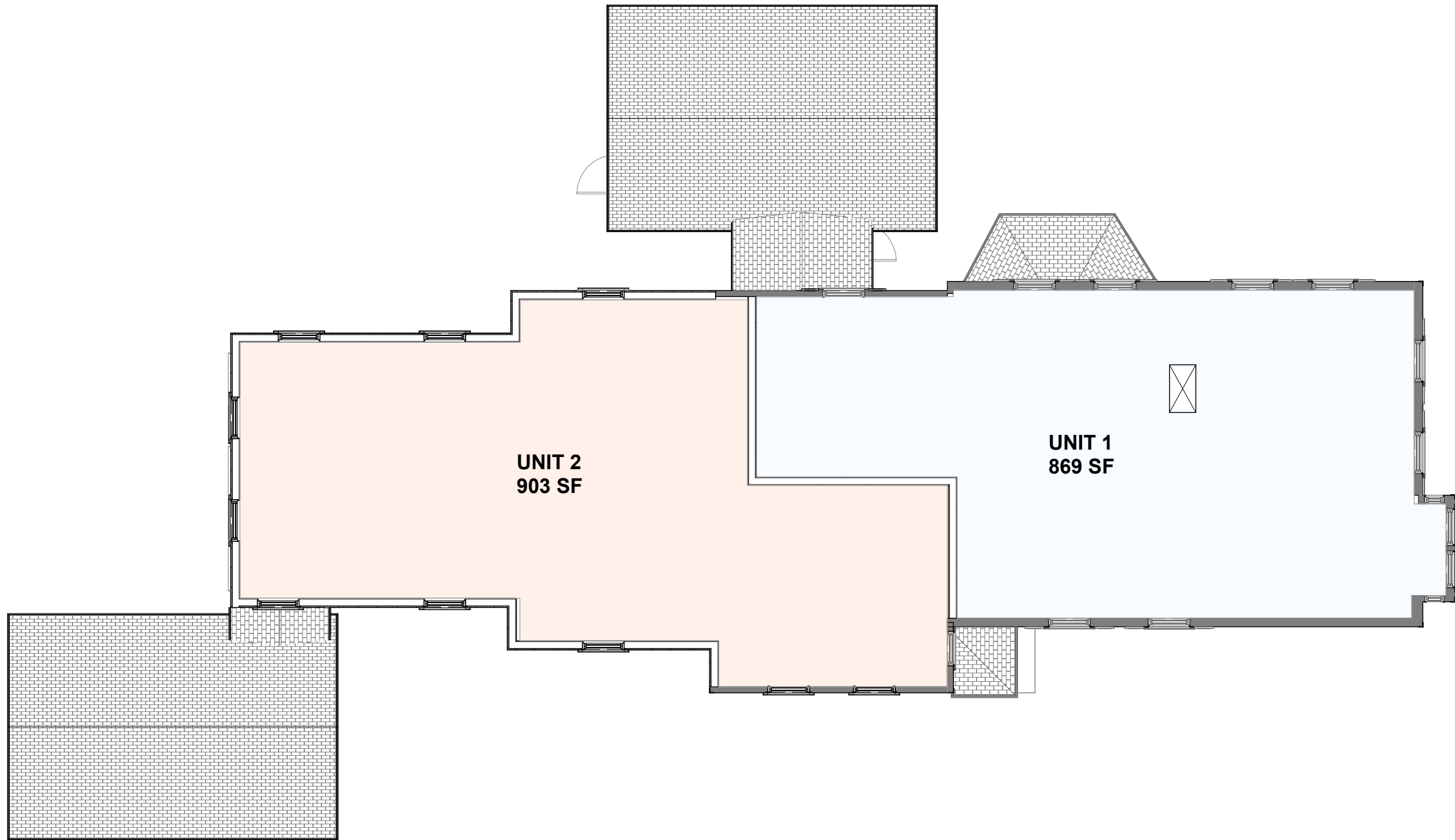
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1 SECOND FLOOR PLAN
1/8" = 1'-0"

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FLOOR PLANS OPTION 2

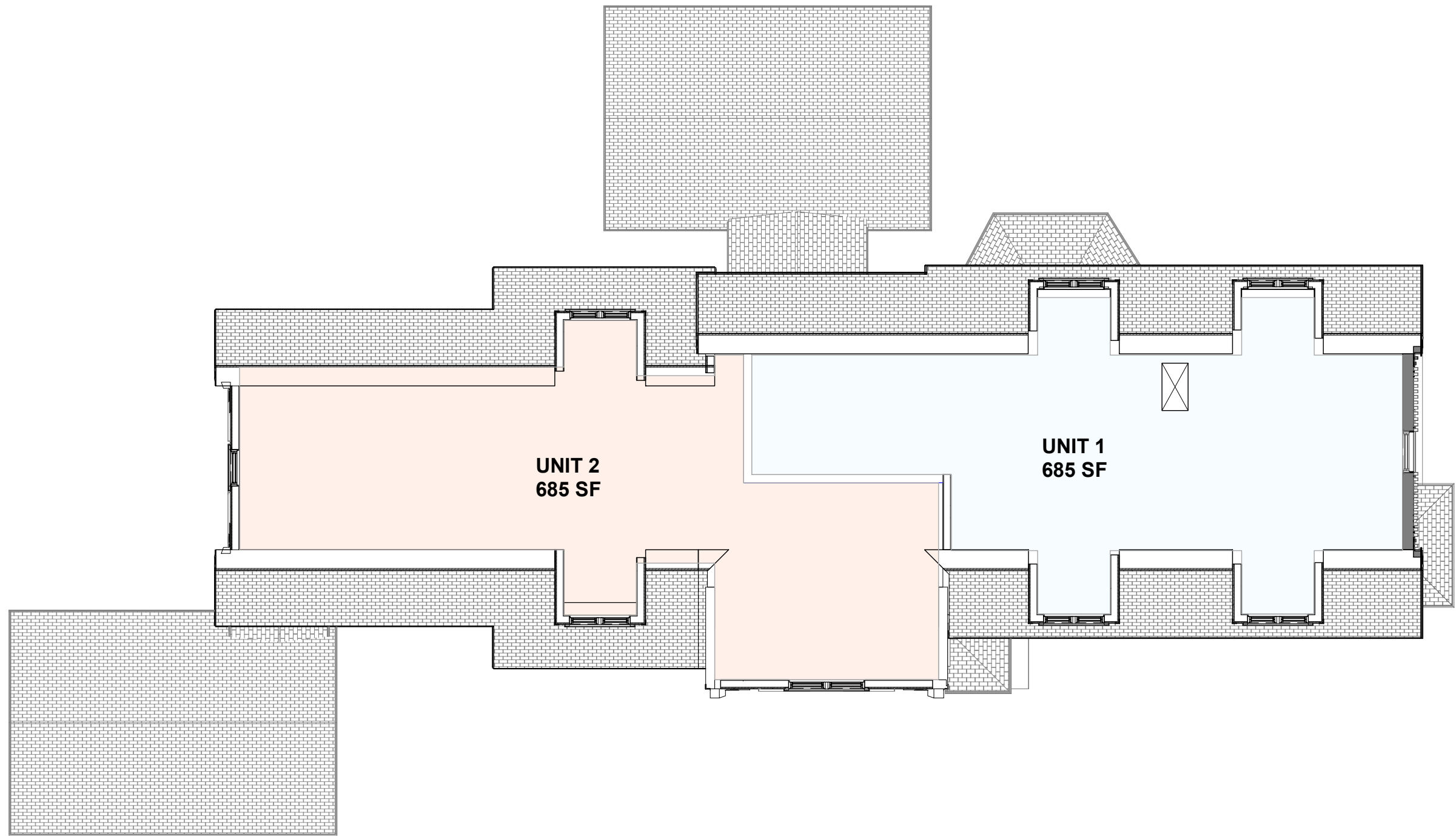
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1 THIRD FLOOR PLAN
1/8" = 1'-0"

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FLOOR PLANS OPTION 2

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A12

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



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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ELEVATIONS OPTION 1

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2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

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ELEVATIONS OPTION 1
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2 EAST ELEVATION OPTION 2
1/8" = 1'-0"



1 NORTH ELEVATION OPTION 2
1/8" = 1'-0"

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
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ELEVATIONS OPTION 2

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2 WEST ELEVATION OPTION 2
1/8" = 1'-0"



1 SOUTH ELEVATION OPTION 2
1/8" = 1'-0"

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ELEVATIONS OPTION 2

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SOUTH WEST VIEW FROM ISLINGTON STREET



SOUTH EAST VIEW FROM ISLINGTON STREET

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ISLINGTON HOUSE RENOVATION
413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

PERSPECTIVE VIEWS OPTION 1
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SOUTH WEST VIEW FROM ISLINGTON STREET



SOUTH EAST VIEW FROM ISLINGTON STREET

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PERSPECTIVE VIEWS OPTION 2

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OCTOBER 2026

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A18

09/18/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE

Project Address: 134 Pleasant Street

Permit Requested: Work Session

Application: Work Session C

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 and 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: Demolish the existing structure to the pad foundation and the new construction of a previously approved design (with minor changes).

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Demolish the existing structure down to the first-floor pad foundation.
- New construction of a previously approved structure (with minor design changes).



**HISTORIC
SURVEY
RATING
NC**

D. Purpose and Intent:

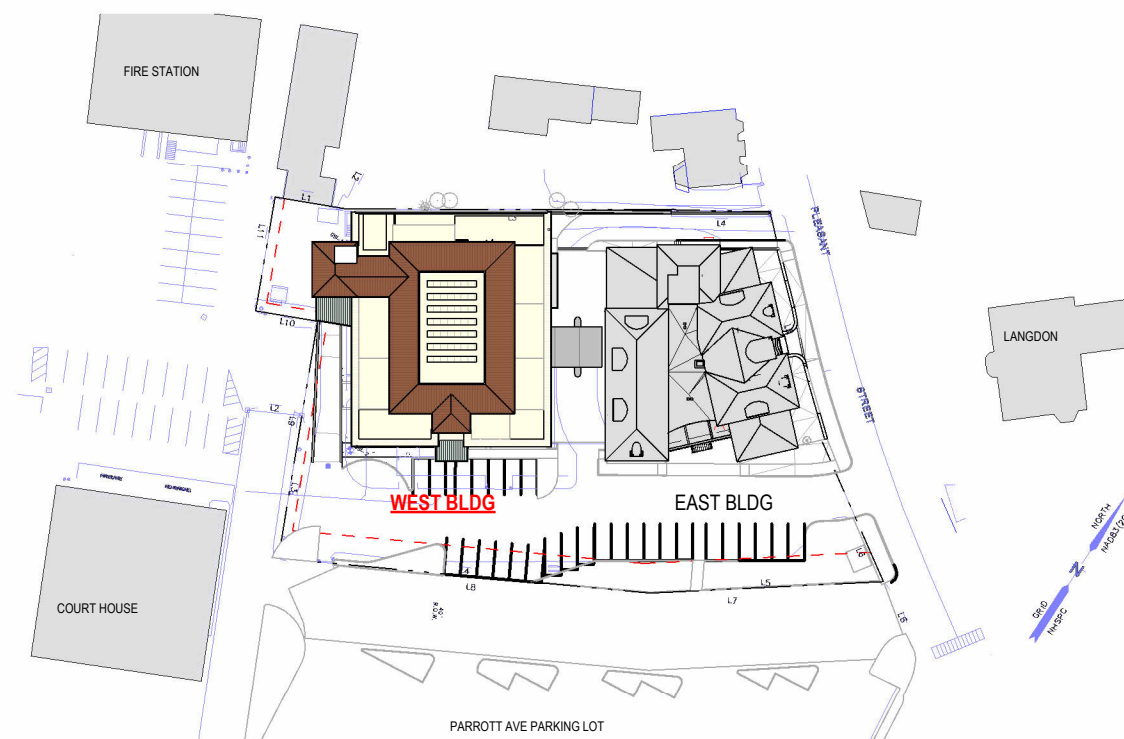
1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare 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



