

GAF Project Profile

A delicious modern-day Classic

About The Getty Bagel Shop

If you see a line around the block in the Historic District of Portsmouth, New Hampshire, don't assume there's a new smartphone or sneaker coming out. It could just be the morning rush at The Getty Bagel Shop.

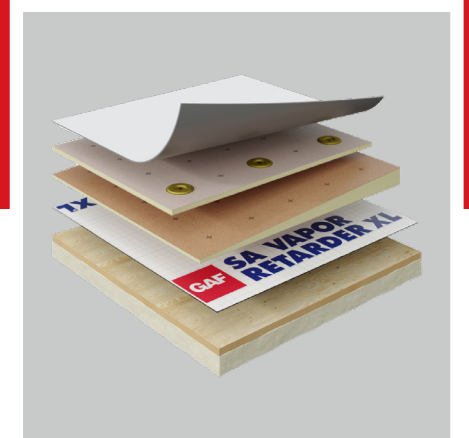
Built inside the landmark shell of a classic 1952 Getty gas station, Getty Bagel is a model for creative reuse and renovation. The Getty station had been vacant for nearly 15 years when Covid struck and the building owners (like so many others!) used their isolation time to discover a passion for baking. Getty Bagels' founders decided to pursue this passion, and undertook the epic project of repurposing the empty gas station.

They brought on Jeff Dyer of Little Harbor Builders to serve as general contractor, along with Upcoast Design Owner-Designer Lisa Teague, and KTM Exteriors — Jay Gurley, General Manager — to handle installations.



Challenges

The team helped clients evaluate and navigate the possibilities. "The legal hurdles of getting something on that site were pretty daunting," said Jeff. "The zoning requirements were such that if we were to knock the building down, we'd need to put in 66 parking spaces and underground parking." Residential use was out of the question because of superfund issues involving in-ground oil tanks. "It morphed into this rehab project, which was really, really fun!"



Project Summary

- Solution: Single-Ply
- Completion Date: April 2025
- Project Size (# squares): 37
- Project Type: Restoration

Featured Materials

- EverGuard® PVC 60 mil, induction welded
- EnergyGuard™ HD Polyiso Cover Board: Mechanically fastened
- EnergyGuard™ Tapered Polyiso Insulation
- GAF SA Vapor Retarder XL

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Solution

After extensive consultation with the historic district, the team decided to build a new building inside the existing shell. That preserved the historic profile while creating a new weathertight and food-service-friendly structure for the new business. "We didn't really experience any design difficulties during the project," said Jay Gurley of KTM Exteriors.

"However, one unique element was refurbishing an old gas station awning to create an outdoor seating section. That added a creative, adaptive reuse aspect to the installation."

"It was important to the owners to maintain the character of the old building," said Lisa Teague. "The covered roof was preserved but updated to resemble a large pergola. Exterior colors were selected to ground the building into the streetscape while feeling fresh and surprising. We kept some old cinderblock elements and added 60s vintage-style tiles in the bathrooms as a nod to the building's history."

The roof itself caused extensive discussion. "Roofers in New England really love rubber roofs," said Jeff. "But, time and again, you see rubber roofs that crack when exposed to the animal fats associated with cooking." Jeff spoke with GAF Senior Business Director Jon Wentworth, who pointed the team toward the chemical resistance characteristics of PVC*. "You guys definitely helped out and got us connected," said Jeff.

KTM Exteriors also appreciated the guidance and support from GAF, as well as the high-quality products. GAF SA Vapor Retarder XL, EverGuard® PVC and EnergyGuard™ Polyiso insulation and cover boards, he said, "are high-quality products that are easy to work with. Their consistency and reliability make them a great fit for our retrofit projects."

One last tip

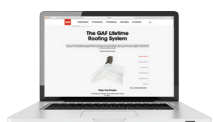
If this story has you hankering for a delicious bagel, and you find yourself in the Portsmouth, NH, area, get to The Getty Bagel Shop EARLY. They usually sell out by around ten a.m. Intentionally. They never want to sell a stale bagel. Like GAF, they only want to sell the best product, every time.

About the Contractor

Founded in 2004, KTM Exteriors & Recycling, LLC is a female-owned roofing business in the New England area. As a GAF GoldElite™ and CoatingsPro+™ certified commercial contractor, they provide cutting-edge design and quality installation to ensure projects run smoothly and exceed expectations.



* GAF warranties and guarantees do not provide coverage against exposure to chemicals. Refer to [gaf.com](https://www.gaf.com) for more information on warranty and guarantee coverage and restrictions.



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