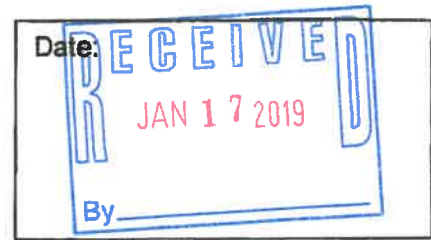


# Request for a Work Session

## Historic District Commission



Owner: 56 MIDDLE ST LLC

Applicant: T/W DESIGNS c/o JOHN TUTTLE  
*(If different)*

Address: PO BOX 6668  
*(Street)*  
PORTSMOUTH, NH 03802  
*(City, State, Zip)*

Address: 254 DRAKE HILL RD  
*(Street)*  
STAFFORD NH 03884  
*(City, State, Zip)*

Phone: 603.661.6824

Phone: 603.664.2181

Signature: John M Tuttle

Signature: John M Tuttle

### LOCATION OF STRUCTURE

Address: 56 MIDDLE STREET PORTSMOUTH, NH

Map: 126 Lot: 19 Zoning District: MRB/CD4-L1

Brief Description of Work: REMOVE SINGLE STORY ADDITION FROM THE REAR OF THE HOME & REPLACE WITH A 1.5 STORY GARAGE & BEDROOM

Name of Presenter for HDC Work Session: T.B.D.

	Meeting (01)	Meeting (02)	Meeting (03)	Meeting (04)	Meeting (05)
Date	2-6-19				
Fee Paid	200 -				
Payment Type	OL#1247				





WOOD

# Architect Series® Reserve™

\$\$\$\$-\$\$\$\$\$

## FEATURES

Historically accurate wood products with detailed craftsmanship  
 Exceptional durability with extruded aluminum cladding  
 Virtually endless customization with shapes, sizes and colors



Architect Series Reserve double-hung window

## WINDOW STYLES

Special shapes, custom sizes and fixed configurations are also available.



## PATIO DOOR STYLES



# Colors & Finishes ARCHITECT SERIES® RESERVE™

## WOOD TYPES

Choose the wood species that best complements your home's interior. White oak, red oak, cherry and maple are available as custom solutions.



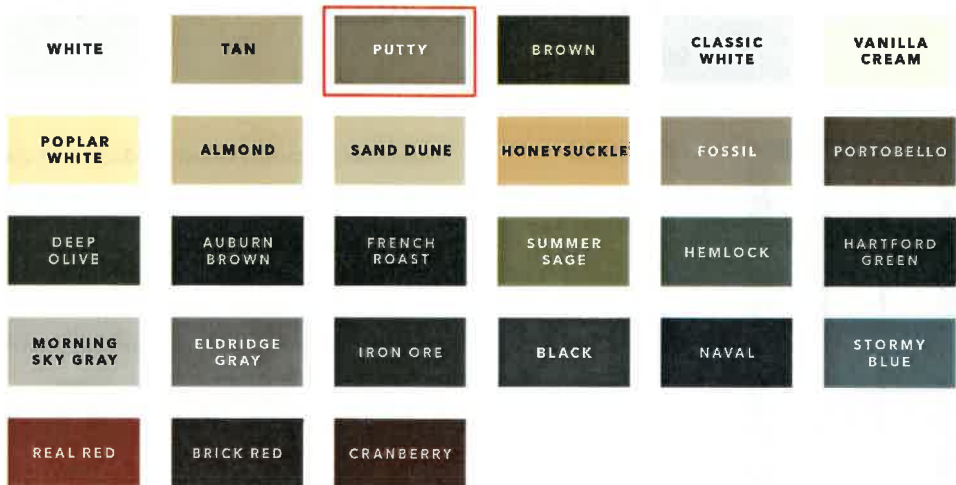
## PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.



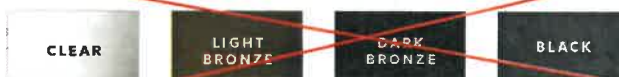
## ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>1</sup> Custom colors are also available.



## ~~ANODIZED EXTERIOR FINISHES~~

~~Choose a premium matte look with a decorative, durable exterior. Custom champagne, medium bronze, extra dark bronze and copper anodized finishes are also available.~~

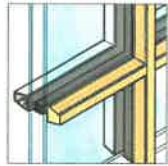


<sup>1</sup> EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

# Grilles ARCHITECT SERIES® RESERVE™

## GRILLES

Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



**PUTTY GLAZE INTEGRAL LIGHT TECHNOLOGY™ WITH OGEE INTERIOR<sup>1</sup>**  
5/8", 7/8" OR 1-1/4"



**OGEE INTEGRAL LIGHT TECHNOLOGY WITH OGEE INTERIOR<sup>1</sup>**  
7/8", 1-1/4" OR 2"



**ALUMINUM GRILLES-BETWEEN-THE-GLASS**  
3/4"



**ROOMSIDE REMOVABLE GRILLES<sup>1</sup>**  
3/4", 1-1/4" OR 2"

### GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:<sup>2</sup>



## GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.



**TRADITIONAL**



**9-LITE PRAIRIE**



**12-LITE PRAIRIE**



**14-LITE PRAIRIE**



**VICTORIAN**



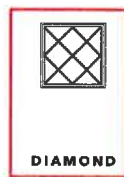
**TOP ROW**



**CROSS**



**NEW ENGLAND**



**DIAMOND**



**SIMULATED FRENCH**



**CUSTOM**



**SUNBURST<sup>4</sup>**



**STARBURST<sup>4</sup>**



**SCALLOPS<sup>4</sup>**



**PRAIRIE**

<sup>1</sup> Color-matched to your product's interior and exterior color.