DRAWING INDEX	
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H0.03	CONTEXT MAP & PHOTOS
H0.04	EXISTING BUILDING PHOTOS
H0.05	EXISTING ELEVATIONS
H0.06	EXISTING ELEVATIONS
H1.01	FIRST FLOOR PLAN
H1.02	ROOF PLAN - PROPOSED
H2.01	CONTEXT SITE SECTIONS
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H2.19	ELEVATIONS - PREVIOUSLY APPROVED
H2.20	ELEVATIONS - PROPOSED
H2.21	ELEVATIONS - PREVIOUSLY APPROVED
H2.22	ELEVATIONS - PROPOSED
H3.00	RENDERING
H3.01	RENDERING
H3.03	BIRDSEYE AXONOMETRIC
H4.01	ELEVATION DETAIL
H4.02	ELEVATION DETAIL
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H4.04	MATERIALS LEGEND
H4.05	MATERIALS - MASONRY
H4.06	MATERIALS - CLADDING
H4.07	MATERIALS - ROOFING
H4.08	MATERIALS - DOORS & STOREFRONTS
H4.09	MATERIALS - WINDOWS
H4.10	MATERIALS - METAL ACCESSORIES



1 LOCUS PLAN
1" = 100'-0"

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

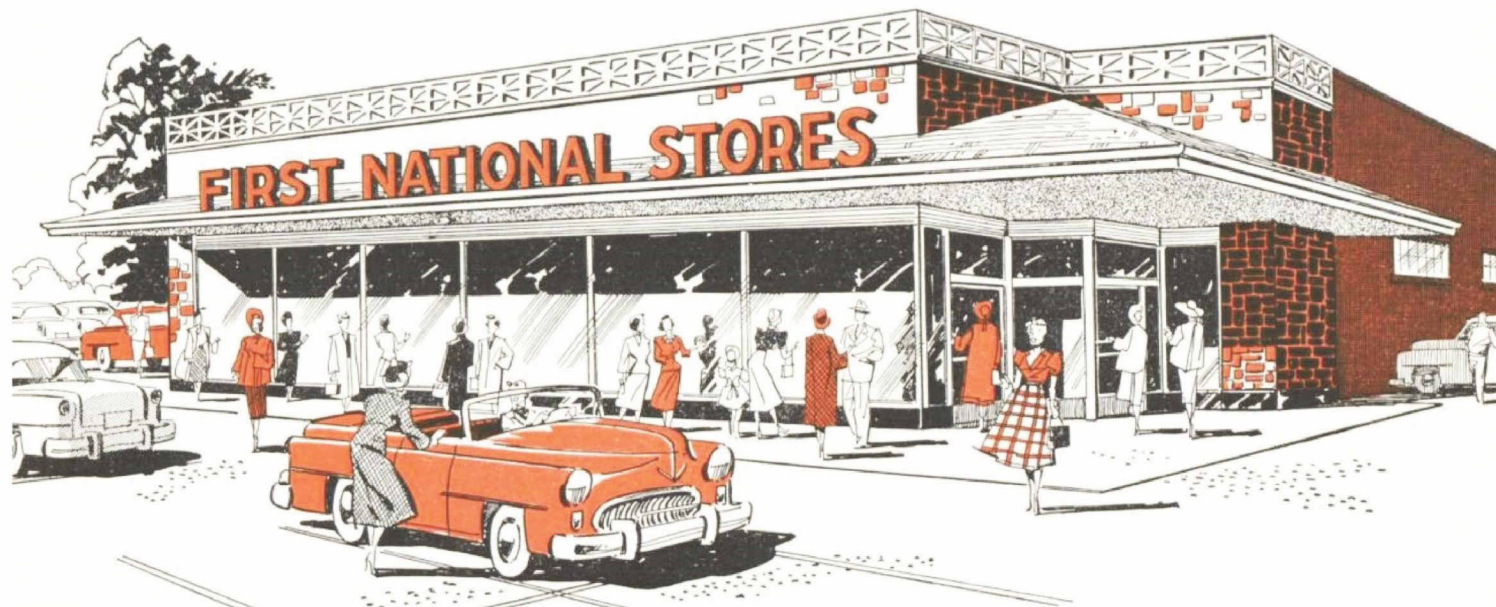
PROJECT SUMMARY

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

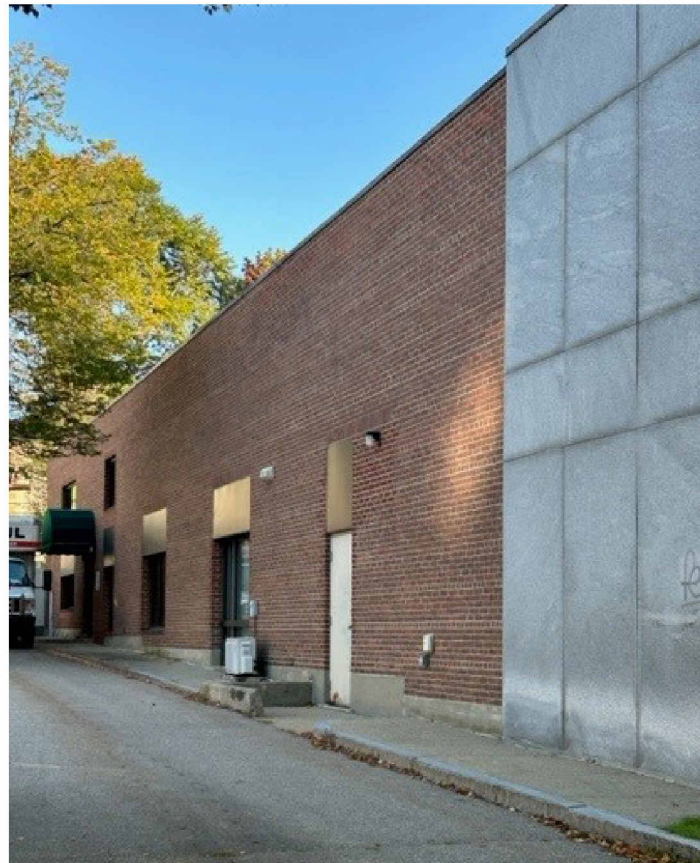


160 COURT ST



PARKING AT PARROTT AVE





WEST



SOUTH



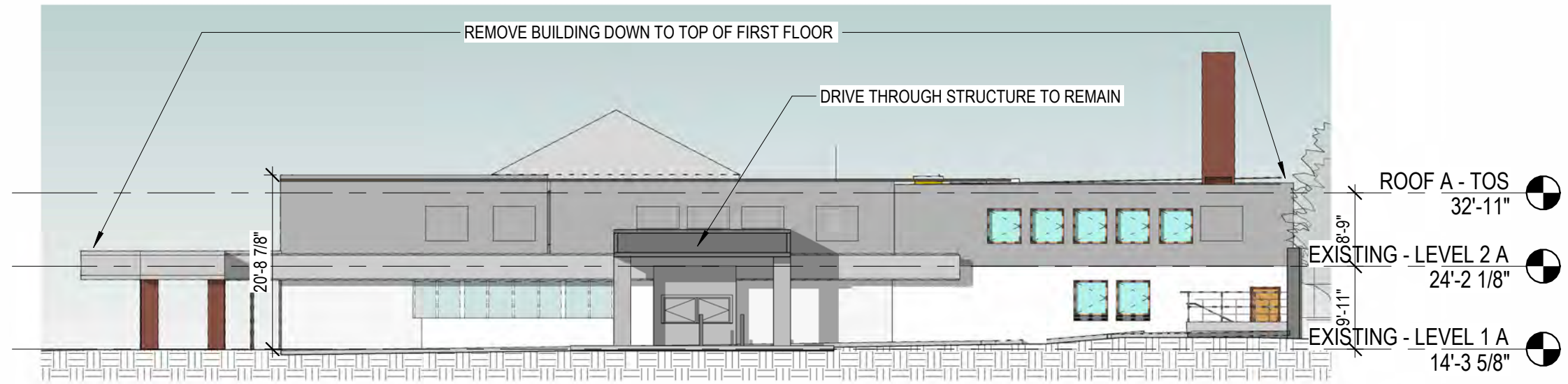
EAST



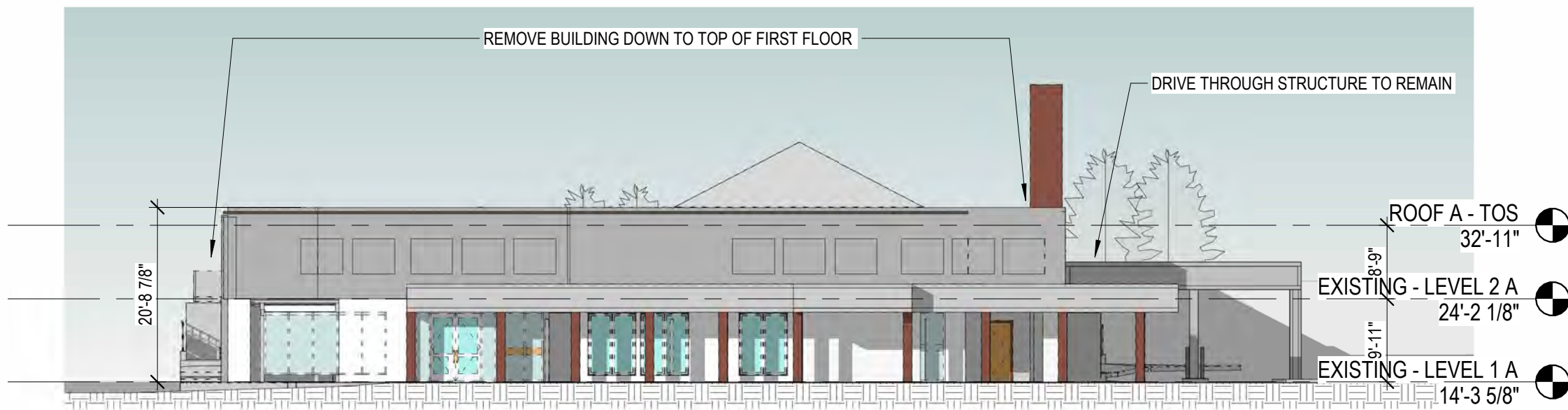
NORTH

H0.04

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

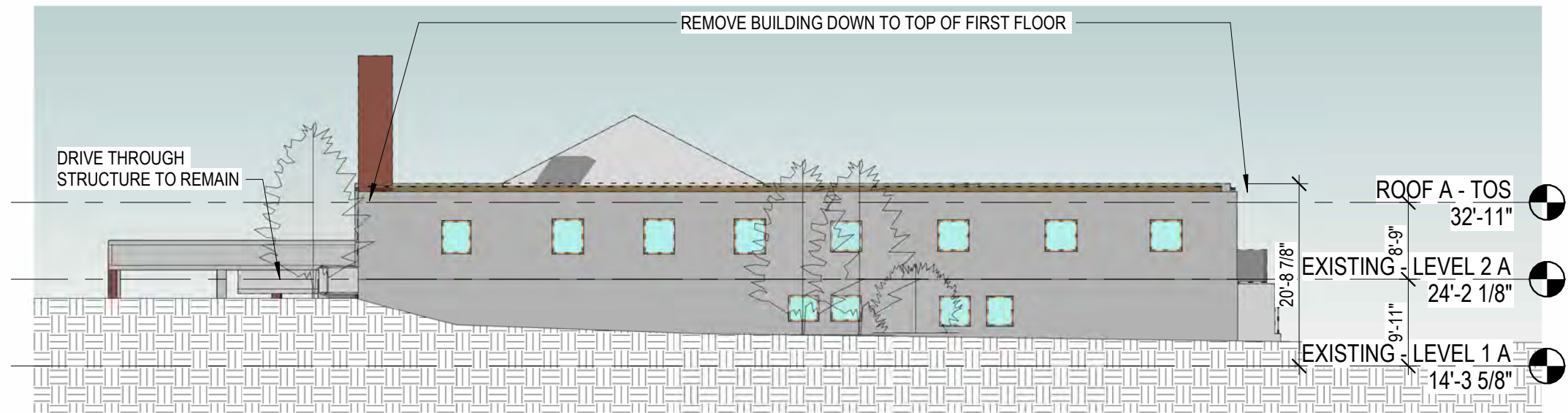


2 HDC EXISTING ELEVATION EAST
1/16" = 1'-0"

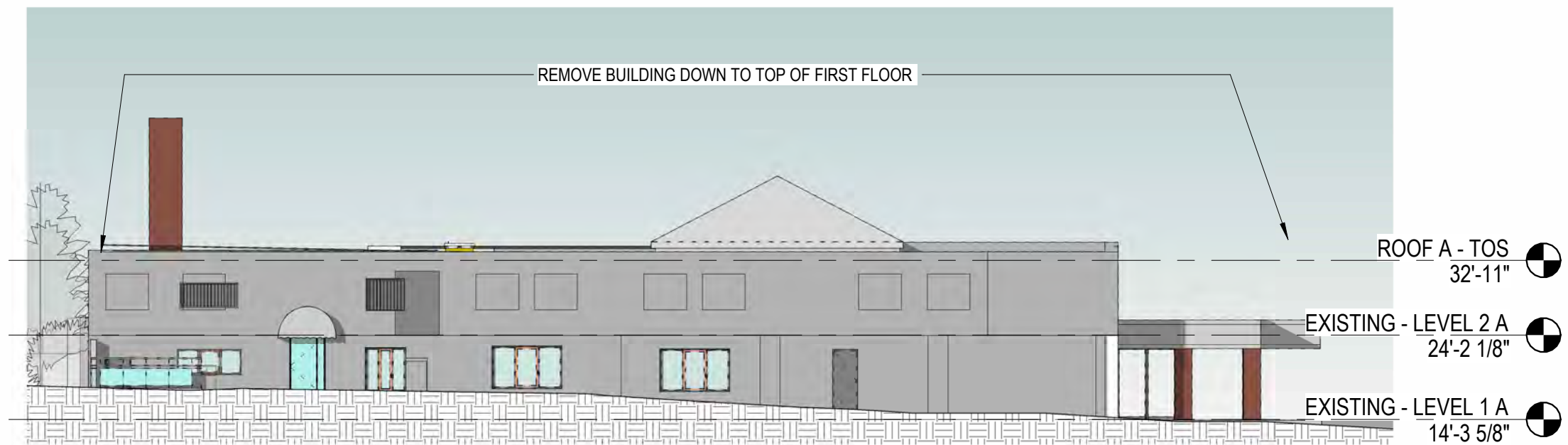


1 HDC EXISTING ELEVATION SOUTH
1/16" = 1'-0"

H0.05 EXISTING ELEVATIONS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

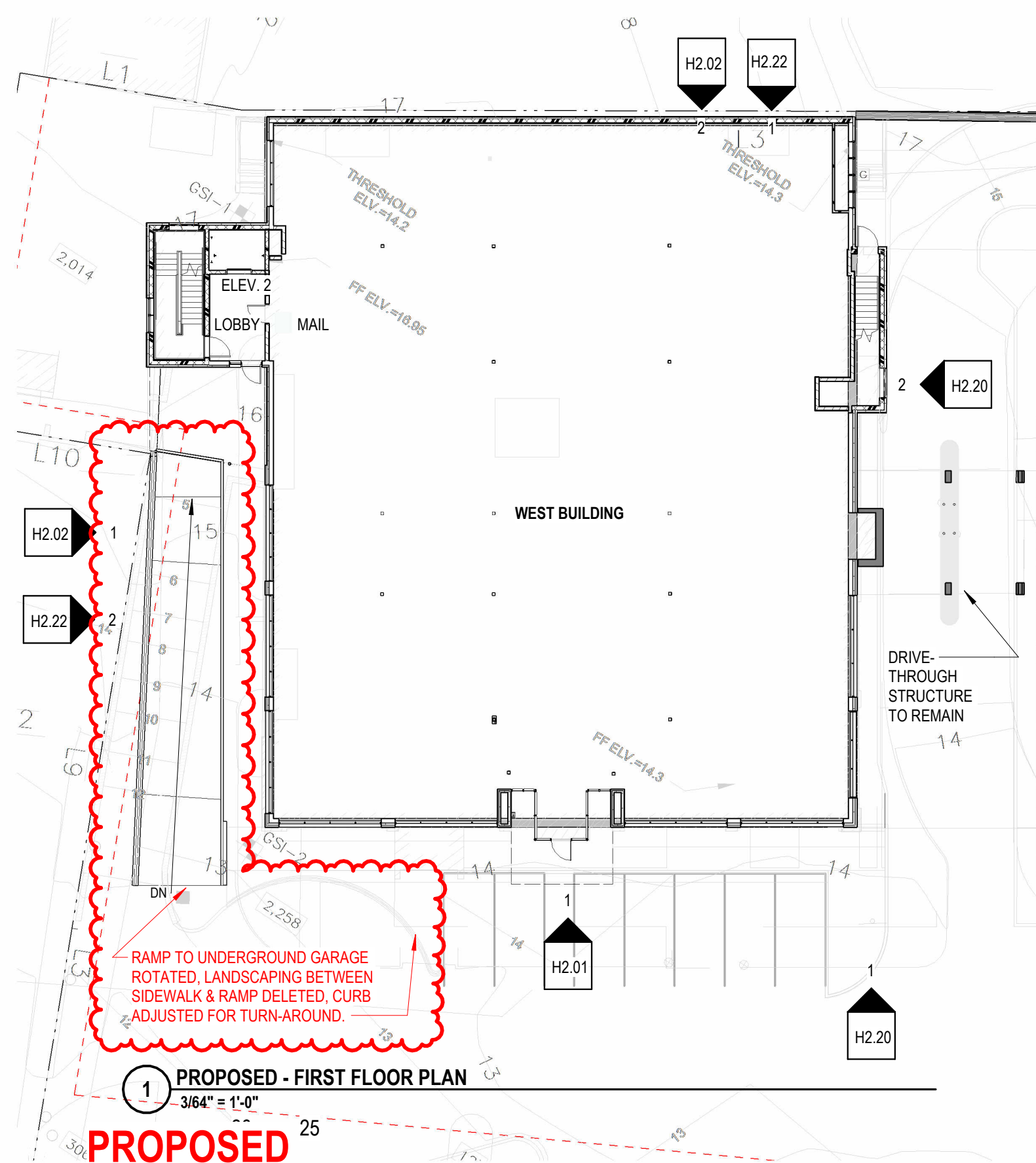


2 HDC EXISTING ELEVATION NORTH
1/16" = 1'-0"

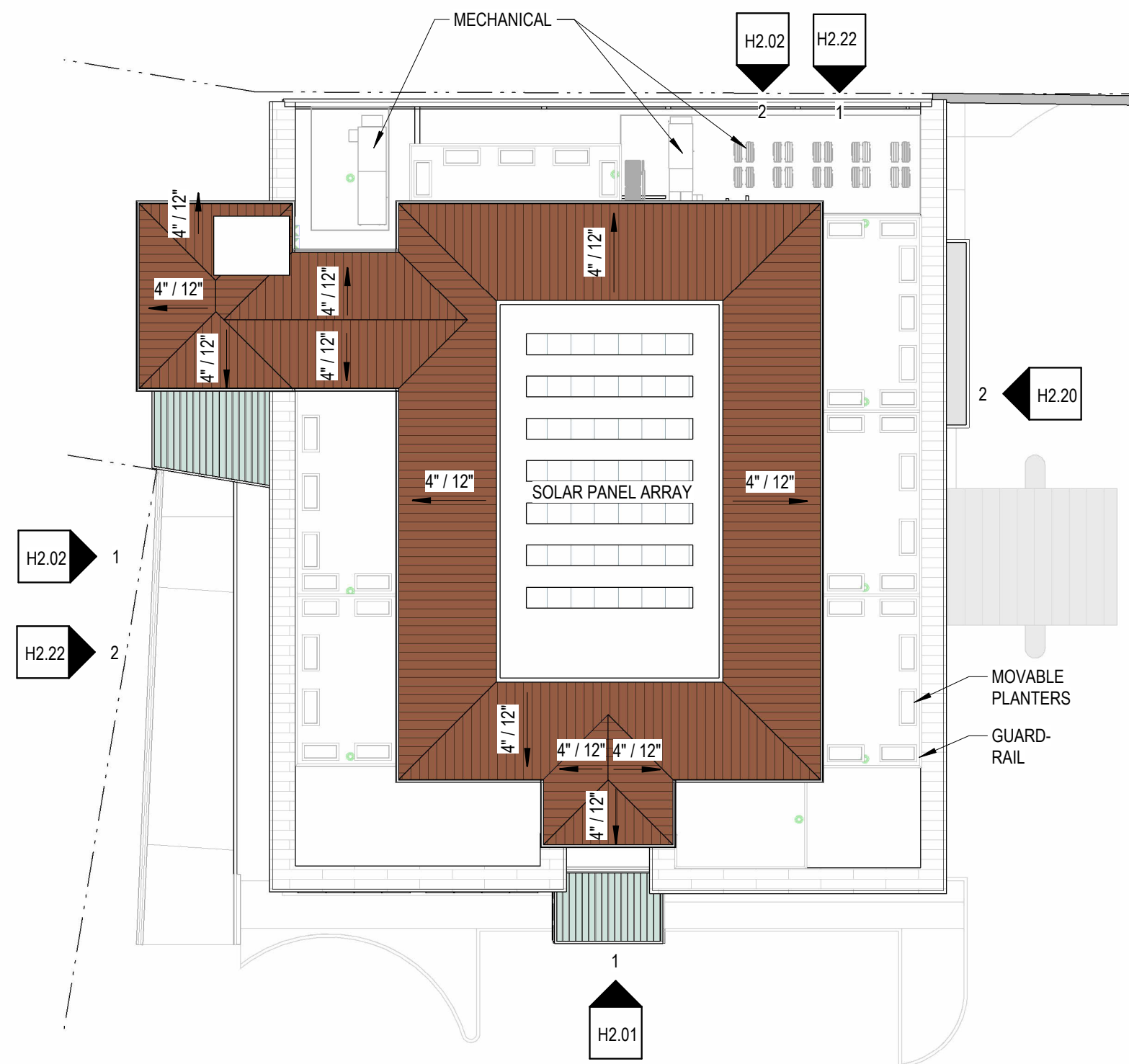
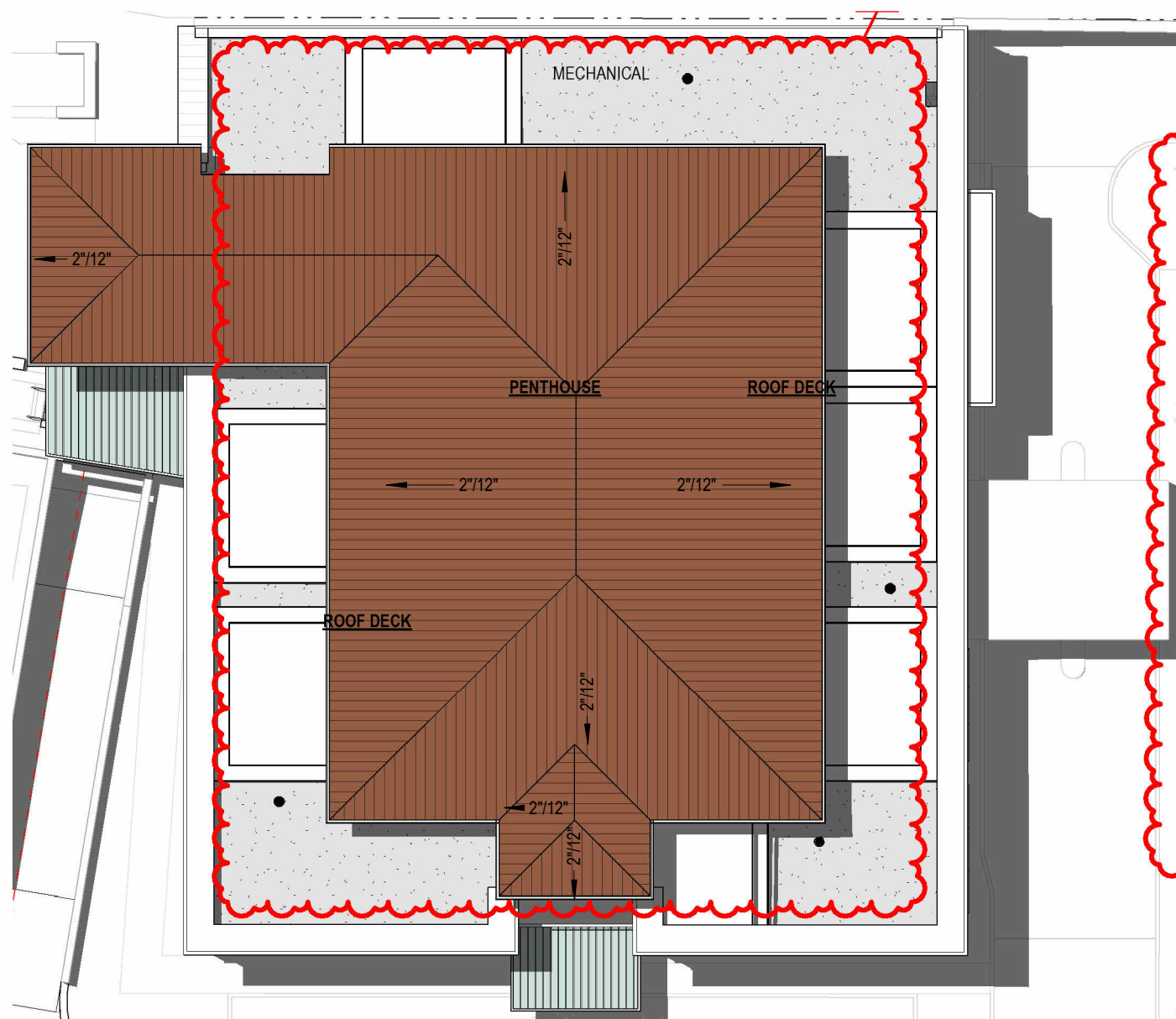


