

132-134 Middle St HDC Submission July 2020 Worksession



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COMMISSION'S COMMENTS FROM 3/11/2020 WORK SESSION:

SEE PAGE HDC.7 FOR ELEVATIONS WITH HDC COMMENTS

ROOF

1. Commission prefers the faux slate shingle option on front and asphalt shingle on rear portion of building.
2. Commission is open to an asphalt shingle with a fish scale pattern.
3. Commission requested a polychrome color pattern be used.
4. Commission recommends that the corner boards on the #132 gambrel roof be rebuilt. Corner boards should be installed on the #134 Gambrel roof to match the #132 side. The recommendation includes ornamental wood boxes and dormer corner boards on both gambrels.

RIGHT SIDE ENTRY (PHOTO A)

5. A suggestion was made to make this area a "wood panel" or "window area" given the complexities associated with trying to re-build it and re-point and or match similar bricks.
6. If doing a brick in-fill, suggestion was to have it inset by about 1" and not to "weave" it in.

LEFT SIDE ENTRY (PHOTO B)

7. No suggestions here, other than to do as planned, which is to create a timber frame staircase/platform with matching trim and black handrails and extend the roof or replace it with timber posts
8. Commission wants doors to be restored rather than replaced, as they are a "character-defining" element of the building.
9. Paint the doors black.
10. Replace newer railing sections with something of the same time period (similar to what is shown in the photographs adjacent to the sidewalk).
11. Commission adamantly opposed granite steps and prefers the use of a Brownstone like newer material similar to what has been used in Boston re-build and repair Brownstone staircases.
12. A suggestion was made to consider using a "pre-cast" Brownstone step.
13. Exterior brownstone repairs could be made using a color-matched Portland cement/sand mix.
14. A suggestion was made to find pictures of the building after it was built to see what the original features of the front steps and entryway were and to rebuild/restore them (i.e. at bottom of front entry "cheeks", questions arose as to whether there were originally any decorative brownstone sculptures.

BRICK RE-POINTING

15. Use a non-white to blend in with aged grout.

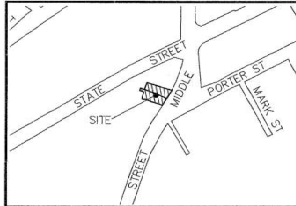
COMMISSION'S COMMENTS FROM 6/3/2020 WORK SESSION:

ROOF

1. Commission is in favor of Certaineed Carriage House asphalt "fish scale" shingles but would like to see a photo marked up with actual product with proposed polychrome pattern.

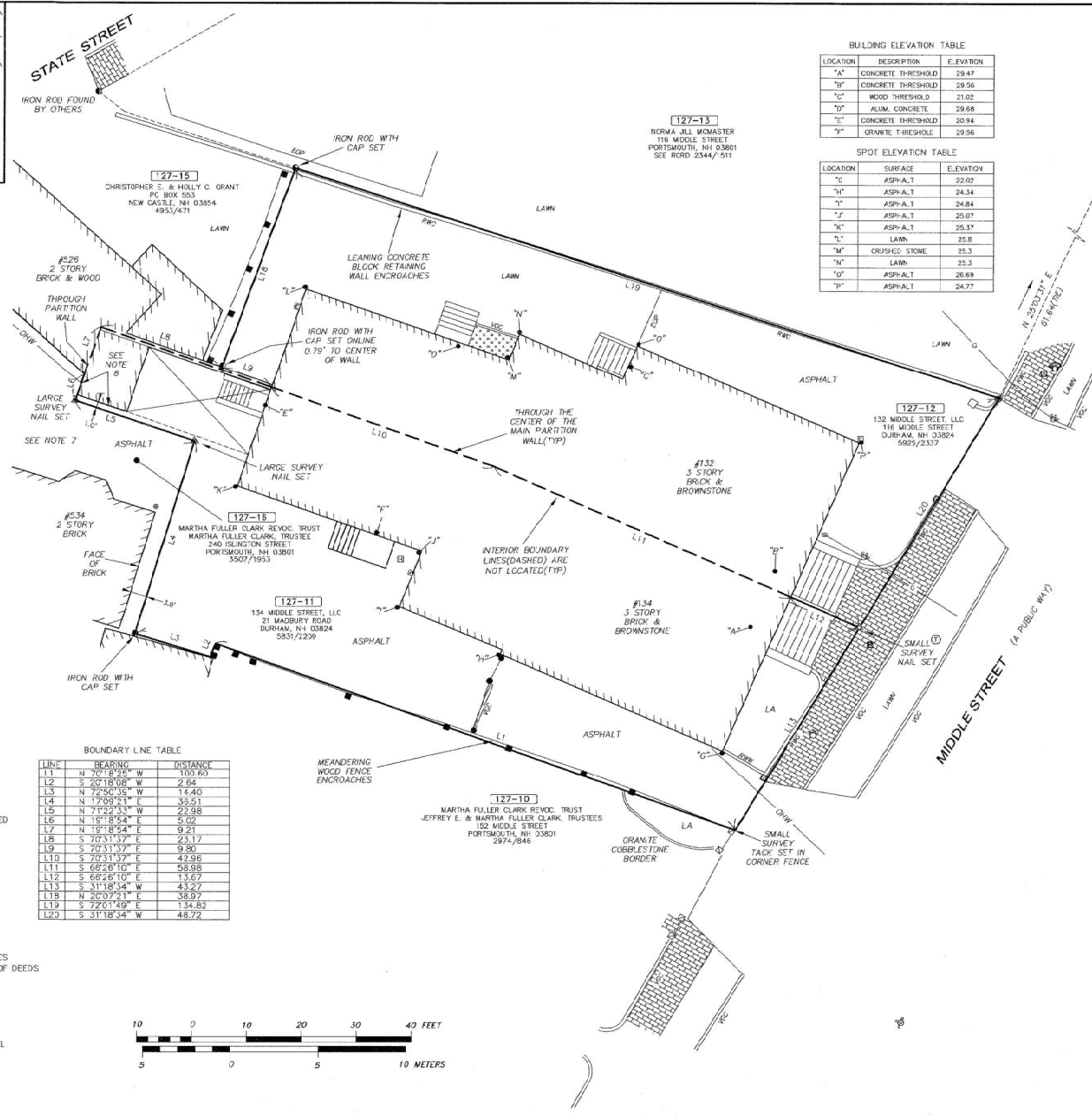
ELECTRICAL

1. Commission is opposed to the proposed electrical service shown on the front of the building. An offline meeting will take place with applicant, commission member, Eversource rep, and City. Applicant to coordinate.



LOCUS
(N.T.S.)

NH STATE PLANE COORDINATE SYSTEM
NAD 1983



BUILDING ELEVATION TABLE

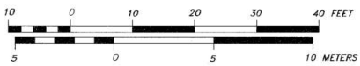
LOCATION	DESCRIPTION	ELEVATION
"A"	CONCRETE THRESHOLD	29.47
"B"	CONCRETE THRESHOLD	29.56
"C"	WOOD THRESHOLD	21.02
"D"	ALUM. CONCRETE	29.68
"E"	CONCRETE THRESHOLD	29.84
"F"	GRANITE THRESHOLD	29.56

SPOT ELEVATION TABLE

LOCATION	SURFACE	ELEVATION
"G"	ASPHALT	22.02
"H"	ASPHALT	24.34
"I"	ASPHALT	24.84
"J"	ASPHALT	25.07
"K"	ASPHALT	25.37
"L"	LAWN	25.8
"M"	CRUSHED STONE	25.3
"N"	LAWN	25.3
"O"	ASPHALT	26.69
"P"	ASPHALT	24.77