<sup>2</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

<sup>3</sup> Only available with matching interior and exterior colors.

<sup>4</sup> Only available with a curved product or curved glass.

# Window Hardware ARCHITECT SERIES® RESERVE™

## CLASSIC COLLECTION

Get a timeless look with authentic styles in classic finishes.



**FOLD-AWAY  
CRANK**  
Antiek



**SPOON-STYLE  
LOCK**

### FINISHES:

CHAMPAGNE

WHITE

BROWN

MATTE  
BLACK

ANTIQUE  
BRASS

BRIGHT  
BRASS

OIL-RUBBED  
BRONZE

SATIN  
NICKEL

## RUSTIC COLLECTION

Create a distinct and charming look with distressed finishes.



**FOLD-AWAY  
CRANK**  
Antiek



**SPOON-STYLE  
LOCK**

### FINISHES:

DISTRESSED  
BRONZE

DISTRESSED  
NICKEL

## ESSENTIAL COLLECTION

Select from popular designs and finishes to suit every style.



**FOLD-AWAY  
CRANK**



**CAM-ACTION  
LOCK**

### FINISHES:

CHAMPAGNE

WHITE

BROWN

MATTE  
BLACK

BRIGHT  
BRASS

OIL-RUBBED  
BRONZE

SATIN  
NICKEL

## Added Security

### INSYNCTIVE® TECHNOLOGY

Choose optional built-in security sensors powered by Insynctive technology so you know at a glance if your windows are closed and patio doors are closed and locked.

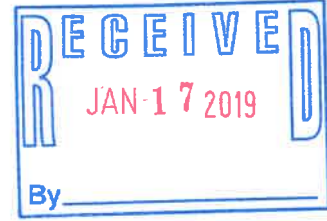
# 56 Middle Street - Portsmouth, NH

## HDC - Work Session - February 6th, 2019 - Portsmouth, NH

Zoning: Mixed Residential Business (MRB) - CD4-L1

### Project Description:

56 Middle Street llc is a renovation and addition to an existing tudor style home. The project scope includes removal of a an existing single story mid '60's addition to the rear (North side) of the home and replacing it with a slightly larger 1.5 story wood framed structure. The new addition will contain a two stall garage on the First floor & a new Master Bedroom suite on the floors above.



T:\13 Projects\18037-Theodore Addition\18037\_A.rvt



Sheet Name:  
Project Name:

### Cover Sheet

### 56 Middle Street llc

Project Address:  
**56 Middle St.  
Portsmouth, NH**  
Scale:

Date:  
**February 6th, 2019**  
Sheet #:  
**1**



1. View from North Side

EXISTING STRUCTURE TO BE REMOVED



2. View from North Side (dormer)



3. View from West Side



4. View from East Side (Middle Street)



5. View from South Side (State Street)

## Existing Exterior Views

56 Middle Street I/c



Sheet Name:

Project Name:

Project Address:

56 Middle St.  
Portsmouth, NH

Scale:

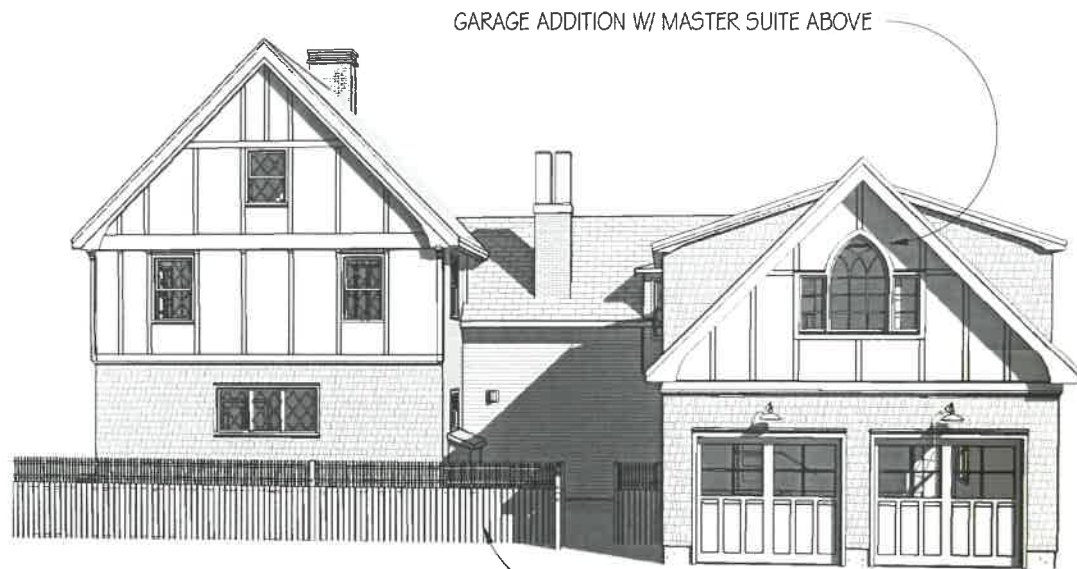
Date:

February 6th, 2019

Sheet #:

2





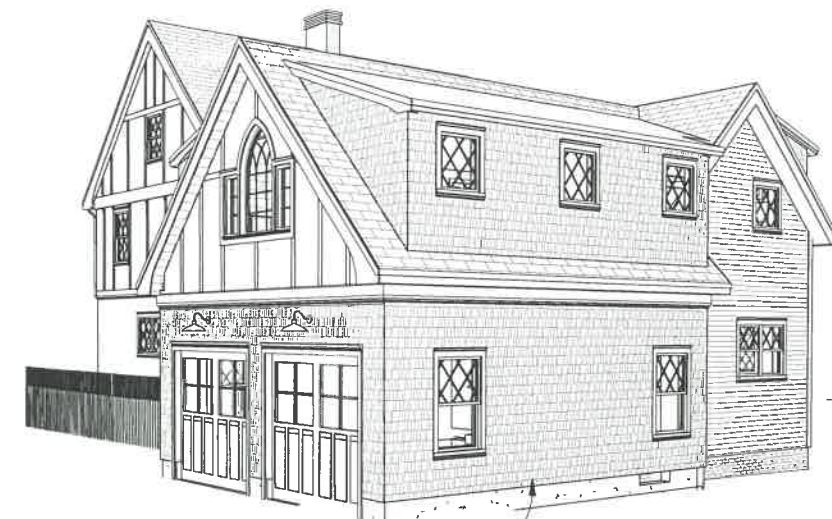
GARAGE ADDITION W/ MASTER SUITE ABOVE

FENCE TO PROVIDE PRIVACY TO PATIO & SCREEN MECH. EQUIP

1. View from North Side



2. View from North Side (dormer)



GARAGE ADDITION W/ MASTER SUITE ABOVE

3. View from West Side



GARAGE ADDITION W/ MASTER SUITE ABOVE

ADD DORMER TO THIS "EXISTING" ROOF

4. View from East Side (Middle Street)



NOTE: FENCE NOT SHOWN FOR CLARITY.

5. View from South Side (State Street)

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Sheet Name:

Project Name:

# Proposed Exterior Views

56 Middle Street llc

Project Address:

56 Middle St.  
Portsmouth, NH

Scale:

Date:

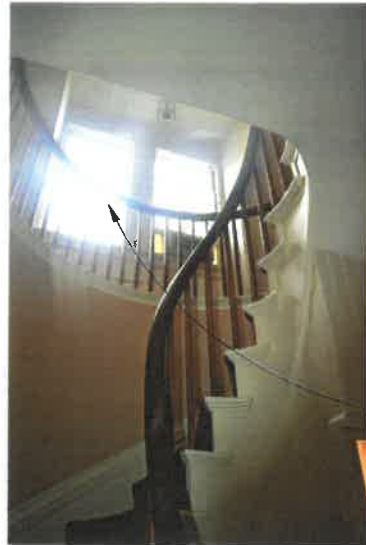
February 6th, 2019

Sheet #:

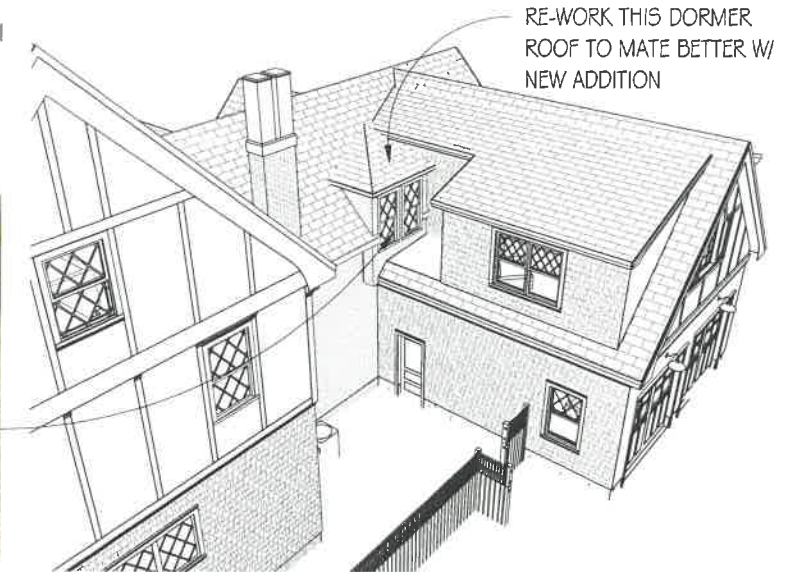
3

EXTERIOR ELEVATION NOTE:

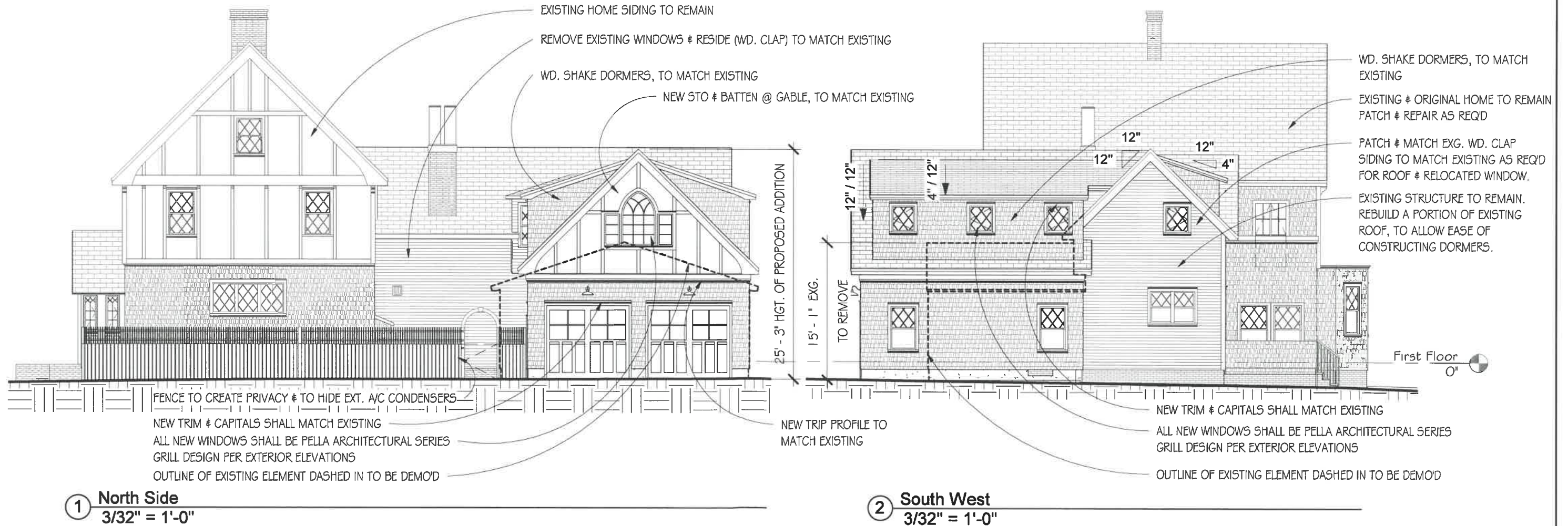
1. ALL NEW WINDOWS (IN NEW STRUCTURE) SHALL BE PELLA ARCHITECTURAL SERIES.
2. ALL NEW WINDOW GRILL DESIGN PER EXTERIOR ELEVATIONS.
3. ALL EXISTING WINDOWS SHALL BE RESTORED BY "WINDOW WOMEN OF NEW ENGLAND"
4. ALL NEW SIDING MATERIALS SHALL MATCH EXISTING; TYPE, DIMENSIONALLY & EXPOSURE.
5. REPAINT ENTIRE STRUCTURE TO MATCH SUPPLIED IMAGE.
  - A. Body (stucco & lap siding): SW7716 "Croissant" - Accent (Shakes): SW9186 "Caramelized"
  - B. Trim: SW7521 "Dormer Brown"
6. YARD FENCED NOT SHOWN FOR CLARITY. REFER TO SHEET 7 FOR EXTENT OF FENCE.



THIS UNIQUE DETAIL, TO MAINTAIN THIS EXISTING WINDOW, IS NOT VISIBLE TO NEIGHBORS OR FROM THE STREET. IT OFFERS LIGHT TO THE HOMEOWNER & KEEPS THE ORIGINAL CHARACTER OF THE HOME.



RE-WORK THIS DORMER ROOF TO MATE BETTER W/ NEW ADDITION



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Sheet Name:

Project Name:

# Exterior Materials

## 56 Middle Street Ilc

Project Address:

56 Middle St.  
Portsmouth, NH

Scale:

3/32" = 1'-0"

Date:

February 6th, 2019

Sheet #:

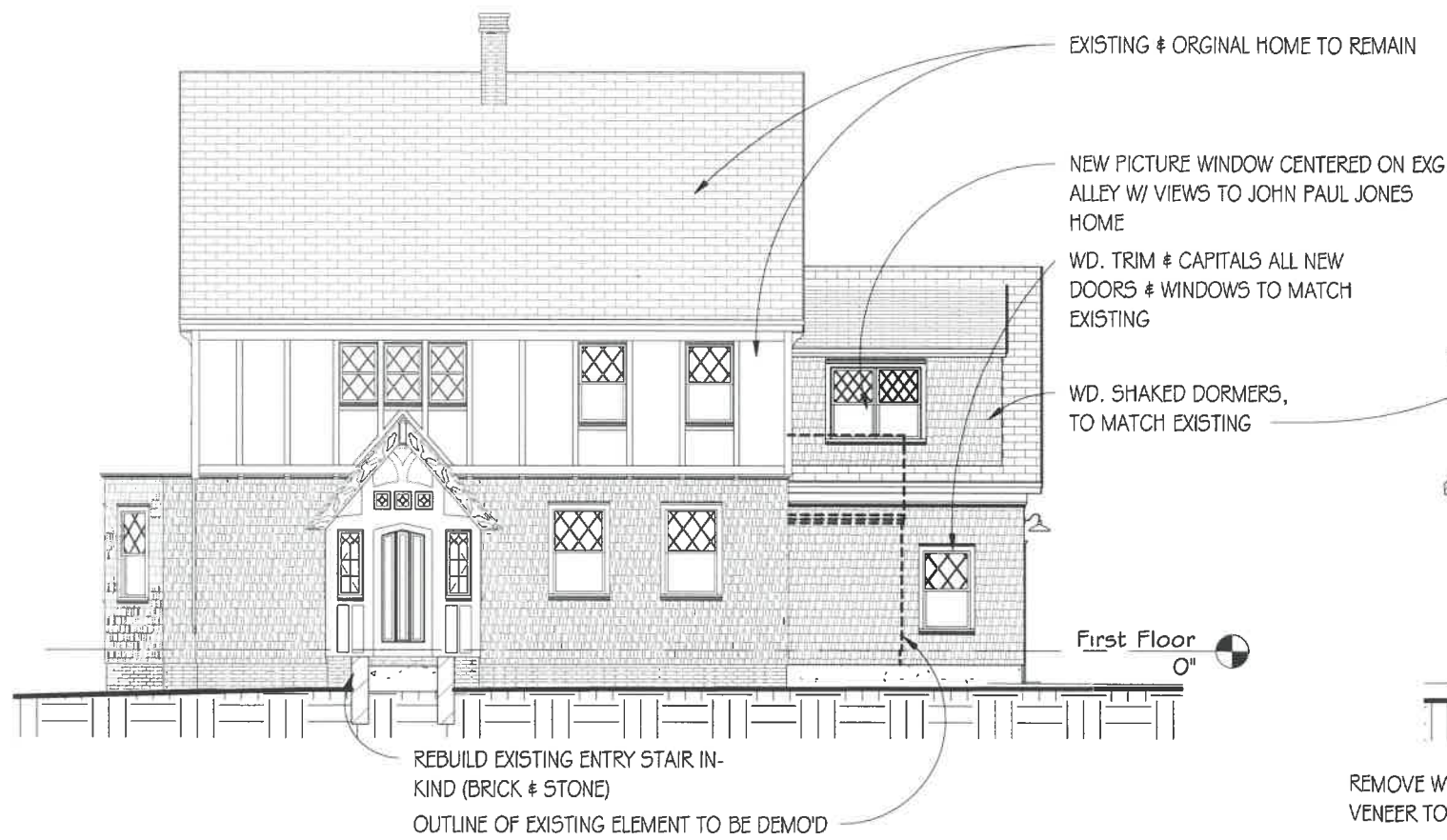
4

EXTERIOR ELEVATION NOTE:

1. ALL NEW WINDOWS (IN NEW STRUCTURE) SHALL BE PELLA ARCHITECTURAL SERIES.
2. ALL NEW WINDOW GRILL DESIGN PER EXTERIOR ELEVATIONS.
3. ALL EXISTING WINDOWS SHALL BE RESTORED BY "WINDOW WOMEN OF NEW ENGLAND"
4. ALL NEW SIDING MATERIALS SHALL MATCH EXISTING; TYPE, DIMENSIONALLY & EXPOSURE.
5. REPAINT ENTIRE STRUCTURE TO MATCH SUPPLIED IMAGE.
  - A. Body (stucco & lap siding): SW7716 "Croissant" - Accent (Shakes): SW9186 "Caramelized"
  - B. Trim: SW7521 "Dorner Brown"
6. YARD FENCED NOT SHOWN FOR CLARITY. REFER TO SHEET 7 FOR EXTENT OF FENCE.



PROPOSED COLOR SCHEME



① East Side - Middle Street  
3/32" = 1'-0"

NOTE: FENCE NOT SHOWN FOR CLARITY.



② South Side - State Street  
3/32" = 1'-0"

NOTE: FENCE NOT SHOWN FOR CLARITY.

T:\3 Projects\18037-Theodore Addition\18037\_A.rvt



Sheet Name:  
Project Name:

# Exterior Materials

## 56 Middle Street Ilc

Project Address:  
**56 Middle St.  
Portsmouth, NH**

Scale:  
**3/32" = 1'-0"**

Date:  
**February 6th, 2019**

Sheet #:  
**5**

NATURAL CEDAR ARCH TOP @ GATES

NATURAL CEDAR 1.5 X 1.5 SQ. TOP SPINDELS

NATURAL CEDAR PRIVACY FENCE



DECORATIVE WD. FENCE TO WRAP THE CORNER OF THE LOT (REFER TO IMAGE)

EXISTING TREES TO REMAIN, TYP. U.N.O.

STATE STREET

MIDDLE STREET

LAWN

(2) COBBLE STONE PARKING SPOTS

EXG. SHED

FENCED IN YARD (LAWN)

GATE TO NEW WALK

EXISTING 2ND. FL. DECK

THIS TREE TO BE REMOVED

A3.2

2V

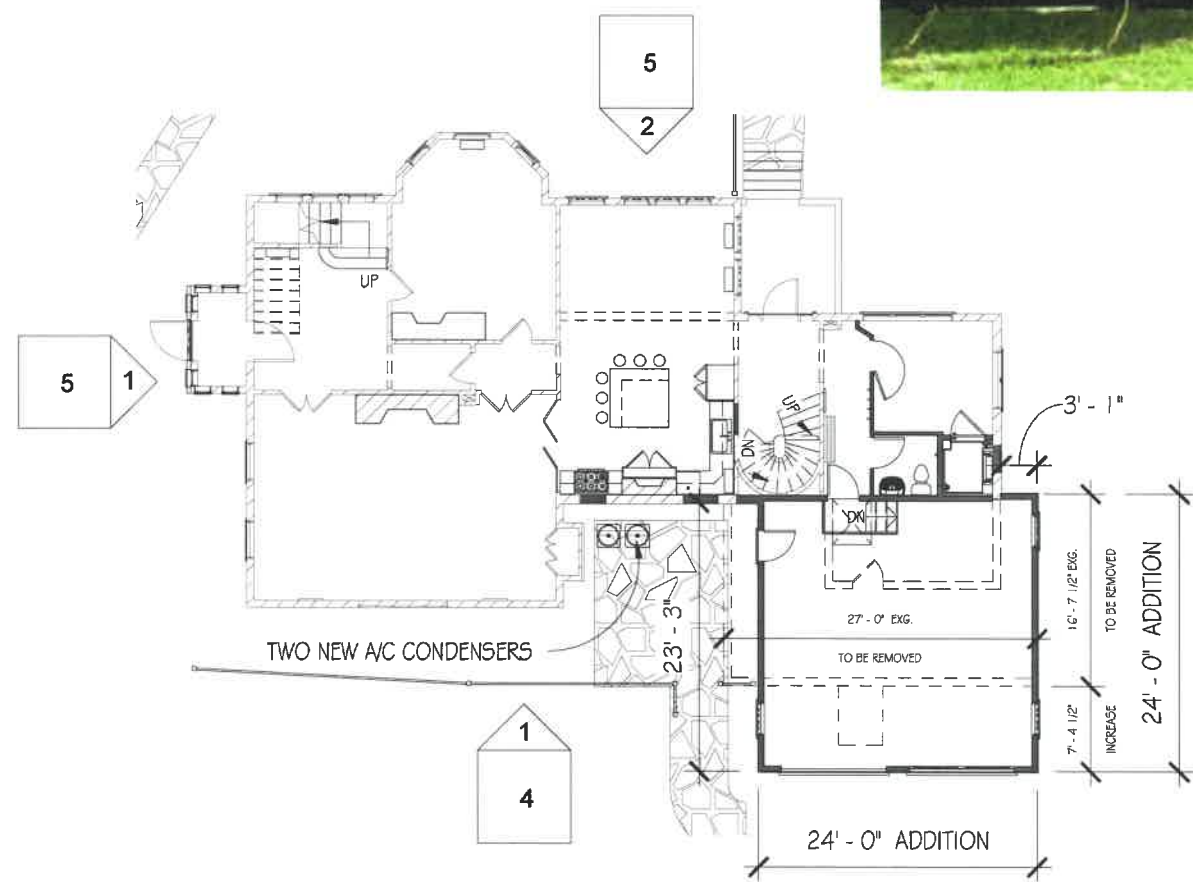
DECORATIVE WD. FENCE ALONG EXISTING HEDGE LINE (REFER TO IMAGE)