1 HDC EXISTING ELEVATION WEST
1/16" = 1'-0"

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



ARCOVE
ARCHITECTS
09/18/26



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



H1.02

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

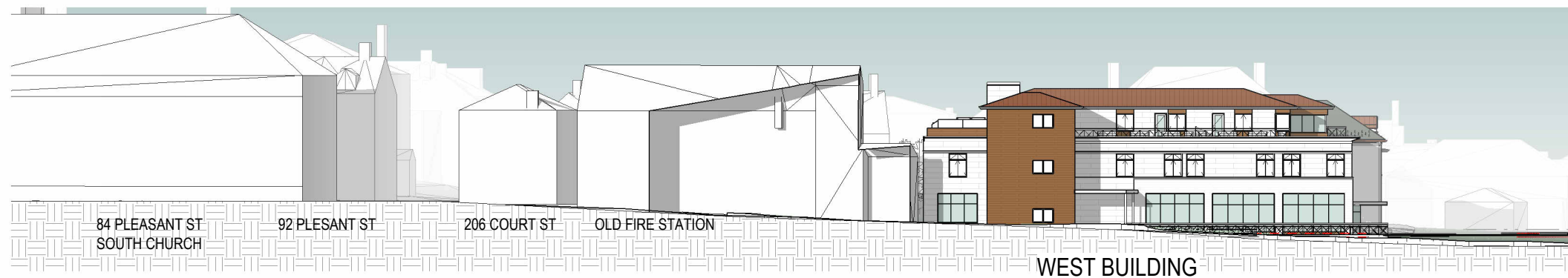


09/18/26

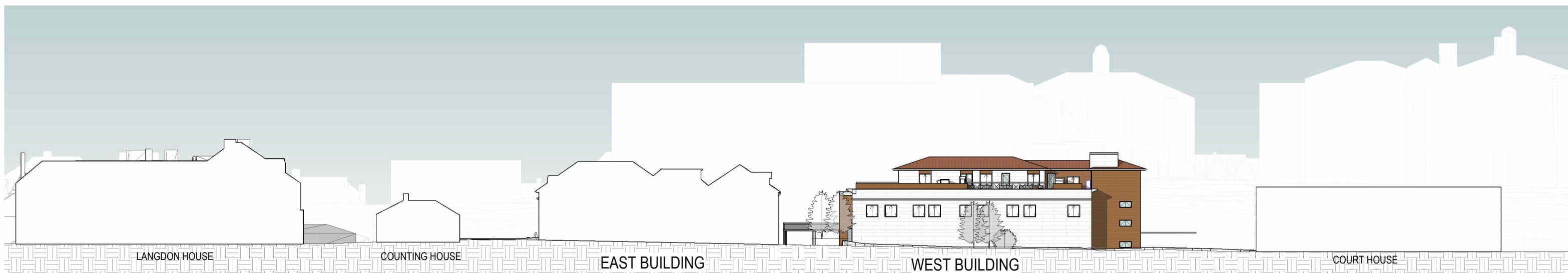


1 SOUTH SITE SECTION
1" = 40'-0"

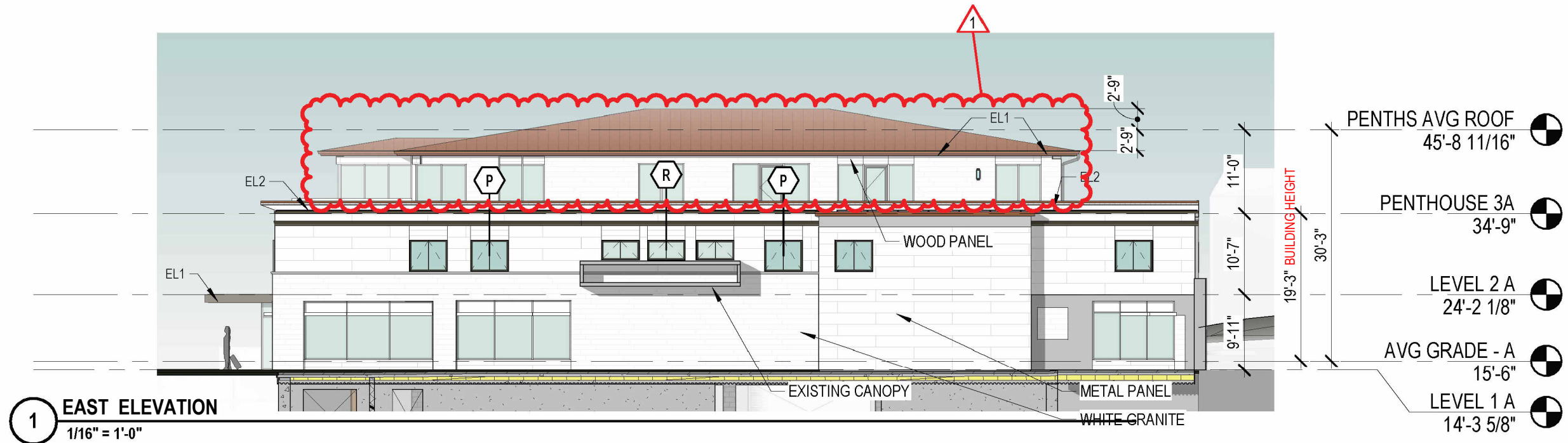
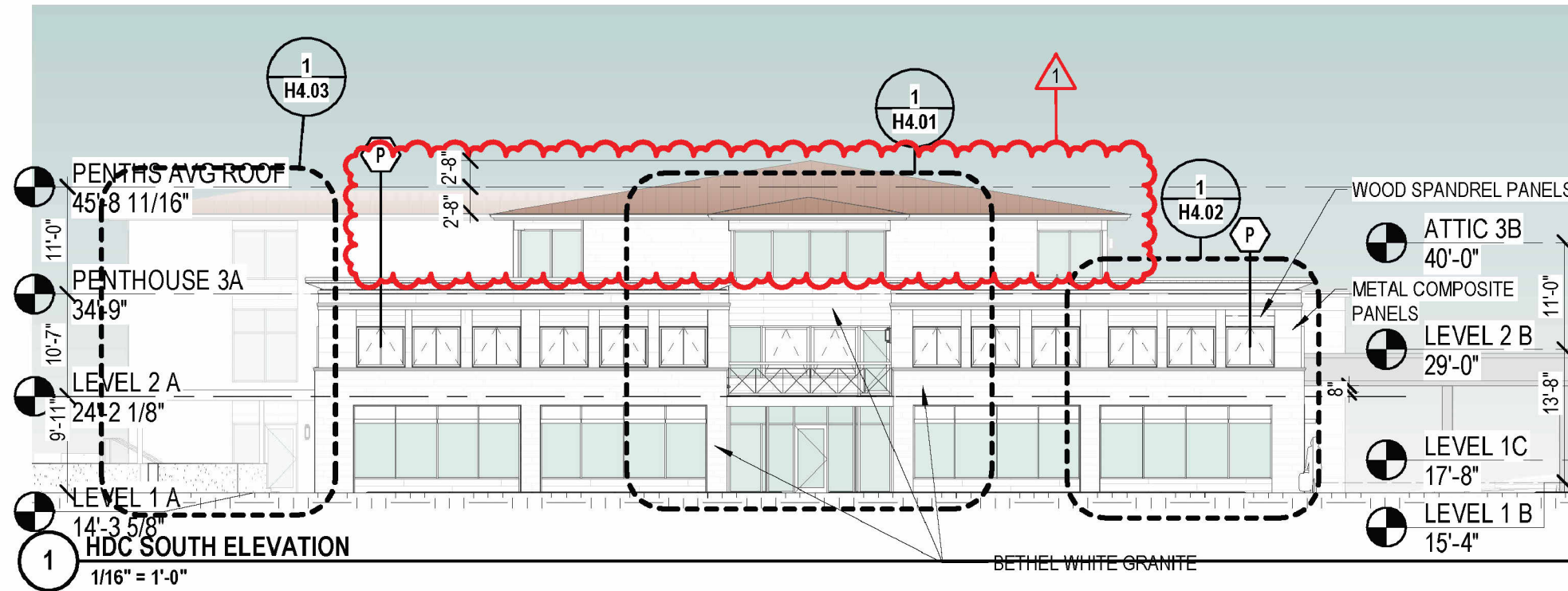
H2.01 CONTEXT SITE SECTIONS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