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L11	N 70° 2' 25" W	100.60
L12	S 20° 18' 08" W	2.64
L13	N 72° 56' 36" W	14.40
L14	N 7° 03' 21" E	35.51
L15	N 71° 22' 53" W	22.98
L16	N 16° 18' 54" E	5.02
L17	N 16° 18' 54" E	9.21
L18	S 20° 11' 37" E	23.17
L19	S 20° 11' 37" E	9.80
L20	S 20° 11' 37" E	42.96
L21	S 68° 28' 10" E	58.98
L22	S 68° 28' 10" E	13.67
L23	S 11° 18' 54" W	43.57
L24	N 20° 07' 21" E	38.97
L25	S 72° 01' 49" E	134.82
L26	S 31° 18' 34" W	48.72



- NOTES:**
- OWNER OF RECORD.....132 MIDDLE STREET, LLC.
ADDRESS.....21 MADBURY ROAD, DURHAM, NH 03824
DEED REFERENCE.....5831/2209
TAX SHEET / LOT.....127-12
PARCEL AREA.....5.499 S.F., 0.13 ACRES
 - OWNER OF RECORD.....134 MIDDLE STREET, LLC.
ADDRESS.....21 MADBURY ROAD, DURHAM, NH 03824
DEED REFERENCE.....5831/2209
TAX SHEET / LOT.....127-11
PARCEL AREA.....5.902 S.F., 0.14 ACRES
 - ZONED.....DD-4-L1 & HISTORIC DISTRICT
SEE CITY OF PORTSMOUTH ZONING ORDINANCE.
 - THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (E.G. CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
 - HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011) (EPOCH: 2010.0000), US SURVEY FOOT. VERTICAL DATUM: NAVD 1998. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ALBA".
 - THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 130702002E. EFFECTIVE DATE: MAY 17, 2000 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - TOGETHER WITH A RIGHT OF WAY FOR ALL PURPOSES OVER, THROUGH, UPON AND ACROSS LAND OWNED, NOW OR FORMERLY OF JOHN C. ROSS, JR., ET UX TO AND FROM STATE STREET AND THE WITHIN DESCRIBED PREMISES TO BE USED IN COMMON BY THE OWNERS OF THE CONVEYED PREMISES AND OWNERS OF THE PROPERTY OWNED NOW OR FORMERLY OF THE SAID JOHN C. ROSS, JR." SEE RCRD PLAN 01676-1.
 - GRANITE FOUNDATION HELD IN THIS AREA. SEE RCRD PLAN 01676-1.

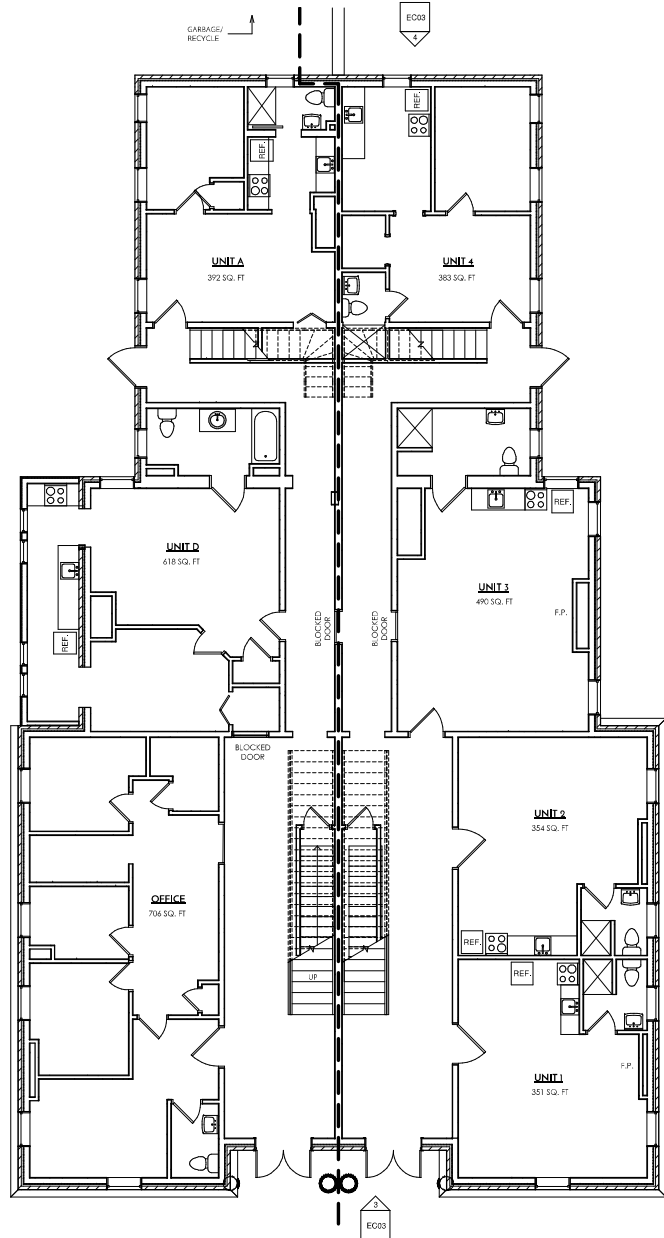
- REFERENCE PLANS:**
- PLAN OF LOT FOR H. SUSSMAN HEIRS, PORTSMOUTH, ROCKINGHAM COUNTY, NH, DATED JUNE 1, 1942, UPDATED TO 11-23-42, RCRD PLAN #01253.
 - PLAN OF LOT 534 STATE STREET, PORTSMOUTH, NH, DATED MAY 1952, RCRD BK #1247, PG 374
 - CONDOMINIUM SITE PLAN, MAP 127-LOT 14, HAYMARKET CONDOMINIUM FOR THROUGH REALTY MANAGEMENT, INC. 480 STATE STREET, PORTSMOUTH, N.H. DATED MARCH 2004, RCRD PLAN #0-31724
 - EXISTING CONDITIONS PLAN, 116 MIDDLE STREET, PORTSMOUTH, NH, OWNED BY N. JILL MCMASTER DATED 3/15/19 BY NORTHEASTERN SURVEYING, INC. NOT RECORDED.

PURSUANT TO RSA 676:18,II AND RSA 672:14
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