NEW ARCHED TOP WHITE ARBOR @ WALK (REFER TO IMAGE)

EXISTING SIDE WALK TO REMAIN

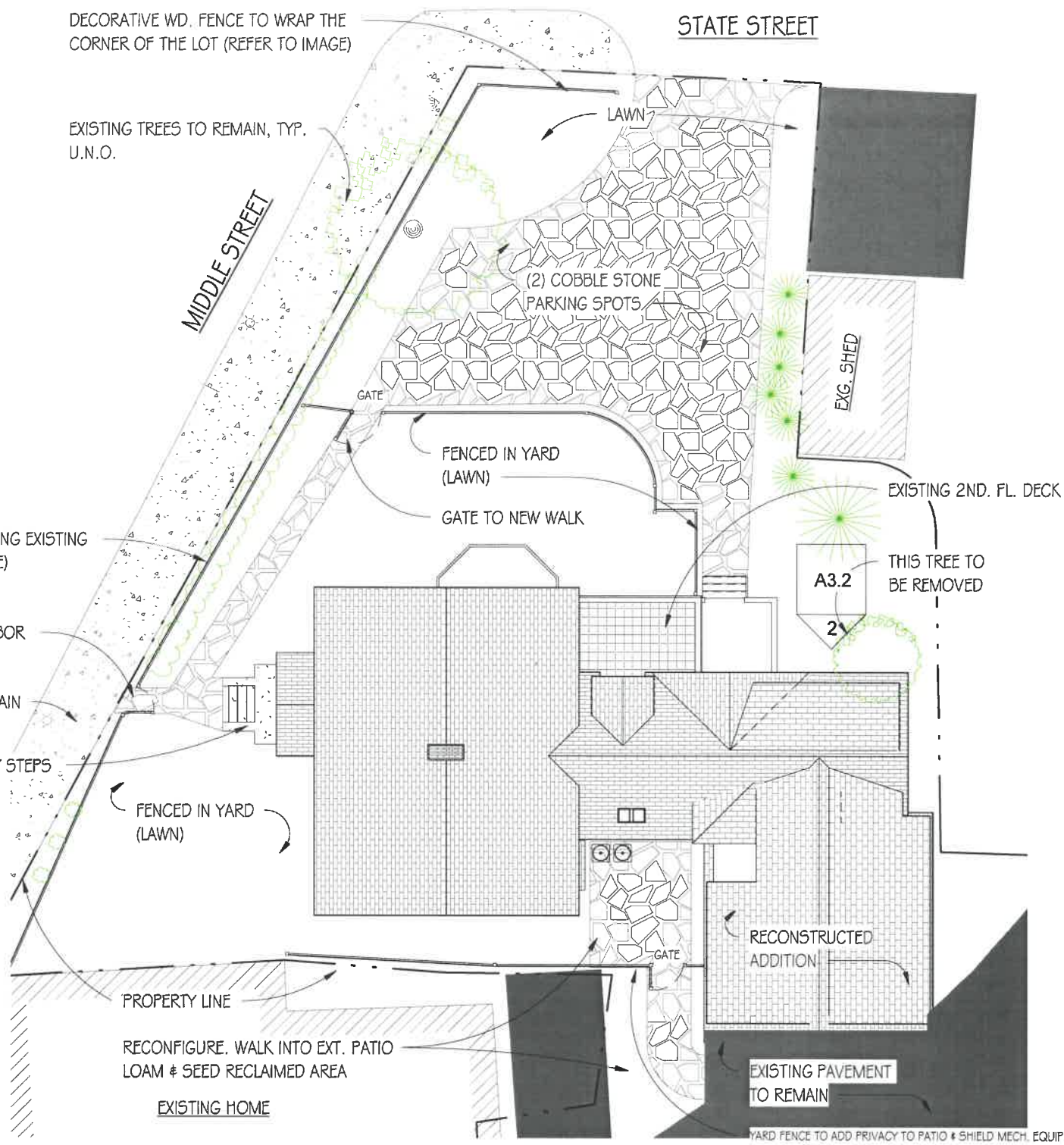
RECONSTRUCT FRONT ENTRY STEPS IN KIND W/ BRICK & STONE

FENCED IN YARD (LAWN)



1 First Floor  
1/16" = 1'-0"

2 Roof Plan  
1/16" = 1'-0"



T:\3. Projects\18037-Theodore Addition\18037\_A.rvt



Sheet Name:

Project Name:

# Plan Views

## 56 Middle Street Ilc

Project Address:

56 Middle St.  
Portsmouth, NH

Scale:

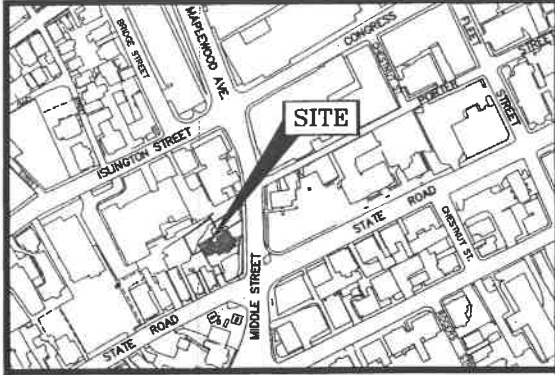
1/16" = 1'-0"

Date:

February 6th, 2019

Sheet #:

6



LOCATION MAP SCALE: 1"=200'

**ZONING DEVELOPMENT STANDARD**

CD4-L1: CHARACTER DISTRICT 4-LIMITED 1 IN DOWNTOWN OVERLAY DISTRICT (DOD)

**BUILDING PLACEMENT (PRINCIPLE):**

	REQUIRED	EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	15 FEET	14.2 FEET	14.2 FEET
MIN. SIDE YARD:	5-20 FEET	34.6 FEET	26.7 FEET
MIN. REAR YARD:	5 FEET	1.7 FEET	1.7 FEET
FRONT LOT LINE BUILDOUT:	60-80%	44%	44%

	REQUIRED	EXISTING	PROPOSED
MAX STRUCTURE HEIGHT:	40 FEET	36 FEET	<40 FEET
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	N/A	N/A
MIN. GROUND STORY HEIGHT:	11 FEET	10.5 FEET	12-13 FEET

**ROOF TYPE ALLOWED: FLAT, GABLE, HIP, GAMBREL, MANARD.**

**LOT OCCUPATION:**

	REQUIRED	EXISTING	PROPOSED
MAX BUILDING BLOCK:	80 FEET	52 FEET	52 FEET
MAX FACADE MOD. LENGTH:	50 FEET	<50 FEET	<50 FEET
MAX BUILDING COVERAGE:	60%	24%	26%
MAX BUILDING FOOTPRINT:	2,500 SF	2,281 SF	2,483 SF
MIN. LOT AREA:	3,000 SF	10,266 SF	10,266 SF
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	3,000 SF	N/A	10,266 SF
MIN. OPEN SPACE COVERAGE:	25%	36%	39%

**IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)**

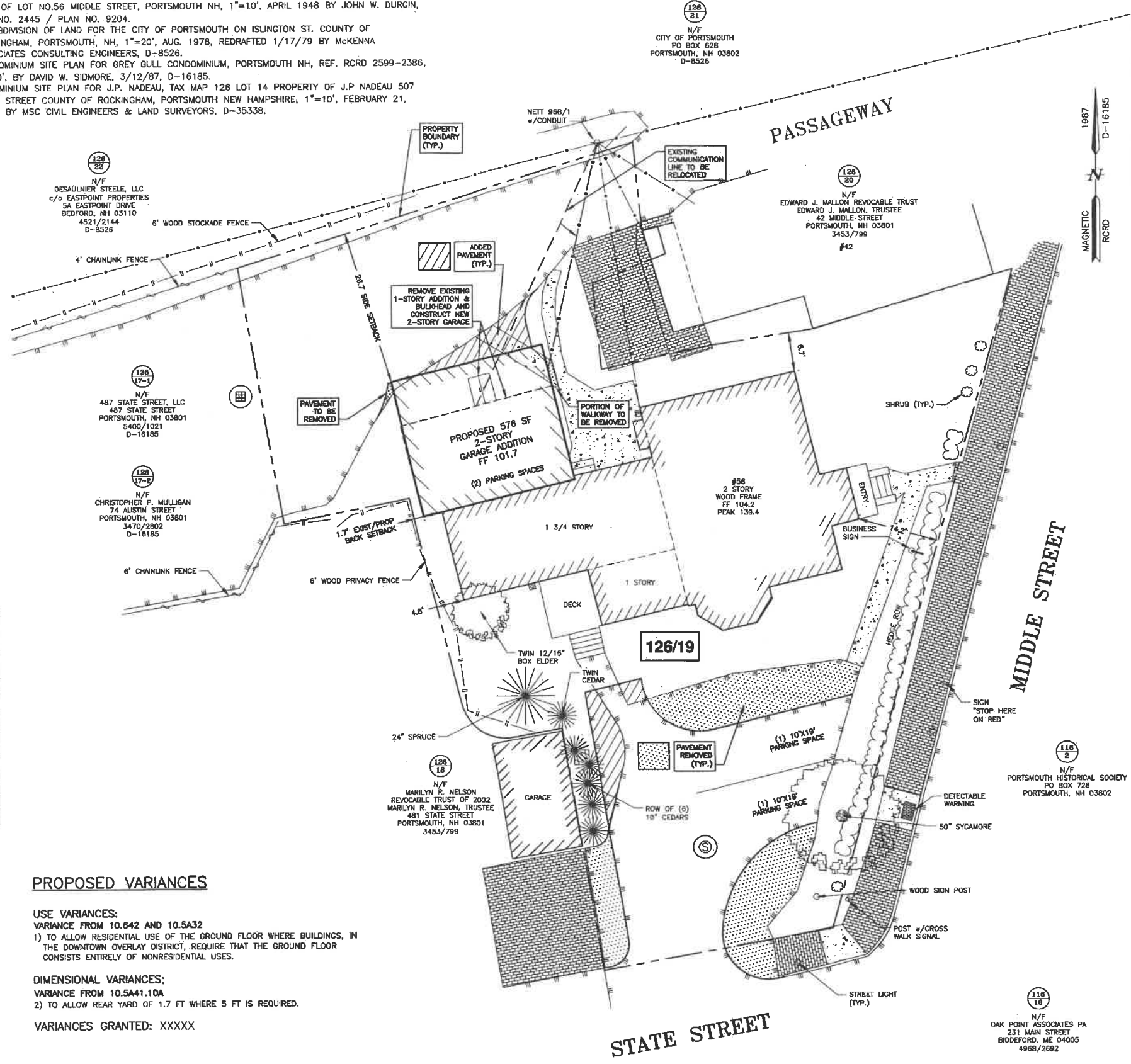
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
STRUCTURE		2,281
DECK, ENTRY, BULKHEAD & STEPS		193
PAVEMENT		3,542
CONCRETE		401
BRICK		104
<b>TOTAL</b>		<b>6,521</b>
LOT SIZE		10,266
% LOT COVERAGE		63.5%
% OPEN SPACE		36.5%