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



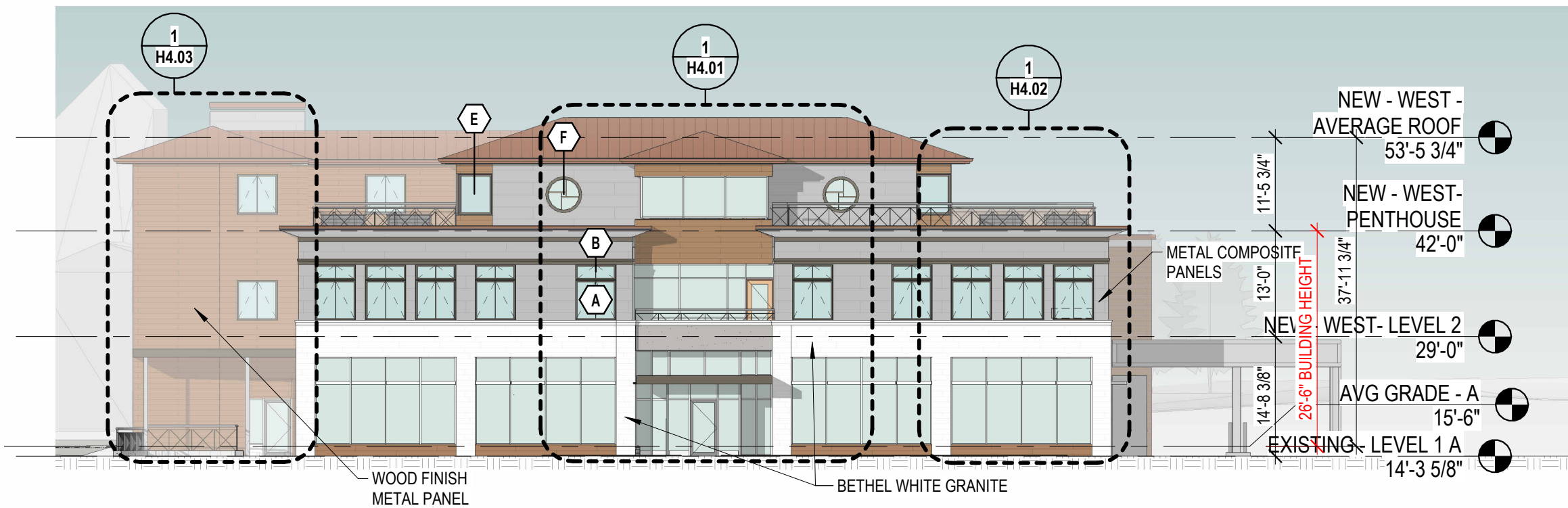
2 NORTH SITE SECTION
1" = 40'-0"



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**

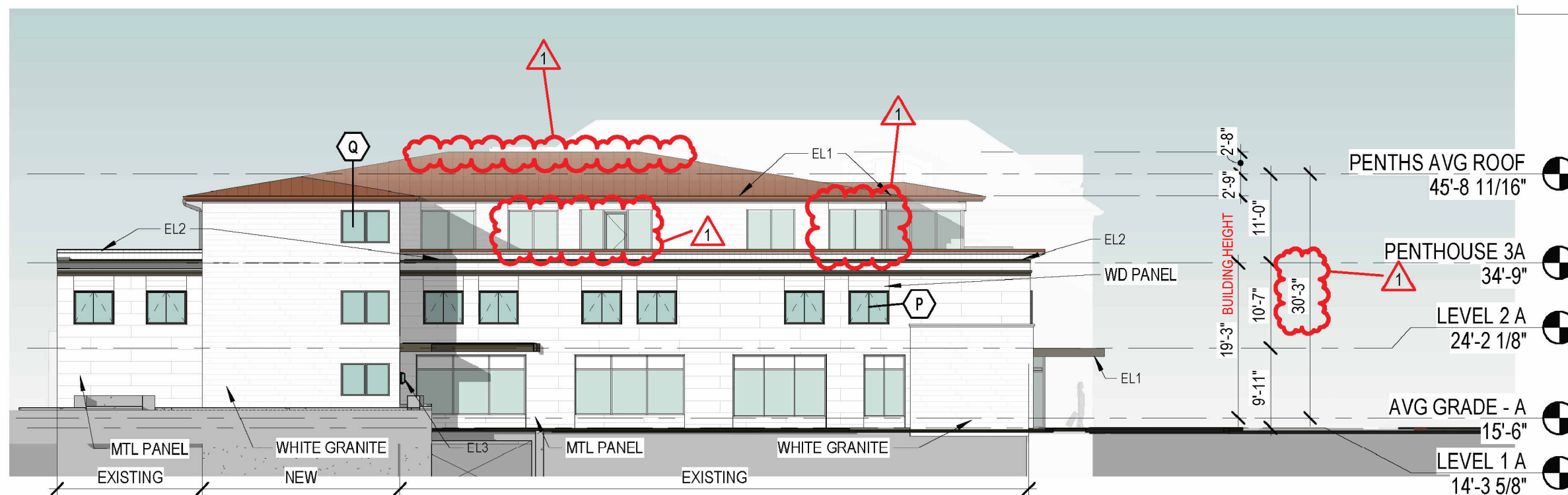
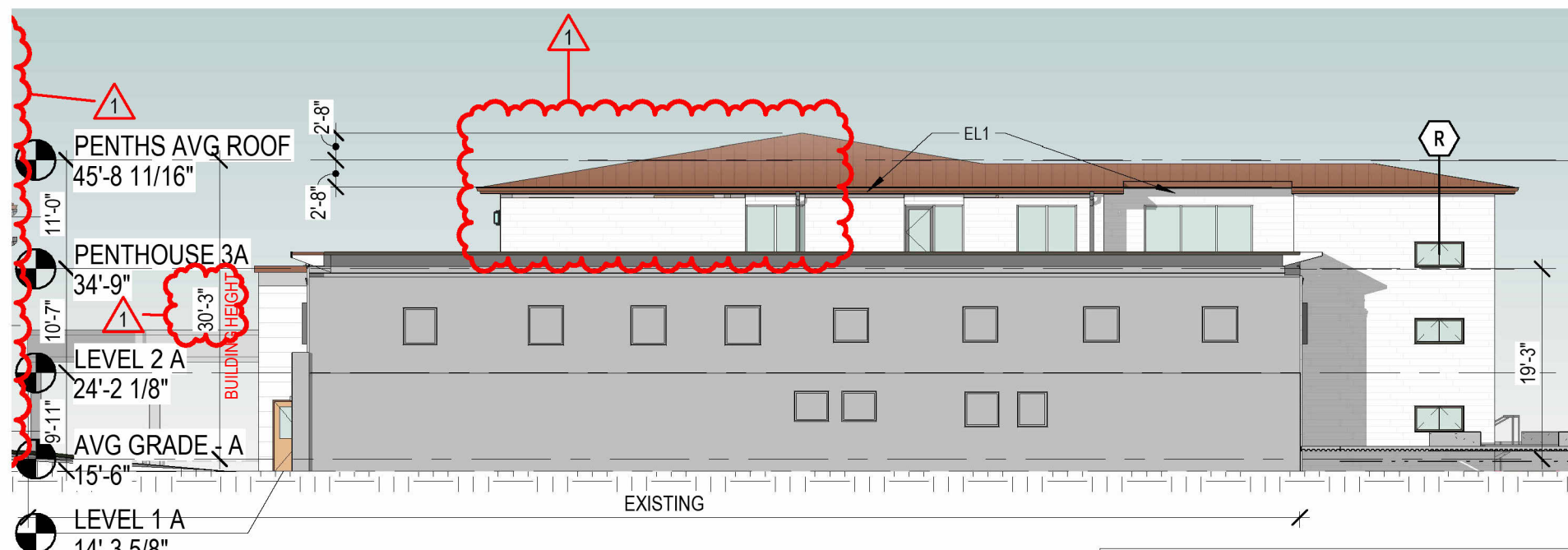
EXTERIOR LIGHTING LEGEND