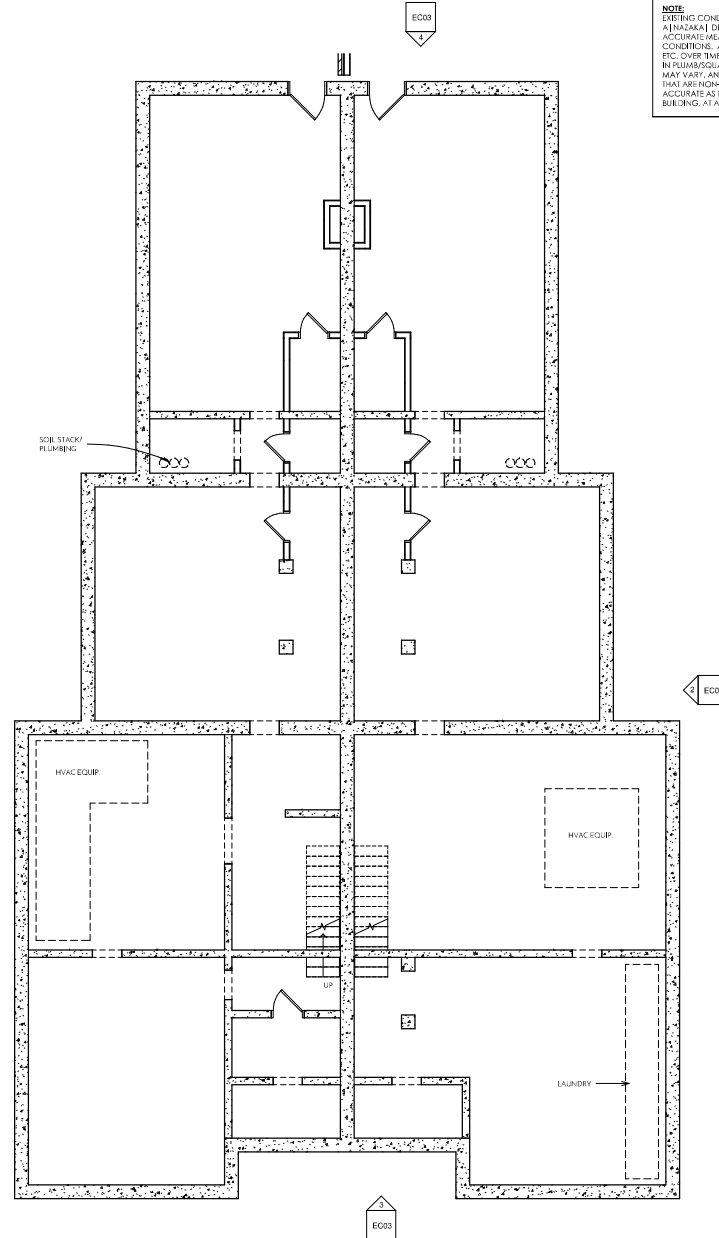
James Verra
JAMES VERRA 5-31-2019 DATE



REV. NO	DATE	DESCRIPTION	APPROVED
PLAT OF LAND 132 & 134 MIDDLE STREET PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCELS 127-12 & 127-11 for: 132 MIDDLE STREET, LLC. & 134 MIDDLE STREET, LLC.			
JAMES VERRA AND ASSOCIATES, INC. 101 SHATTUCK WAY NEWINGTON, N.H., 03801-7976 603-436-5667		DATE: 5-31-2019 JOB NO: 23804 SCALE: 1" = 10' HDC. 4	SHEET: 1 of 1



EXISTING FIRST FLOOR
3/16" = 1'-0"



EXISTING BASEMENT
3/16" = 1'-0"

NOTE
EXISTING CONDITIONS DRAWINGS DONE BY AN INVAULT DESIGN BY MEASURING BY AS ACCURATE MEANS NECESSARY TO DOCUMENT CONDITIONS. ALL BUILDINGS MORE AGE SHIRT ETC. OVER TIME WHICH MAY CAUSE INACCURACIES IN PLUMB/SQUARED WALLS. WALL THICKNESSES MAY VARY AND EXTERIOR WALL THICKNESSES THAT ARE NON-MEASURABLE ARE ESTIMATED AS ACCURATE AS POSSIBLE. ANY FUTURE WORK WITHIN BUILDING, AT A MINIMUM SHOULD BE FIELD VERIFIED.

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INVAULT DESIGN
11700 BROADWAY SUITE 100
PORTSMOUTH NH 03801

EXISTING CONDITIONS
132-134 MIDDLE STREET, PORTSMOUTH NH
134 MIDDLE STREET LLC

EXISTING PLANS

Revisions	
No.	Date

August 2018

HDC . 5

NOTE:
ALL UNIT AREA SQUARE FOOTAGES MEASURED AT CENTER LINE OF COMMON/DEMISING WALLS, AND INSIDE FINISH FACE OF EXTERIOR WALLS

NOTE:
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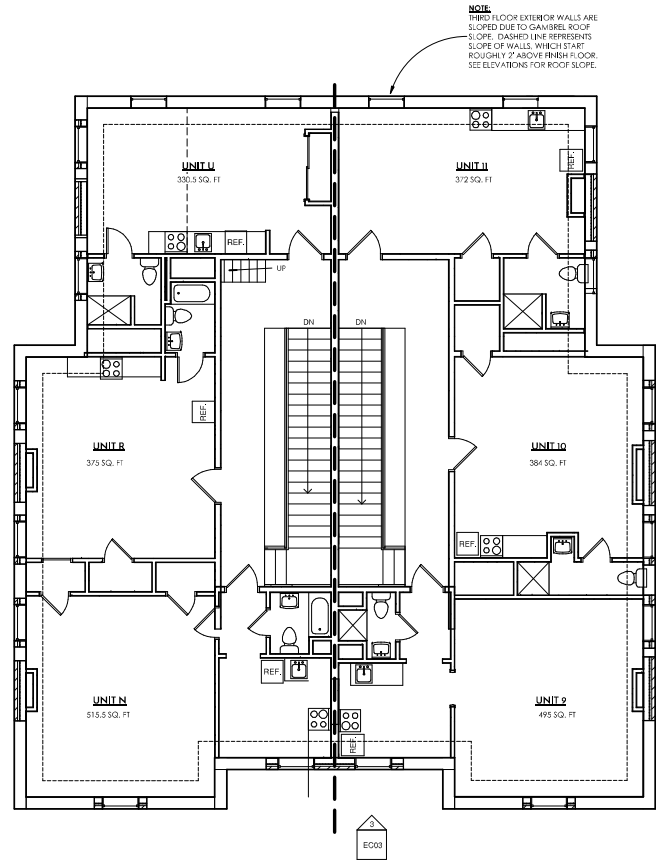
EXISTING CONDITIONS
 132-134 MIDDLE STREET, PORTSMOUTH, NH
 134 MIDDLE STREET LLC

EXISTING PLANS

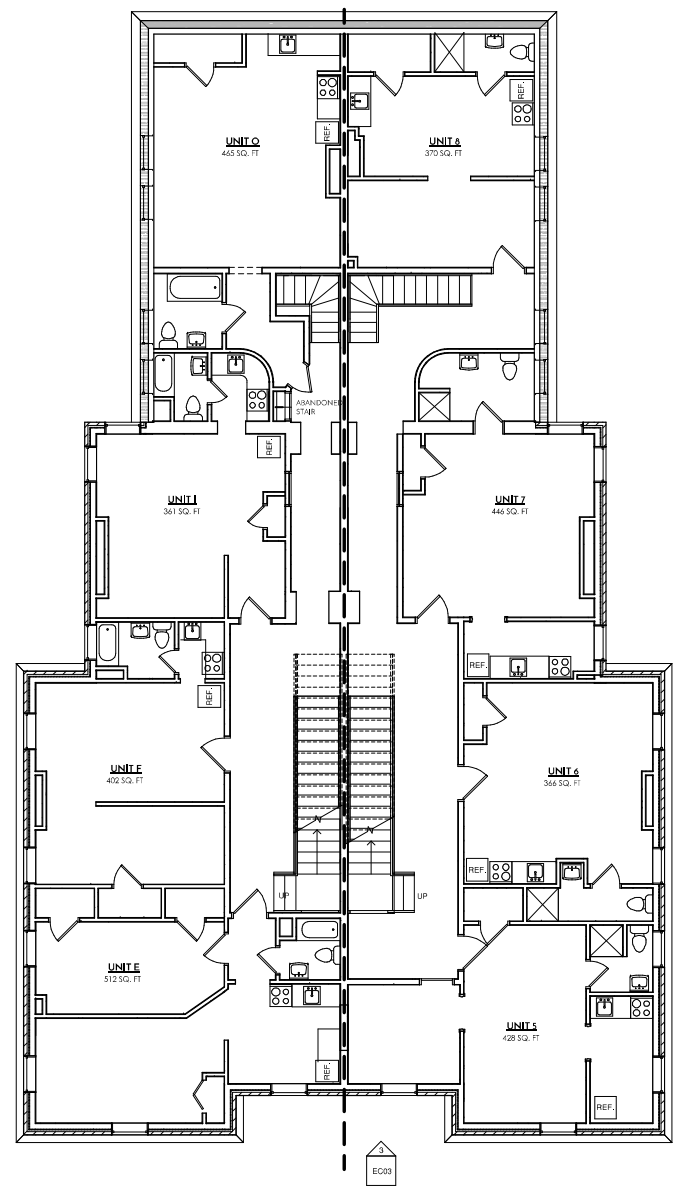
Revisions	
No.	Date

August, 2018

HDC . 6



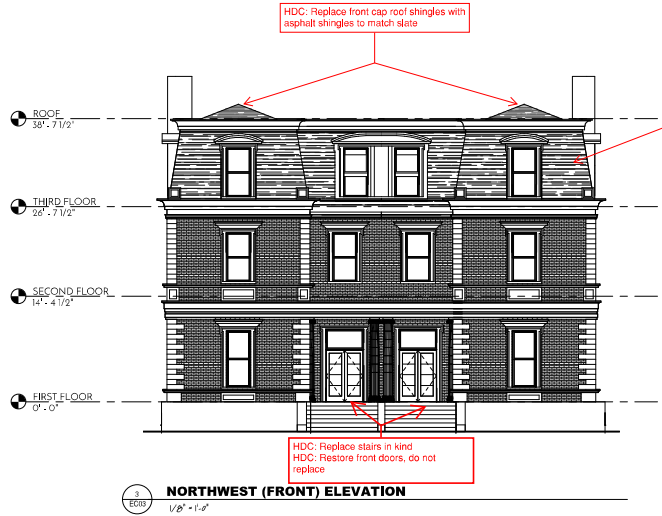
EXISTING THIRD FLOOR
 3/16" = 1'-0"