**ADDITIONAL ABUTTERS**

- 127-14-1 N/F 480 STATE STREET, LLC 480 STATE STREET #1 PORTSMOUTH, NH 03801 4385/2265 D-31794
- 127-14-2 N/F TYROCH REALTY MANAGEMENT, INC. 909 ISLINGTON STREET PORTSMOUTH, NH 03801 4384/1971 D-31794
- 127-14-3 N/F CRAIG J. FRANK & BETH A. FRANK 51 ROCKINGHAM AVENUE PORTSMOUTH, NH 03801 4384/1968 D-31794
- 127-14-4 N/F TYROCH REALTY MANAGEMENT, INC. 909 ISLINGTON STREET PORTSMOUTH, NH 03801 4384/1971 D-31794

**PLAN REFERENCES:**

- PLAN OF LOT NO.56 MIDDLE STREET, PORTSMOUTH NH, 1"=10', APRIL 1948 BY JOHN W. DURGIN, FILE NO. 2445 / PLAN NO. 9204.
- RESUBDIVISION OF LAND FOR THE CITY OF PORTSMOUTH ON ISLINGTON ST. COUNTY OF ROCKINGHAM, PORTSMOUTH, NH, 1"=20', AUG. 1978, REDRAFTED 1/17/79 BY MCKENNA ASSOCIATES CONSULTING ENGINEERS, D-8526.
- CONDOMINIUM SITE PLAN FOR GREY GULL CONDOMINIUM, PORTSMOUTH NH, REF. RCRD 2599-2386, 1"=20'. BY DAVID W. SIDMORE, 3/12/87, D-16185.
- CONDOMINIUM SITE PLAN FOR J.P. NADEAU, TAX MAP 126 LOT 14 PROPERTY OF J.P. NADEAU 507 STATE STREET COUNTY OF ROCKINGHAM, PORTSMOUTH NEW HAMPSHIRE, 1"=10', FEBRUARY 21, 2008, BY MSC CIVIL ENGINEERS & LAND SURVEYORS, D-35338.

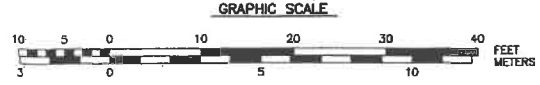


**PROPOSED VARIANCES**

- USE VARIANCES:**  
 VARIANCE FROM 10.642 AND 10.5A32  
 1) TO ALLOW RESIDENTIAL USE OF THE GROUND FLOOR WHERE BUILDINGS, IN THE DOWNTOWN OVERLAY DISTRICT, REQUIRE THAT THE GROUND FLOOR CONSISTS ENTIRELY OF NONRESIDENTIAL USES.
- DIMENSIONAL VARIANCES:**  
 VARIANCE FROM 10.5A41.10A  
 2) TO ALLOW REAR YARD OF 1.7 FT WHERE 5 FT IS REQUIRED.
- VARIANCES GRANTED: XXXXX**

APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



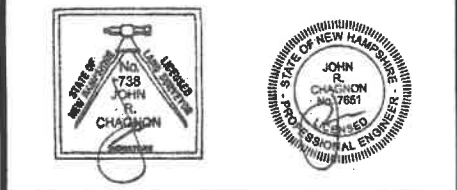
**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9082  
 Fax (603) 430-2315

**NOTES:**

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH NH ASSESSOR'S MAP 126 AS LOT 19
- OWNERS OF RECORD:  
56 MIDDLE STREET, LLC  
PO BOX 6668  
PORTSMOUTH NH 03802  
BK 5943 PG 229
- PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E, EFFECTIVE MAY 17, 2005
- EXISTING LOT AREA: (PRELIMINARY)  
10,266 S.F.  
0.2357 ACRES
- PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4-L1 AND THE DOWNTOWN OVERLAY DISTRICT.
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED GARAGE ADDITION TO THE EXISTING STRUCTURE, CONVERSION OF THE STRUCTURE TO SINGLE FAMILY AND THE VARIANCES REQUIRED. A PORTION OF THE EXISTING STRUCTURE WILL BE DEMOLISHED.
- PLANS BASED ON ARCHITECTURAL DESIGN BY JOHN TUTTLE OF TJW DESIGNS DATED: 11/27/18
- DATUM: ASSUMED
- BOUNDARY TAKEN FROM PLAN REFERENCE #1.
- SUBJECT PROPERTY IS BENEFITED BY EASEMENT RIGHTS FOR ACCESS, EGRESS, PARKING AND DRAINAGE OVER TAX MAP 126 LOTS 16 & 17. SEE RCRD 2389/820 & 2599/2386.

**SITE DEVELOPMENT  
56 MIDDLE STREET  
PORTSMOUTH, N.H.**

NO.	ISSUED FOR COMMENT	DESCRIPTION	DATE
0			11/27/18



SCALE: 1"=10' NOVEMBER 2018

**VARIANCE APPLICATION PLAN C1**