- 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

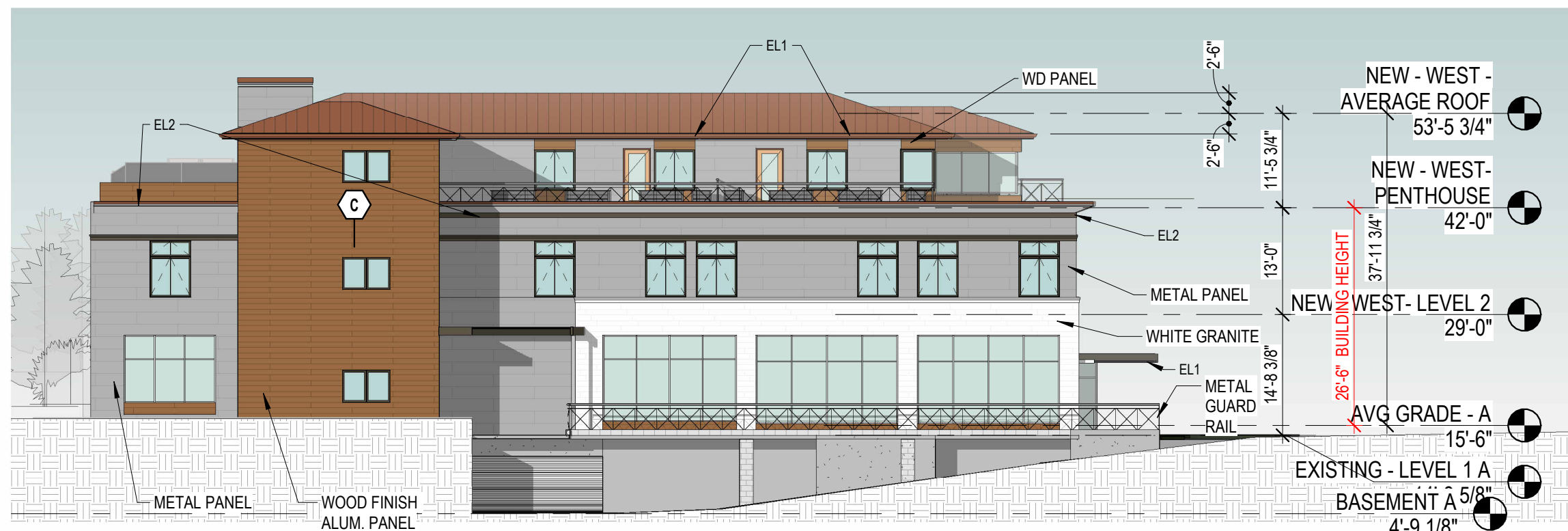
H2.21

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



PROPOSED SOUTH VIEW FROM PARROTT AVE PARKING LOT

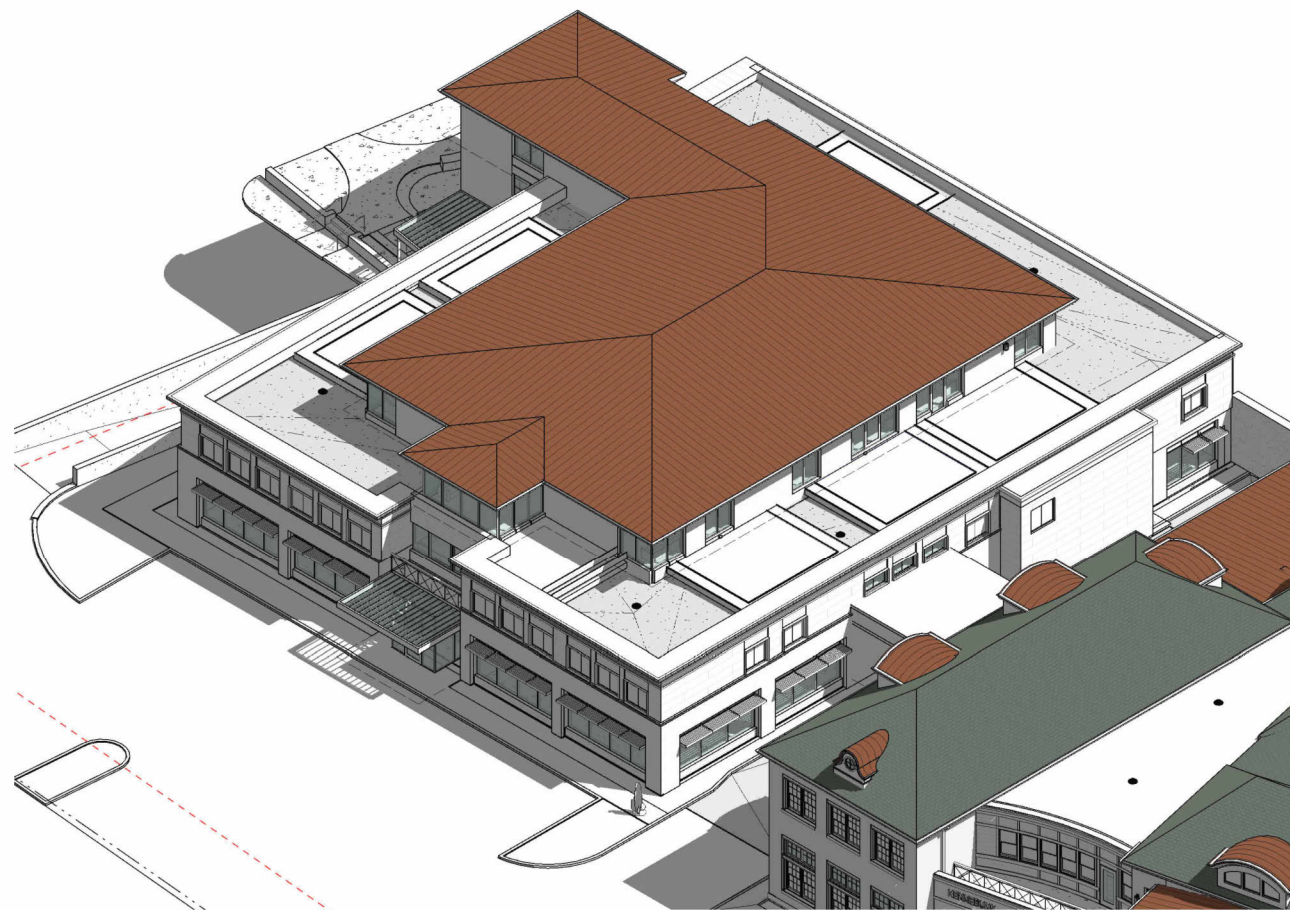
H3.00

RENDERING
 134 PLEASANT STREET, WEST BLDG
 PORTSMOUTH, NH 03801



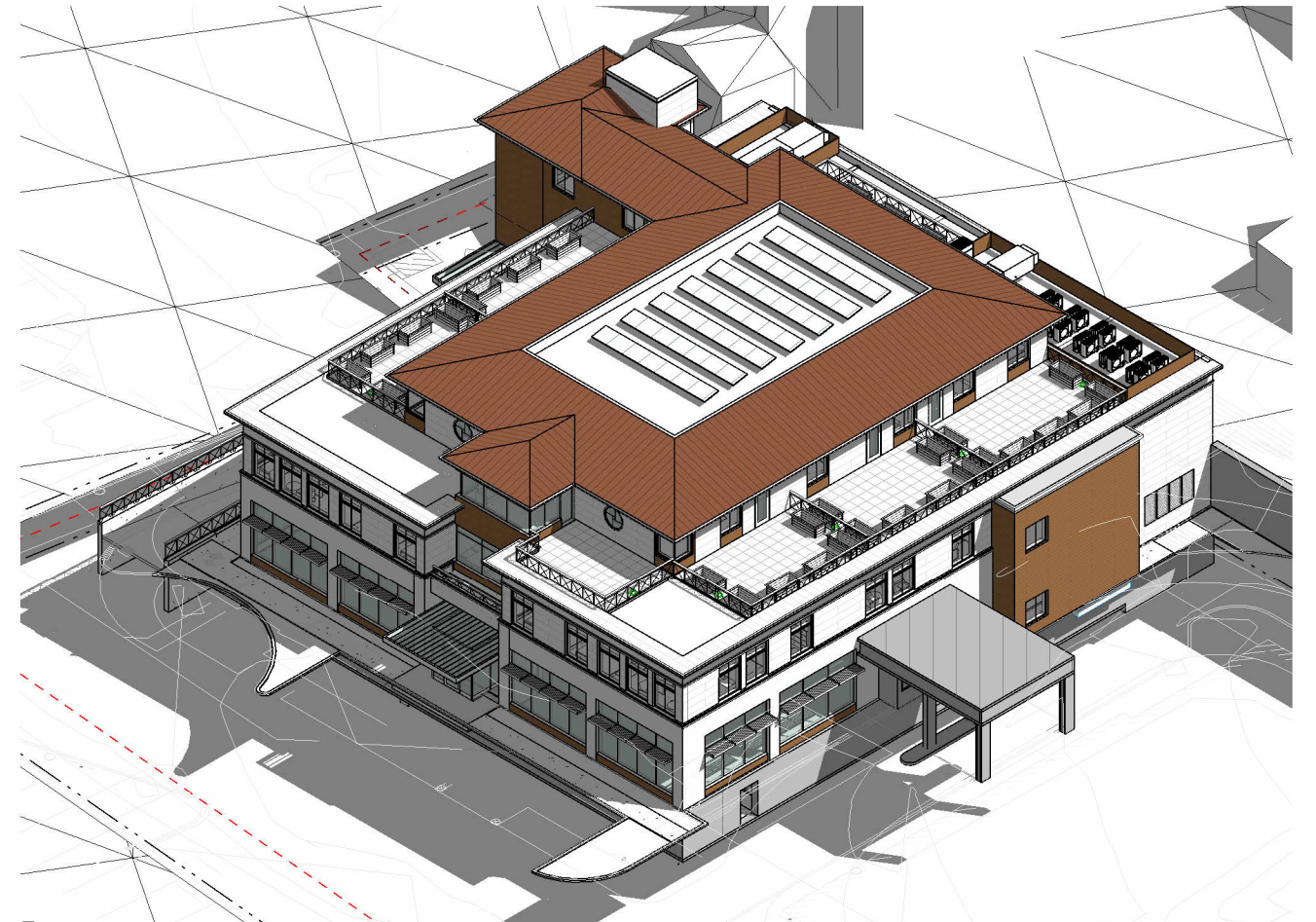
PROPOSED - VIEW FROM SOUTH AT COURTHOUSE