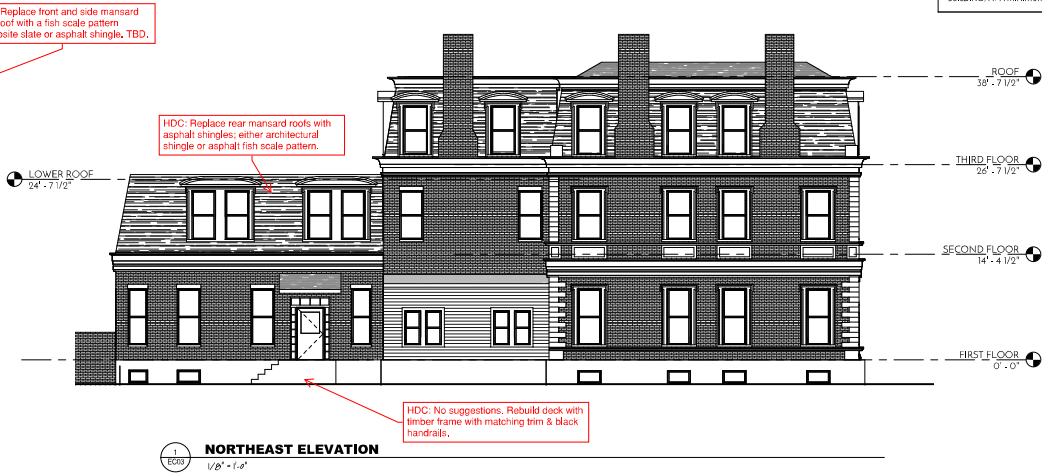
EXISTING SECOND FLOOR
 3/16" = 1'-0"

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3
 EC01
NORTHWEST (FRONT) ELEVATION
 1/8" = 1'-0"



1
 EC01
NORTHEAST ELEVATION
 1/8" = 1'-0"



4
 EC01
SOUTHEAST ELEVATION
 1/8" = 1'-0"



2
 EC01
SOUTHWEST ELEVATION
 1/8" = 1'-0"

ANAKA DESIGN
 1178 BROAD STREET, PORTSMOUTH, NH 03875
 WWW.ANAKADDESIGN.COM

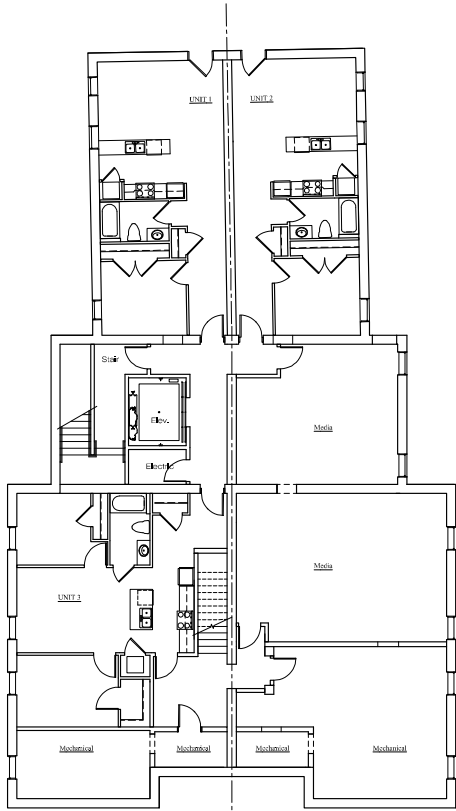
EXISTING CONDITIONS
 132-134 MIDDLE STREET, PORTSMOUTH, NH
 134 MIDDLE STREET LLC

EXTERIOR ELEVATIONS

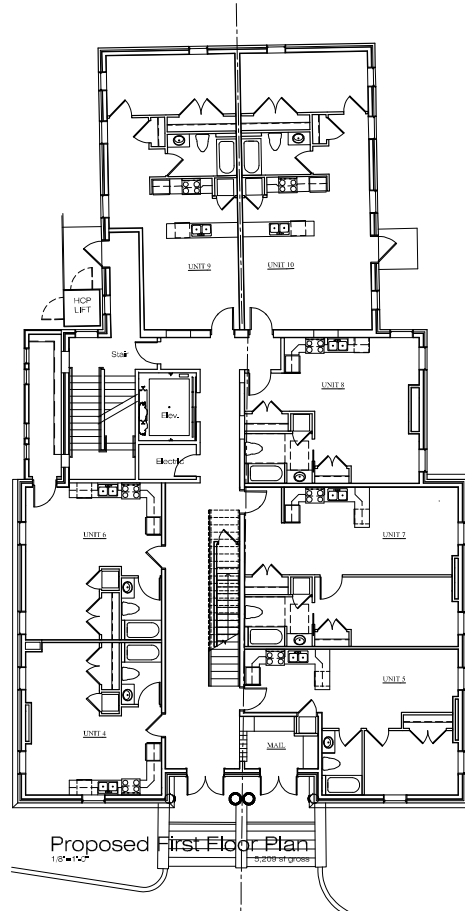
Revisions

No.	Date

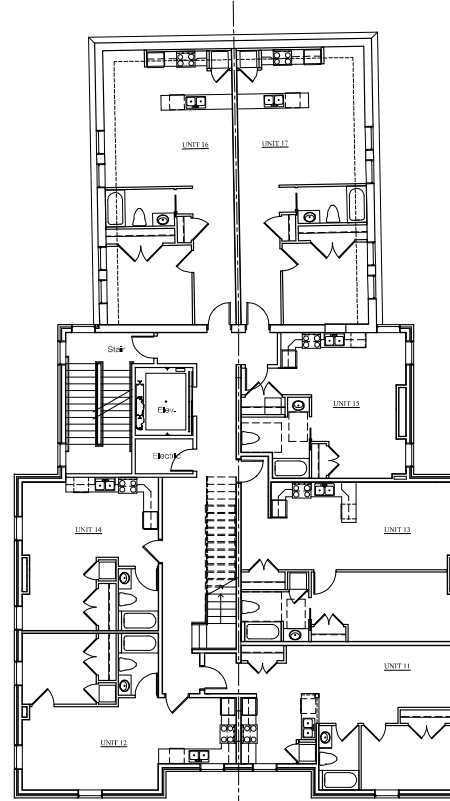
August 2018



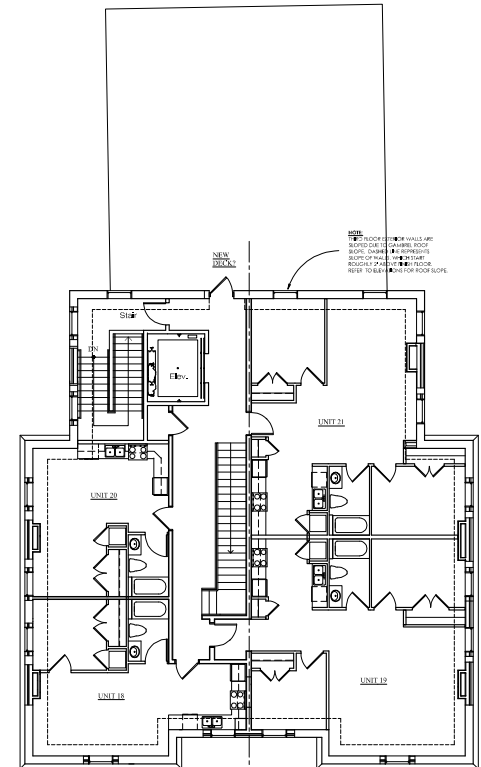
Proposed Basement Floor Plan
1/8" = 1'-0"
5,077 sq gross