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**



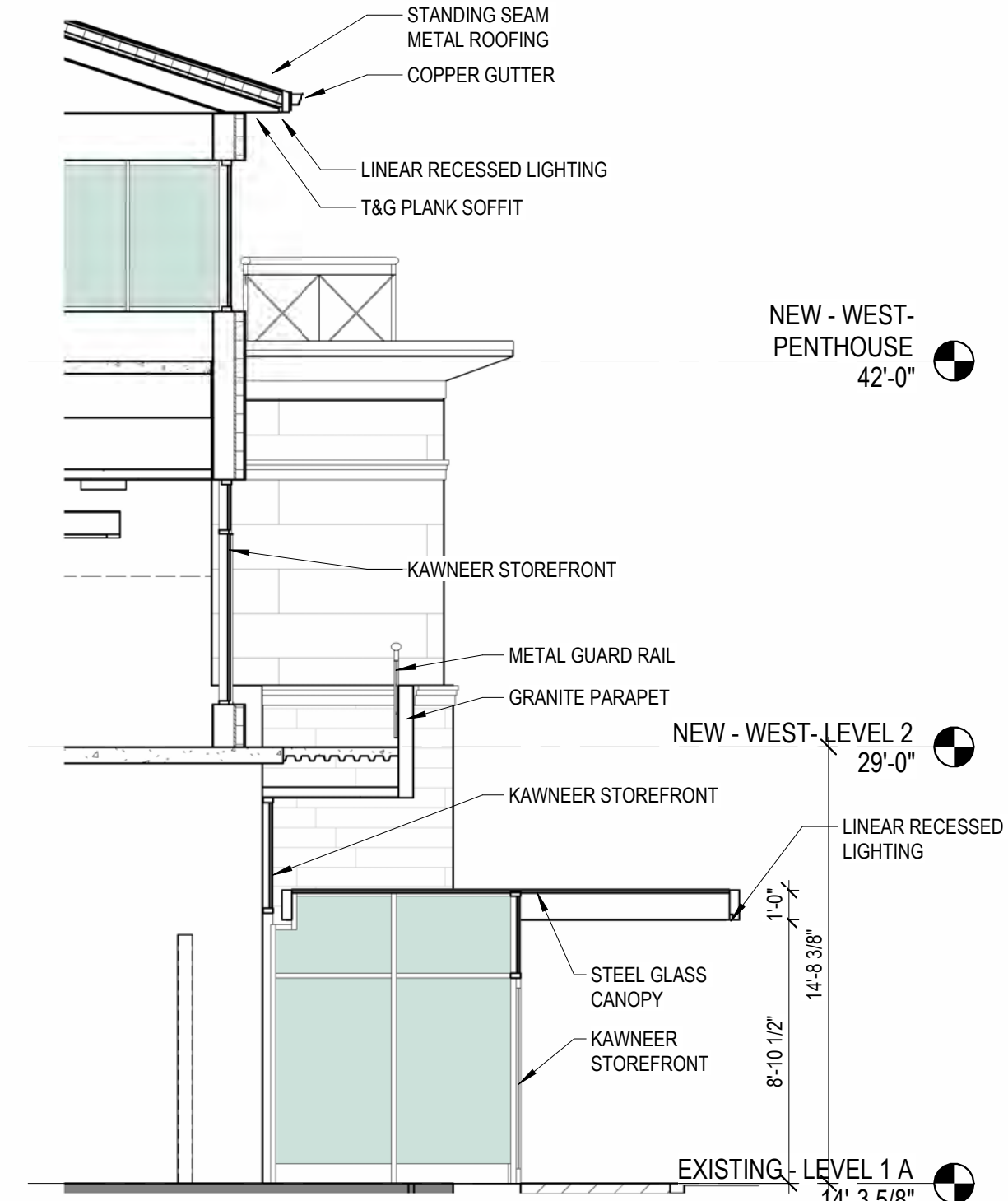
09/18/26



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

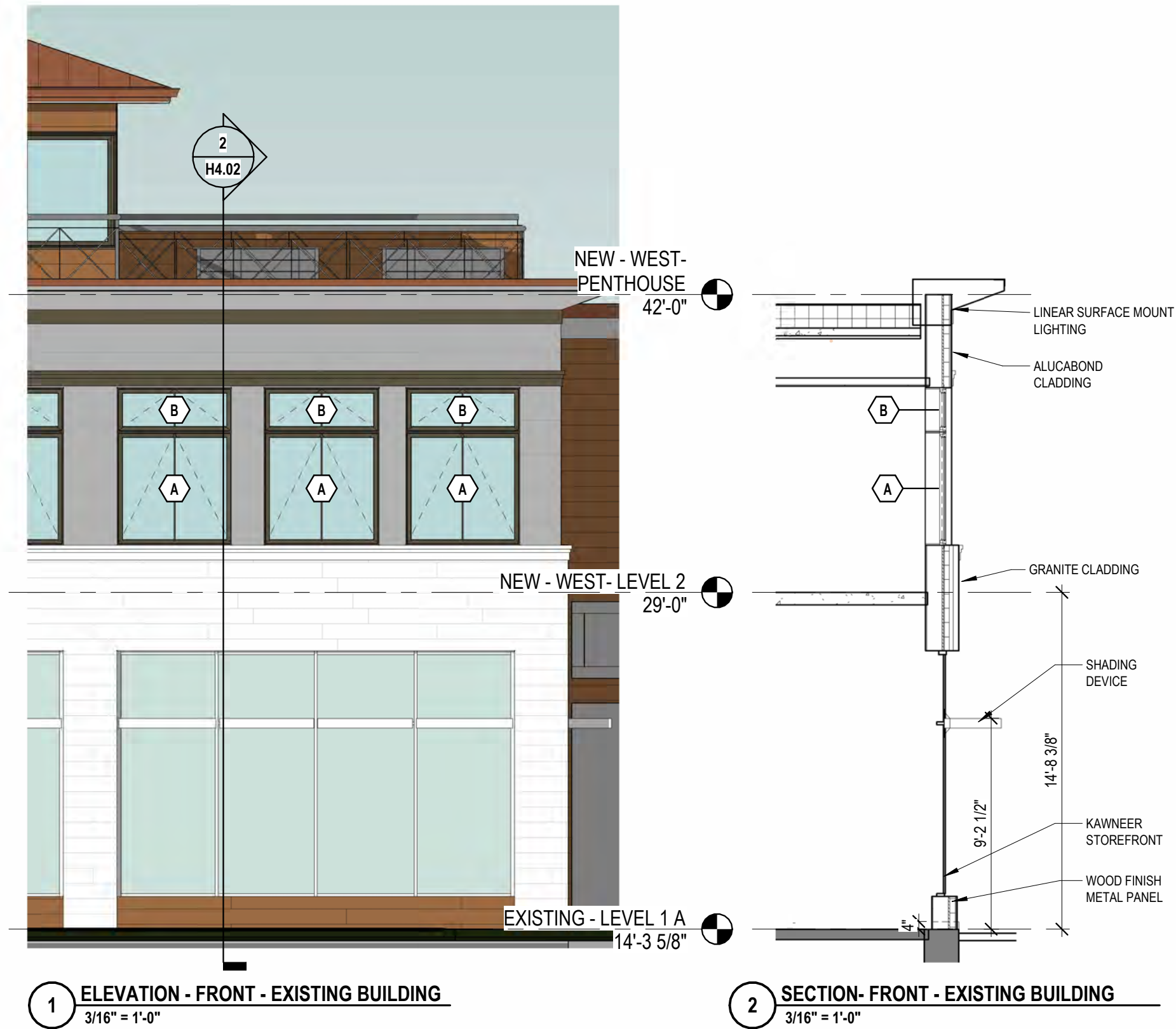
ELEVATION KEY NOTES

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



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

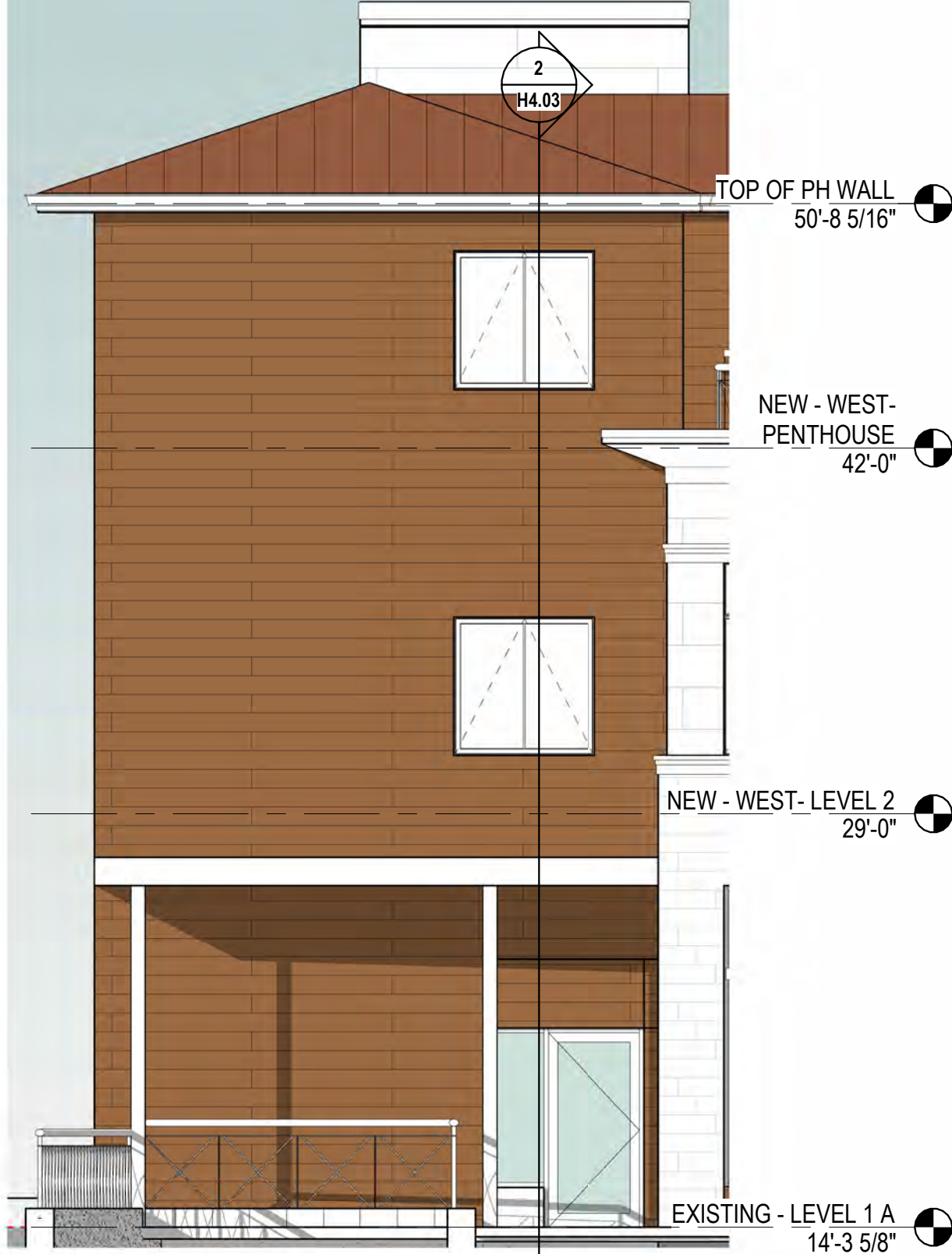
H4.01 ELEVATION DETAIL
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



ELEVATION KEY NOTES

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

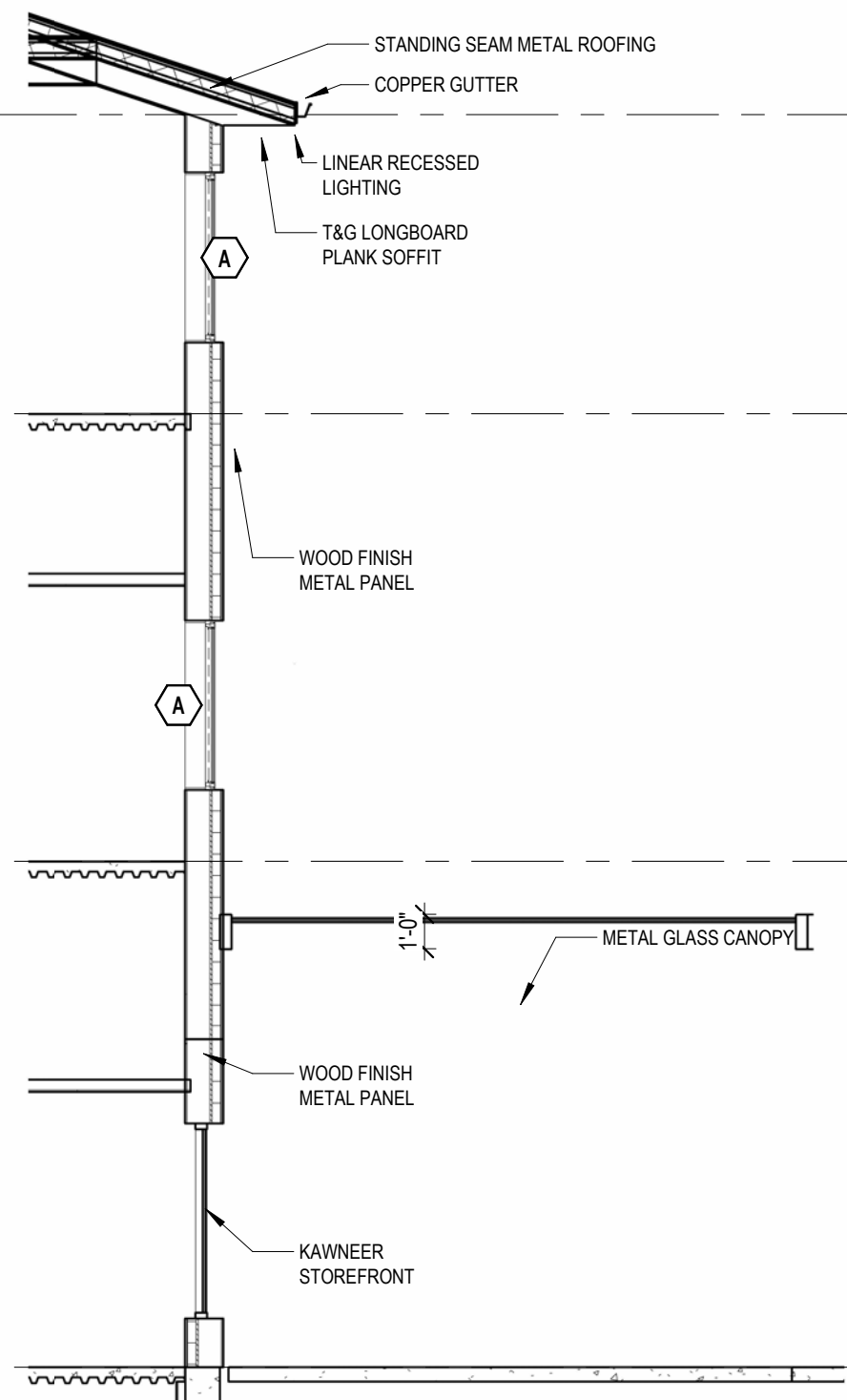
H4.02 **ELEVATION DETAIL**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801



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

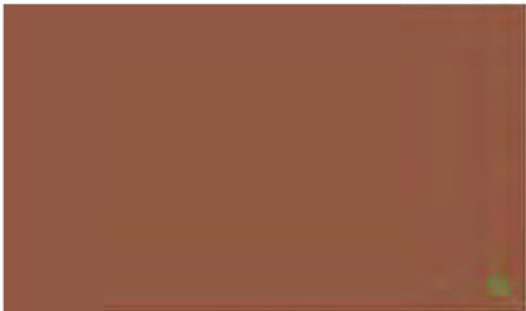
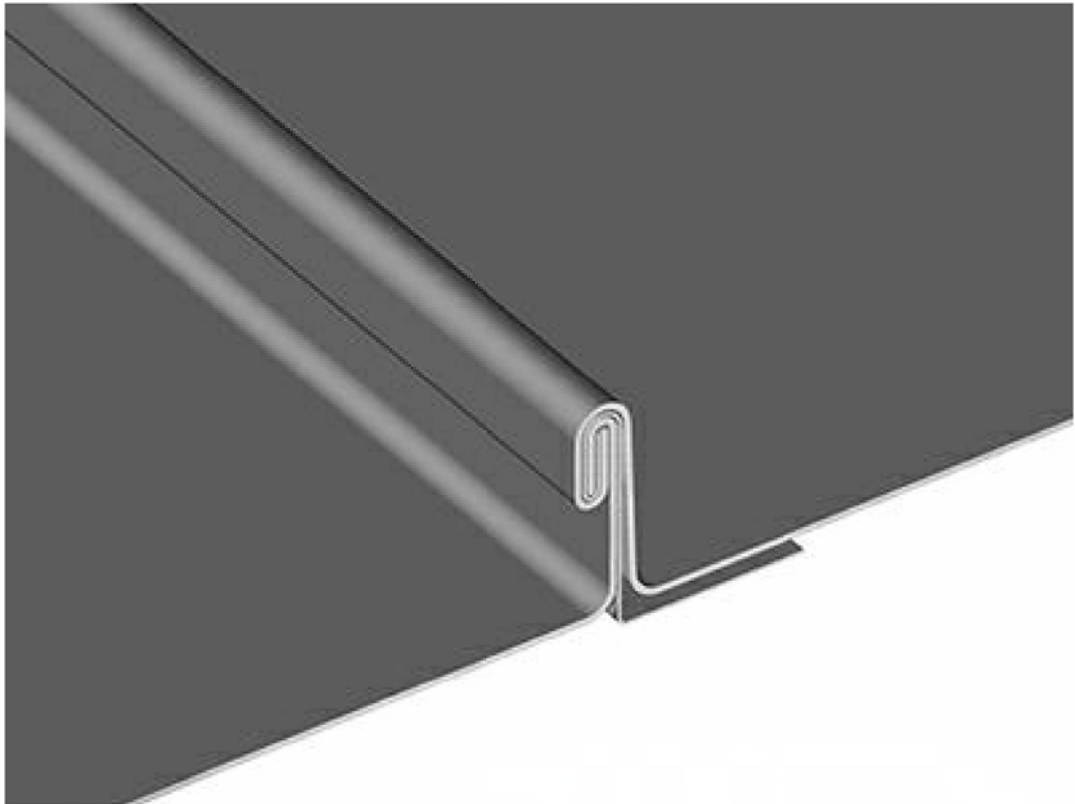
V-Groove Planks

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

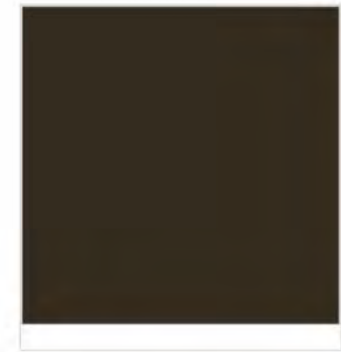
MATERIALS AVAILABILITY

H4.07

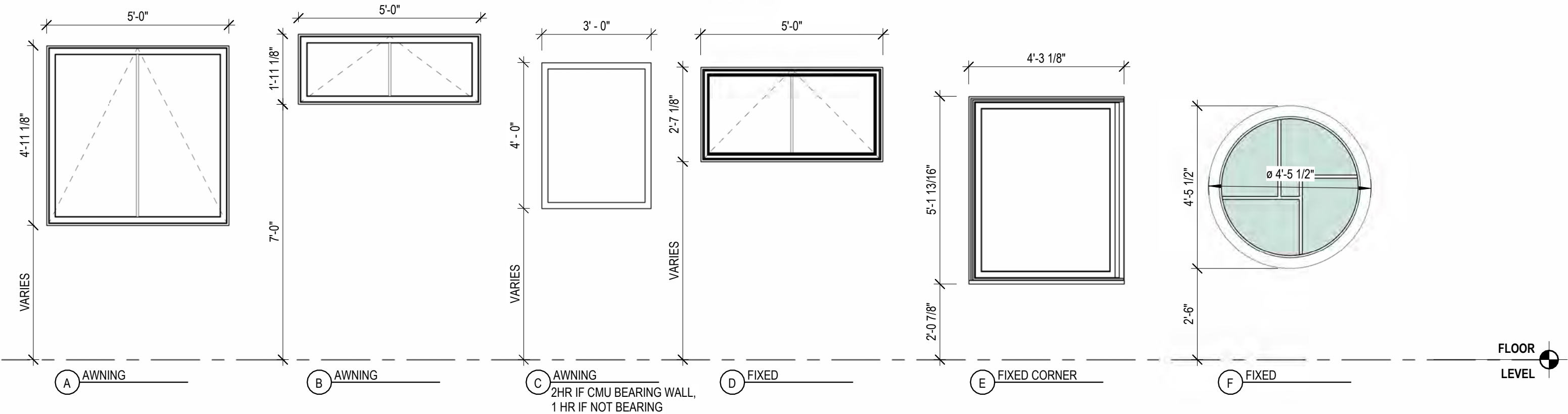
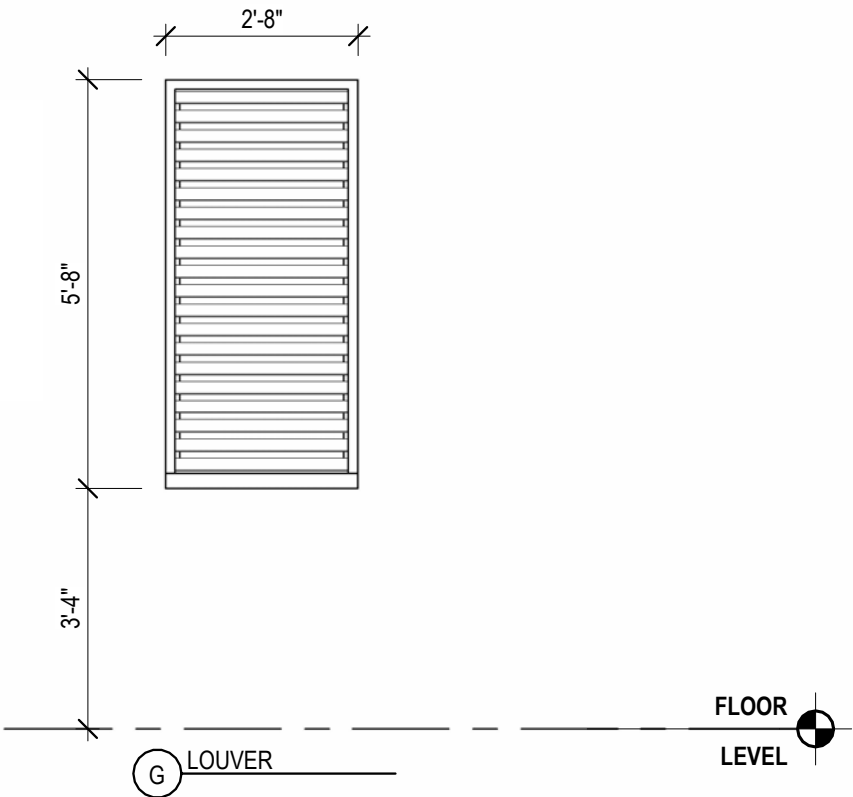
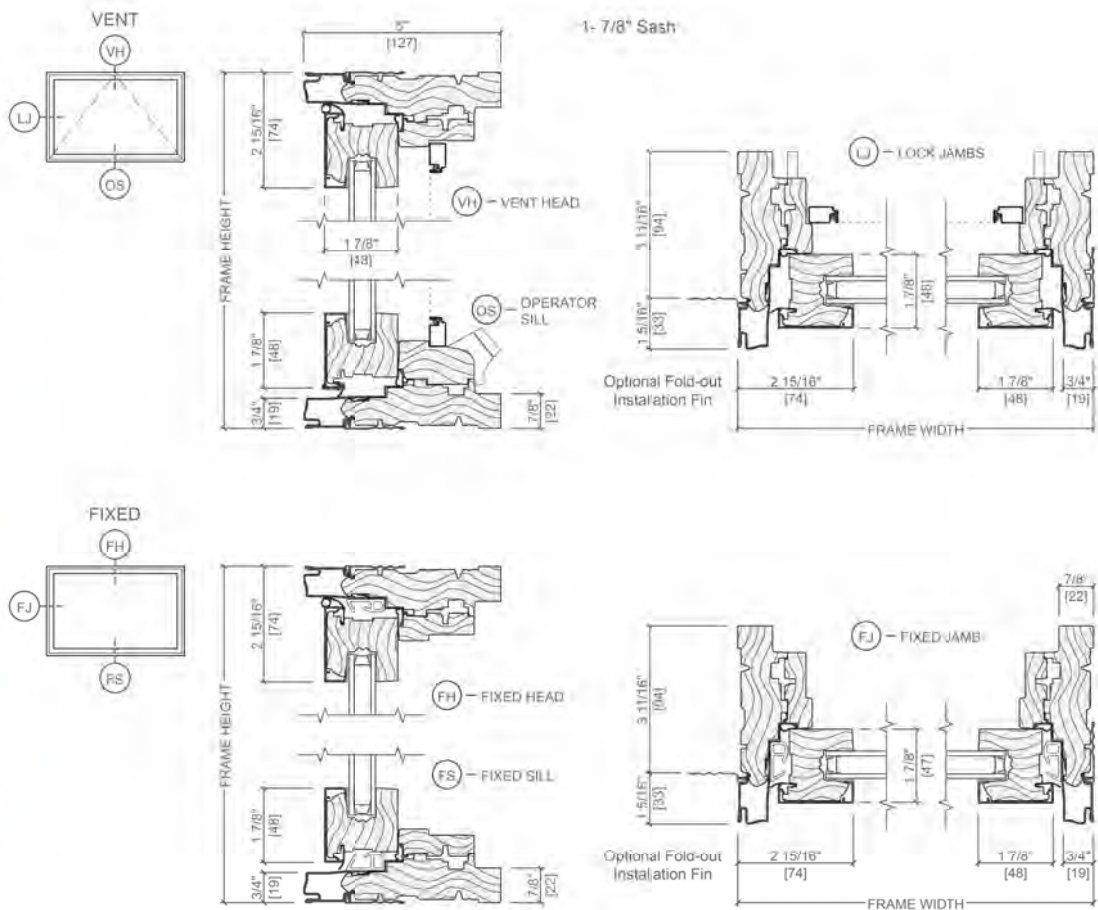
MATERIALS - ROOFING
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

WINDOWS

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



Brown



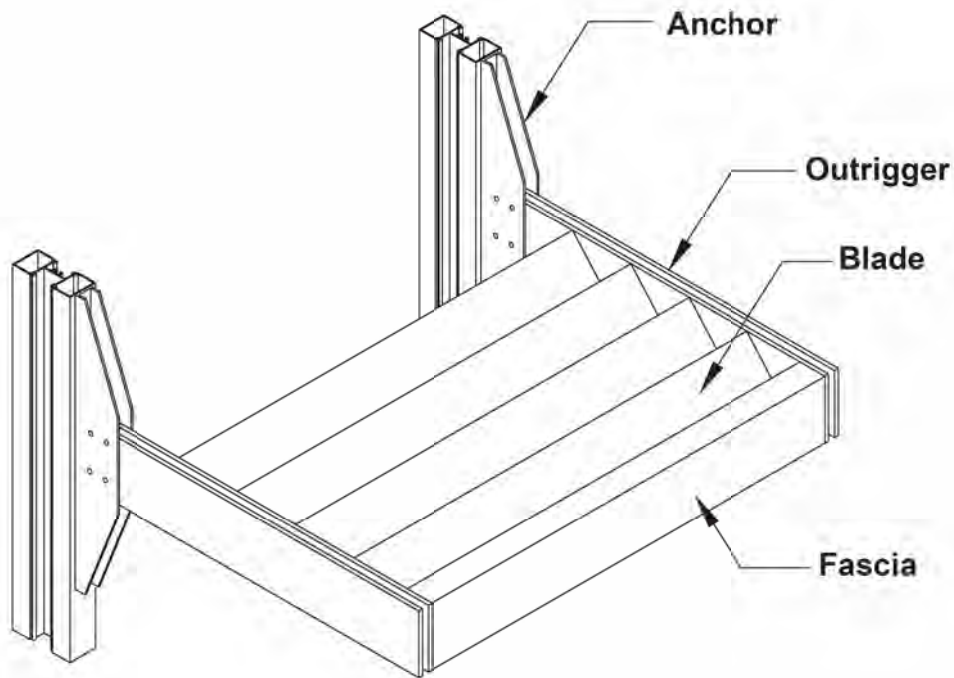
WINDOW SCHEDULE - WEST BLDG

H4.09

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

Versoleil® SunShade - Outrigger System

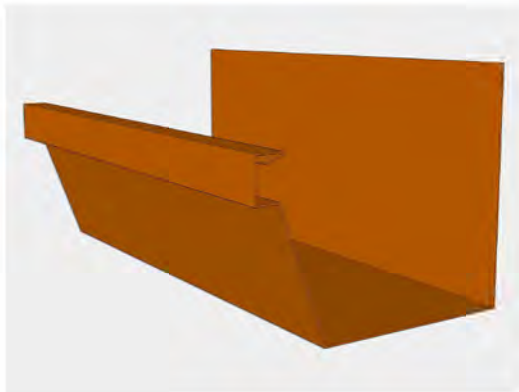
FEATURES - STOREFRONT



PROPOSED AS PREVIOUSLY APPROVED, NO CHANGES

COPPER GUTTERS AND DOWNSPOUTS

F Style Gutter



Plain Round Copper Downspout

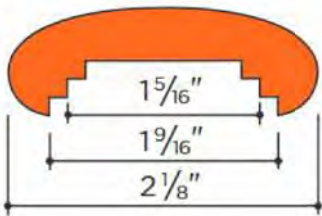


GUARDRAILS AT ROOF DECKS



TOP RAIL

Shape: Elliptical
Materials: Bronze



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