Proposed First Floor Plan
1/8" = 1'-0"
3,209 sq gross



Proposed Second Floor Plan
1/8" = 1'-0"
5,077 sq gross



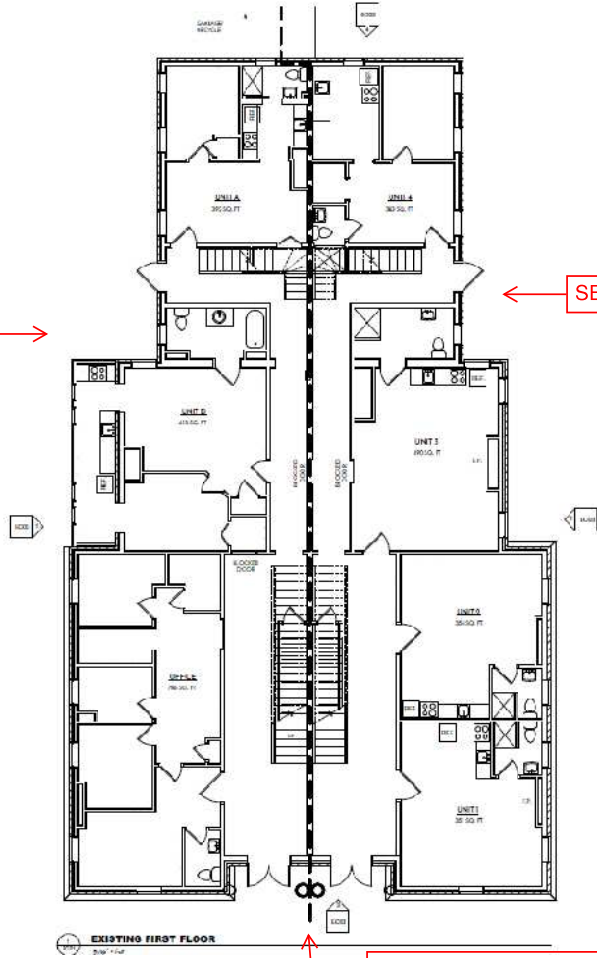
Proposed Third Floor Plan
1/8" = 1'-0"
3,612 sq gross

132 - 134 Middle Street
Portsmouth, New Hampshire
January 29, 2020

Progress Print

PHOTO LEGEND

SEE PHOTO "B"



MIDDLE STREET

SEE PHOTO "C"

SEE PHOTO "A"

PHOTO A



NOTE:

1. IT IS NOT YET KNOWN IF THIS ENTRY WILL BE DELETED. IF REMOVED, WILL BE INFILLED WITH BRICK SIMILAR TO ADJACENT.

UPDATE 3/11/20:

2. IF INFILLED WITH BRICK OR PANELING, IT WILL BE SET BACK 1" FROM THE EXISTING EXTERIOR WALL TO ACCENTUATE THE ORIGINAL DOOR LOCATION.

PHOTO PAGE "B"

NORTHEAST ELEVATION



NOTES:

1. DEMO EXISTING STAIRCASE & REPLACE WITH CODE COMPLIANT TIMBER FRAMED STAIRCASE AND LANDING. COLOR TO MATCH EXISTING WOOD TRIM. COLOR VERTICAL BOARDS WITH AIR GAPS WILL BE INSTALLED BELOW DECK.
2. ROOF TO BE EXTENDED OR REPLACED (TO MATCH EXISTING) TO EXTEND TO CORNER OF BUILDING AND PROVIDE COVER FOR HCP LIFT. ROOF POSTS TO BE REPLACED WITH TIMBER POSTS TO MATCH EXISTING WOOD TRIM COLOR.
3. NEW RAILING TO BE A CODE COMPLIANT BLACK COMPOSITE RAILING SYSTEM WITH SQUARE BALLUSTERS.

ROOF WILL BE EXTENDED TO SIDE OF BUILDING TO PROVIDE COVERAGE ABOVE LIFT



PHOTO PAGE "C"

NORTHWEST FRONT ELEVATION



NOTES:

1. THE RESTORED ENTRYWAY WILL INCLUDE THE ORIGINAL CHEEKS (BOTH SIDES & MIDDLE)
2. THE EXISTING RAILINGS WILL BE REMOVED/REINSTALLED OR REPLACED IN-KIND.
3. THE STAIRS WILL BE REPLACED WITH CONCRETE MATERIAL SIMILAR IN TEXTURE, COLOR, AND FORM TO EXISTING. FORM & PLACE OR PRECAST METHOD WILL BE UTILIZED.

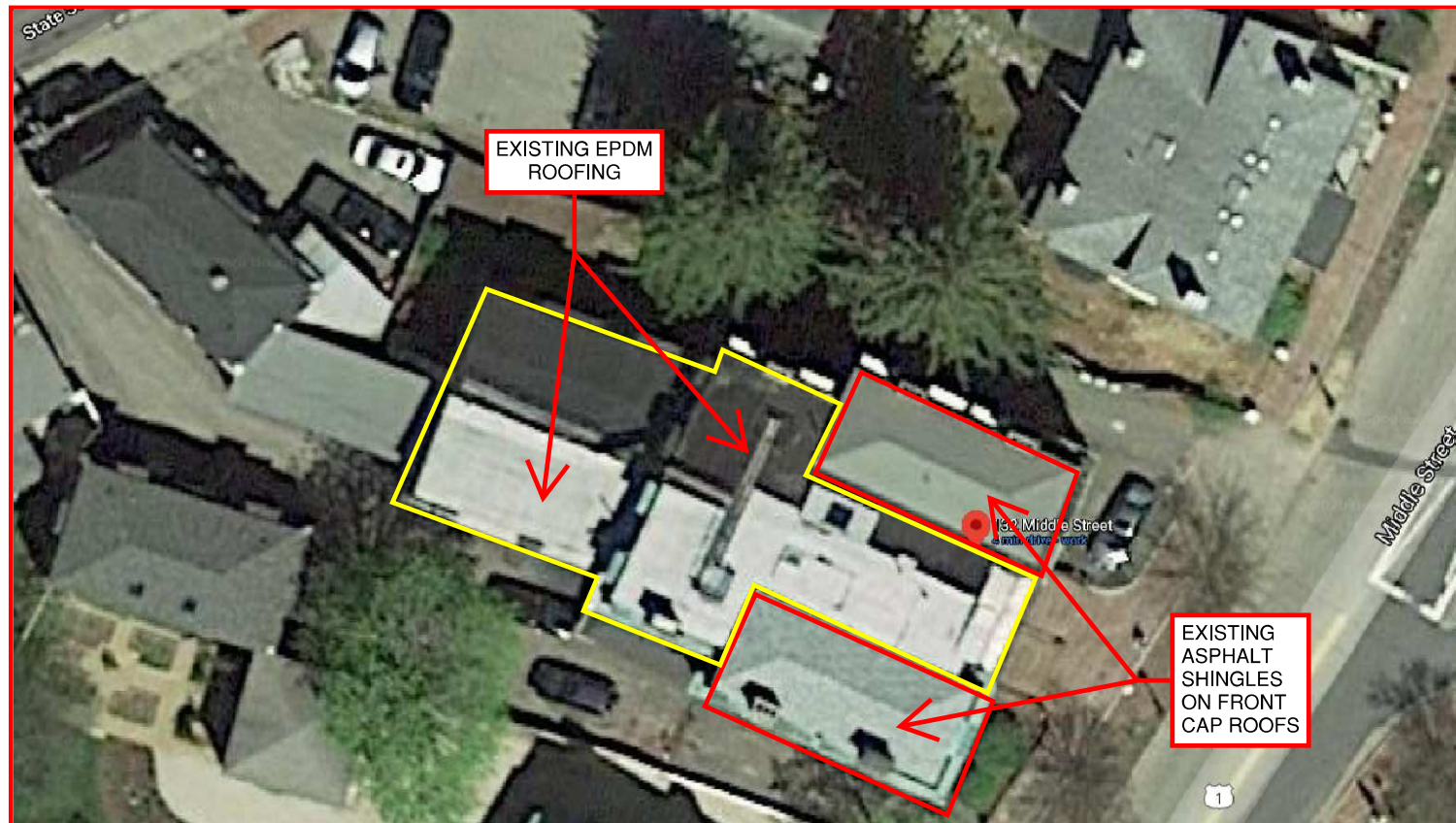
UPDATE 3/11/20:

4. STORM DOORS AND FRONT DOORS WILL BE REMOVED. THE FRONT DOORS WILL BE RESTORED AND REINSTALLED.

EXISTING ROOFING MATERIALS

THERE ARE SEVERAL EXISTING ROOFS:

- 1) #132 HAS EPDM ROOFING ON THE TOP FLAT SECTION
- 2) #132 HAS SLATE ROOFING TILES ON THE VERTICAL CHEEKS (3RD FLOOR LEVEL)
- 3) #132 HAS ASPHALT SHINGLES ON TOP CAP ROOFS IN FRONT
- 4) #134 HAS EPDM ROOFING ON THE TOP FLAT SECTION
- 5) #134 HAS ASPHALT SHINGLES ON BOTH THE FRONT CAP ROOFS AND THE VERTICAL CHEEKS



EXISTING ROOFING MATERIALS



EXISTING ASPHALT SHINGLES ON #134 VERTICAL CHEEKS



EXISTING ASPHALT SHINGLES ON FRONT CAP ROOFS

EXISTING SLATE TILES ON #132 VERTICAL CHEEKS

ARCHITECTURAL "SLATE" ASPHALT ROOF SHINGLE CERTAINTEED CARRIAGE HOUSE

CARRIAGE HOUSE®

- Hand-crafted scalloped cut that mimics natural slate
- Dynamic color options
- StreakFighter® protection against algae
- Superior resistance to fire and high winds

CARRIAGE HOUSE®

- Class A fire resistance
- Algae resistant
- 110 MPH wind warranty, upgrade to 130 MPH available
- Lifetime-limited warranty

SPECIFICATIONS

- Two full-size, fiberglass-based shingles
- Unique chamfered cut for scalloped appearance
- Four-layer coverage when applied

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

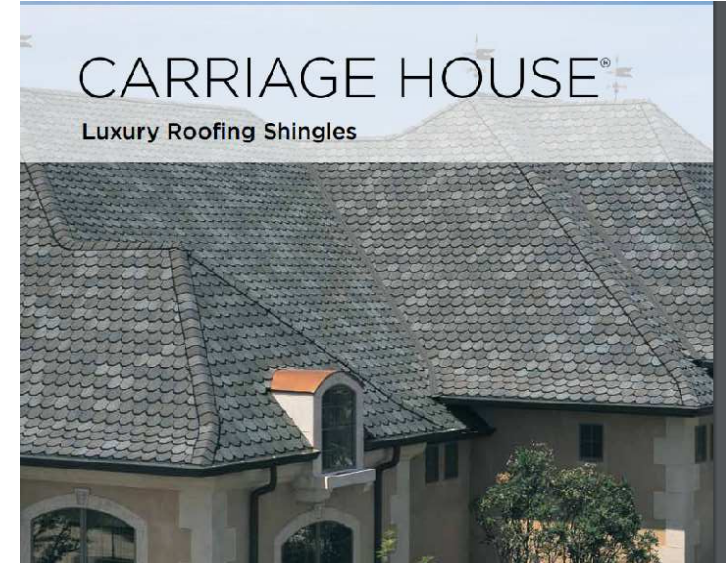
- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

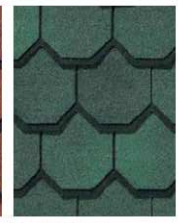
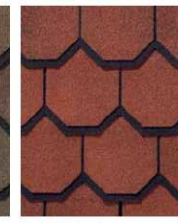
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537



CARRIAGE HOUSE® COLOR PALETTE



Colonial Slate

Gatehouse Slate

Stonegate Gray

Black Pearl

Brownstone

Georgian Brick

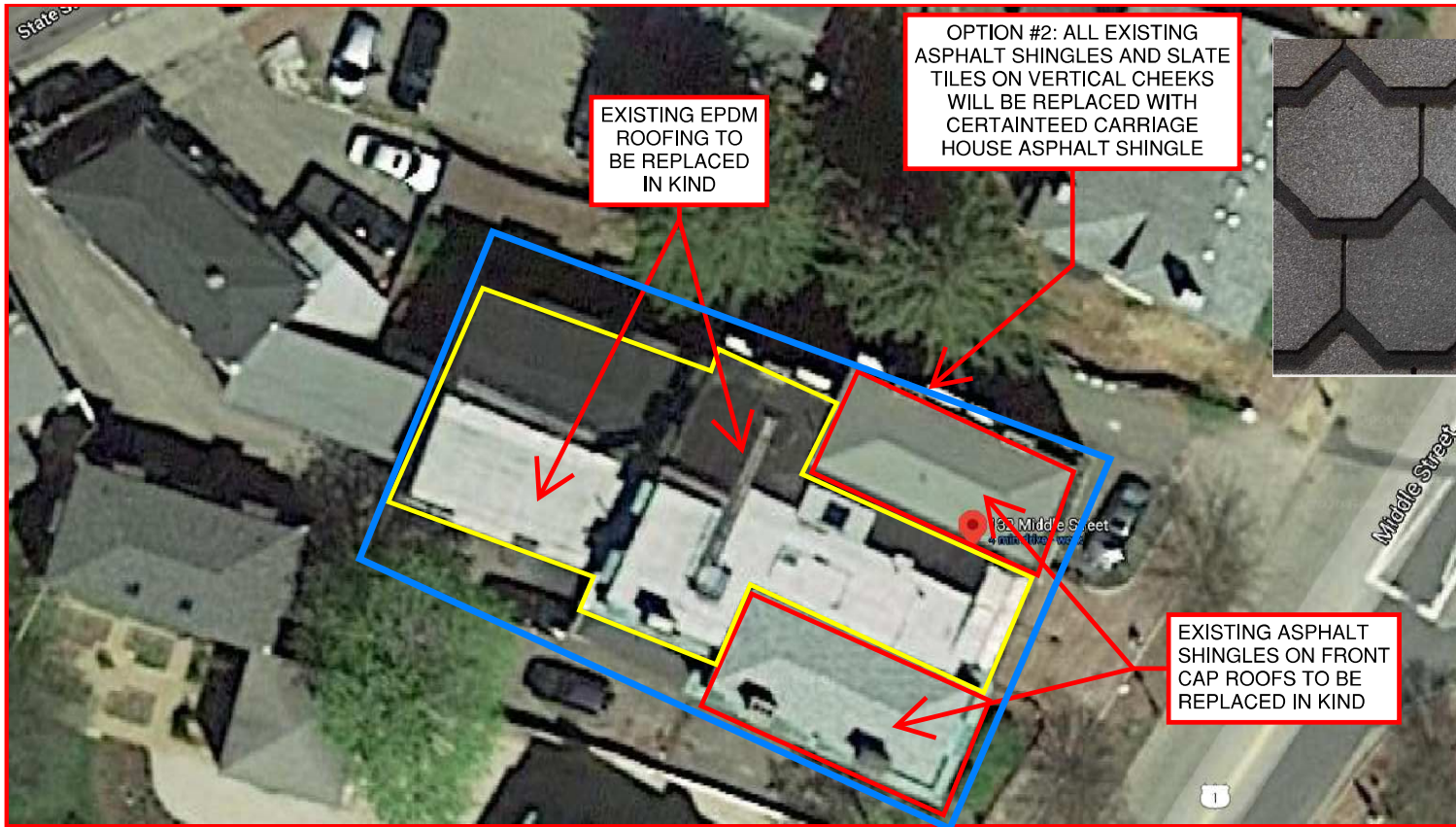
Sherwood Forest

Victorian Blue

PROPOSED ROOFING MATERIALS

PROPOSED OPTION:

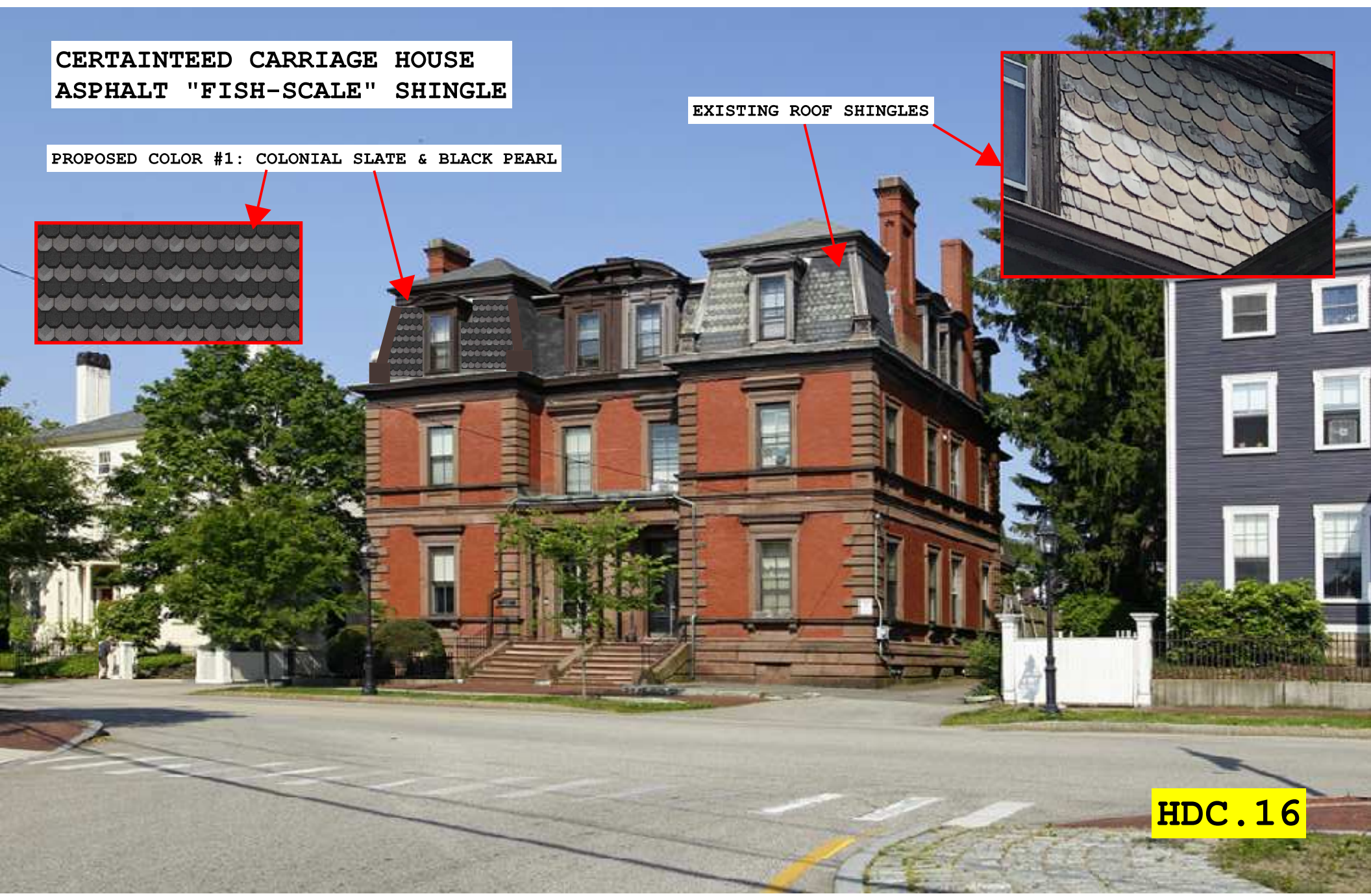
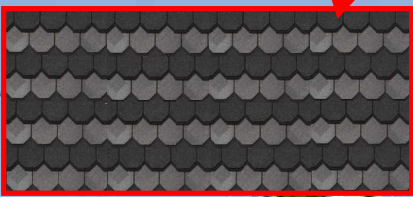
- 1) ALL EPDM RUBBER ROOFING TO BE REPLACED IN-KIND
- 2) ALL ASPHALT SHINGLES ON FRONT CAP ROOFS TO BE REPLACED IN-KIND
- 3) ALL SHINGLES/SLATE ON VERTICAL CHEEKS TO BE REMOVED AND REPLACE WITH CERTAINTeed CARRIAGE HOUSE FISH SCALE ASPHALT SHINGLE



**CERTAINEED CARRIAGE HOUSE
ASPHALT "FISH-SCALE" SHINGLE**

PROPOSED COLOR #1: COLONIAL SLATE & BLACK PEARL

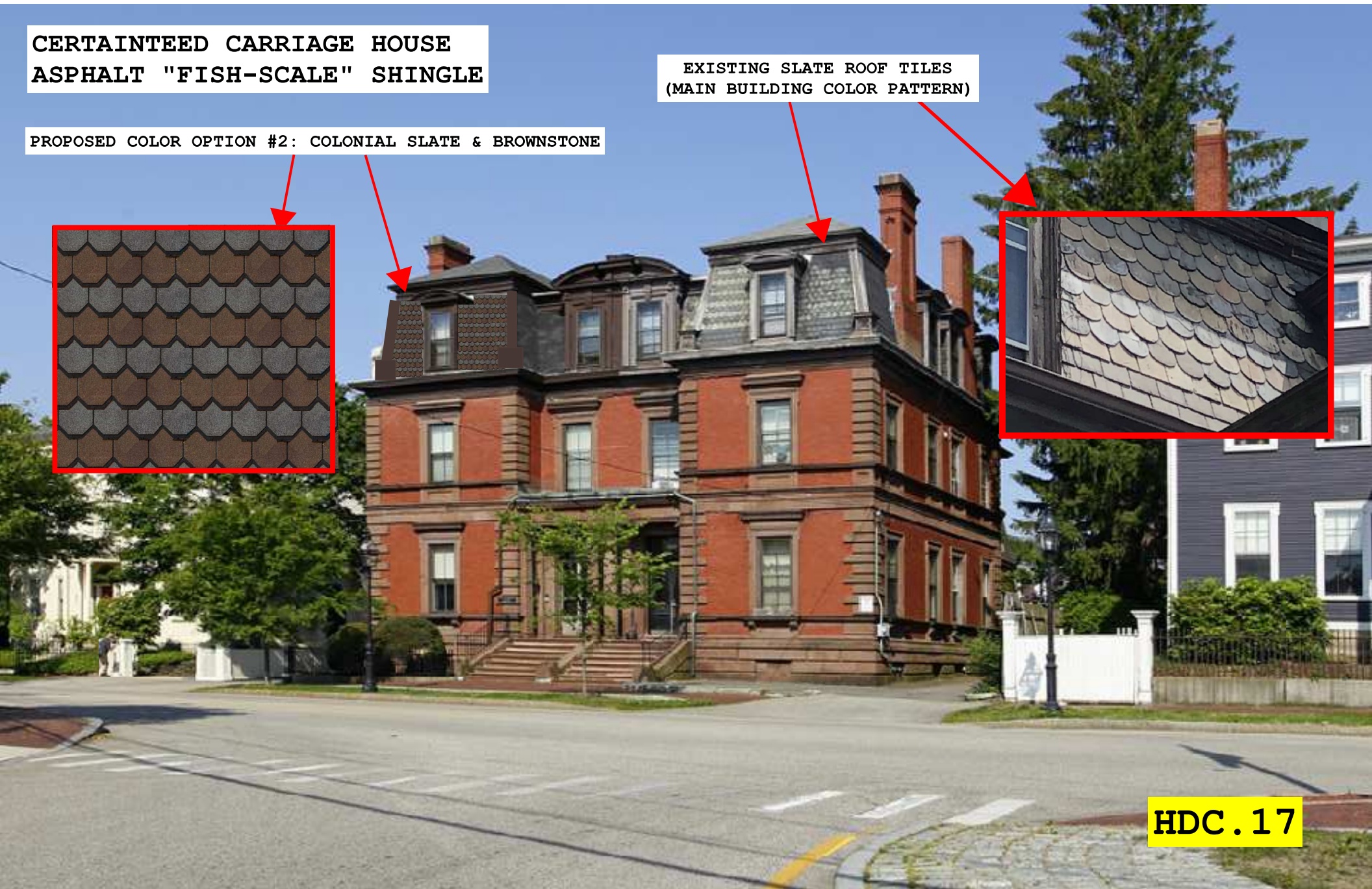
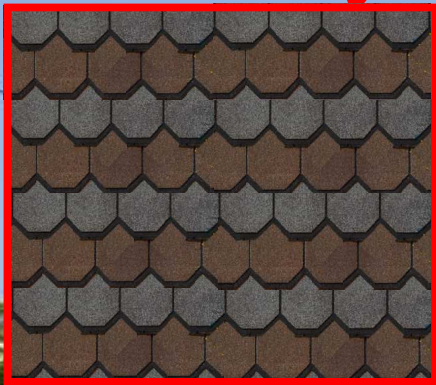
EXISTING ROOF SHINGLES



**CERTAINEED CARRIAGE HOUSE
ASPHALT "FISH-SCALE" SHINGLE**

**EXISTING SLATE ROOF TILES
(MAIN BUILDING COLOR PATTERN)**

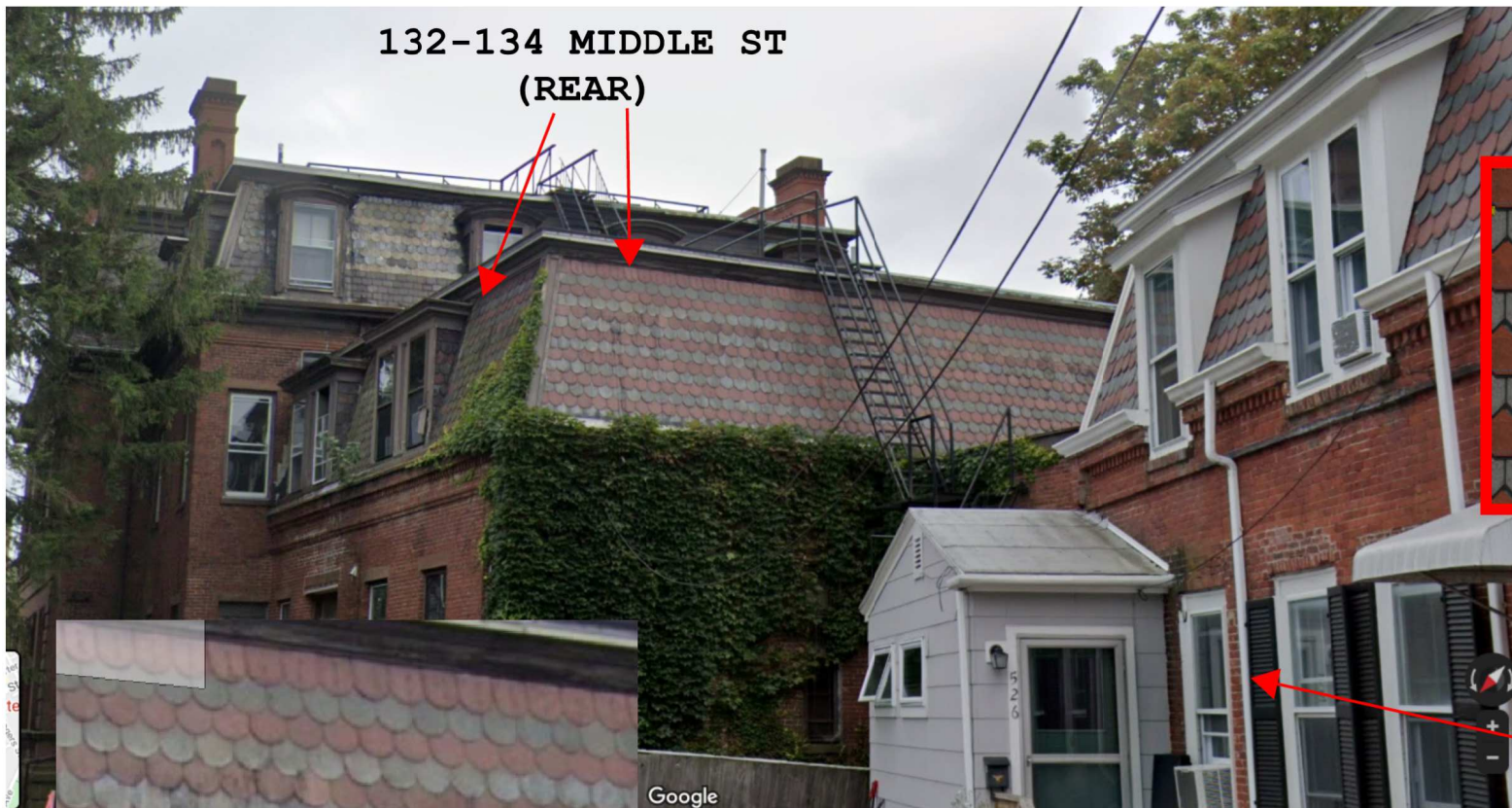
PROPOSED COLOR OPTION #2: COLONIAL SLATE & BROWNSTONE



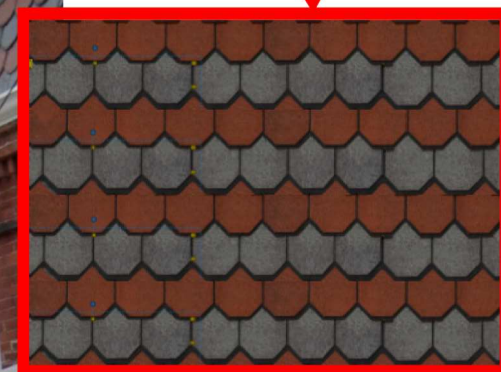
HDC . 17

**CERTAINEED CARRIAGE HOUSE
ASPHALT "FISH-SCALE" SHINGLE**

PROPOSED COLOR OPTION #3: COLONIAL SLATE & GEORGIAN BRICK



**132-134 MIDDLE ST
(REAR)**



Google

**EXISTING SLATE TILE ON REAR SECTION OF 132-134
MIDDLE AND ADJACENT BUILDING**

526 STATE ST

HDC .18

WINDOWS :

WINDOW REPLACEMENT IS NOT ANTICIPATED. IF NEEDED, REPLACEMENT WINDOWS WILL BE MARVIN ELEVATE CLAD DOUBLE HUNG WINDOW WITH 2 OVER 2 LITES COLOR TO MATCH EXISTING



Marvin Elevate™

These homeowners wanted to pair the charm of a classic New England farmhouse with modern craftsmanship and energy efficiency.

[Learn more](#)