

132-134 Middle St HDC Submission

June 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 ON PAGE HDC.9)

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 ON PAGE HDC.10)

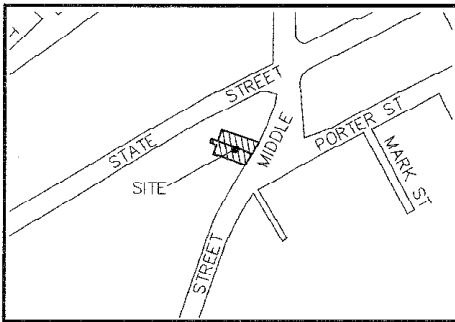
7. No suggestions here, other than to do as planned, which is to create a timber frame staircase/platform with matching trim and black handrails and extend the roof or replace it with timber posts

FRONT ENTRYWAY/STAIRCASE (PHOTO C ON PAGE HDC.11)

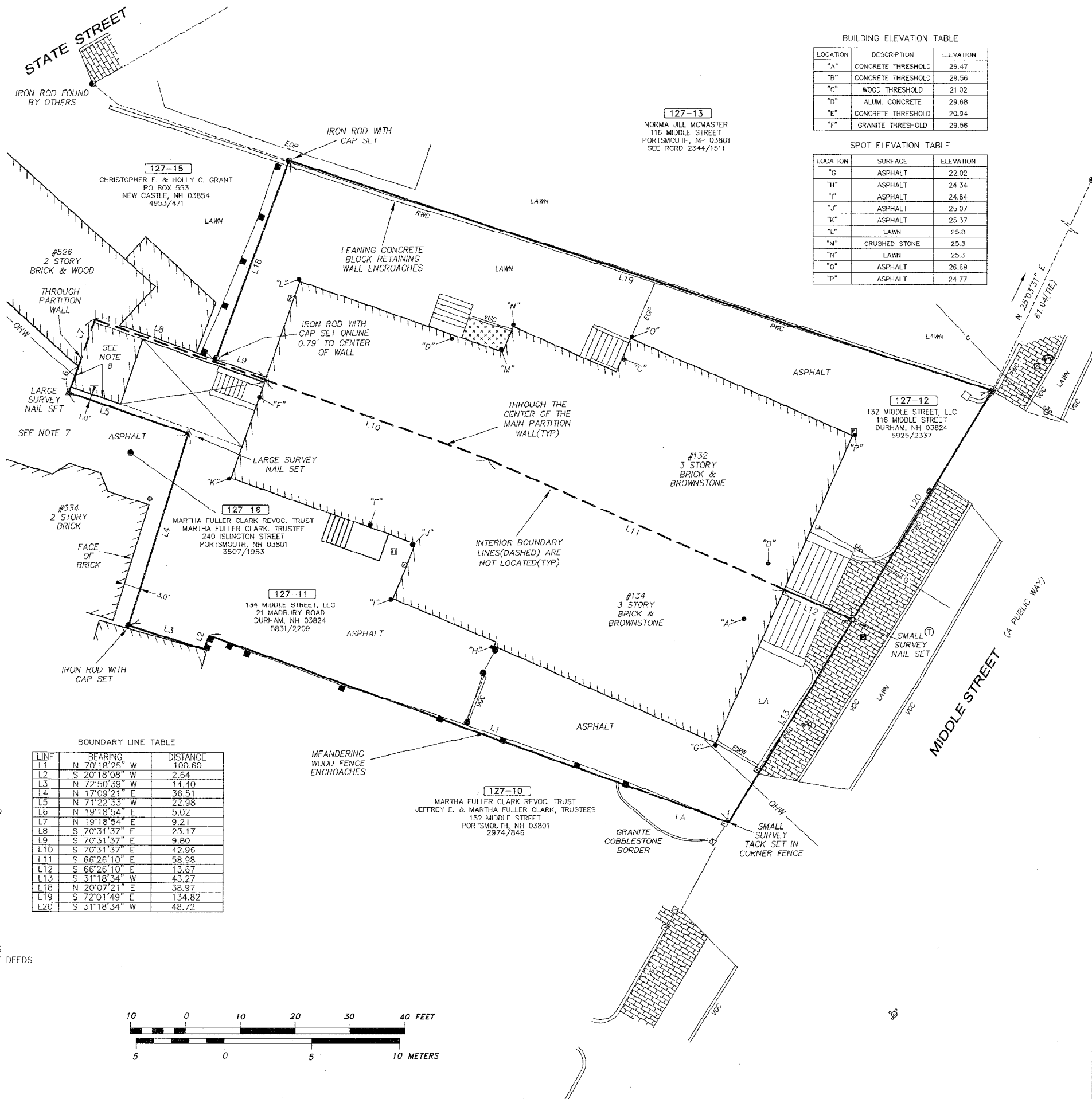
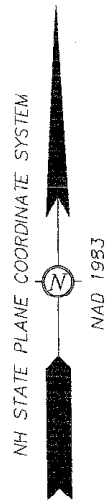
8. Commission wants doors to be restored rather than replaced, as they are a “character-defining” element of the building.
9. Paint the doors black.
10. Replace newer railing sections with something of the same time period (similar to what is shown in the photographs adjacent to the sidewalk).
11. Commission 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.



LOCUS
(N.T.S.)



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	20.94
"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	25.0
"M"	CRUSHED STONE	25.3
"N"	LAWN	25.3
"O"	ASPHALT	26.69
"P"	ASPHALT	24.77

NOTES:

- OWNER OF RECORD.....132 MIDDLE STREET, LLC.
ADDRESS.....21 MADBURY ROAD, DURHAM, NH 03824
DEED REFERENCE.....5925/2337
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.....CD4-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 (IE 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 1988. 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 33015C0259E, EFFECTIVE DATE MAY 17, 2005 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 5831/2209
- GRANITE FOUNDATION HELD IN THIS AREA. SEE RCRD PLAN 01876-1.

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 TYROCH REALTY MANAGEMENT, INC. 480 STATE STREET, PORTSMOUTH, N.H. DATED MARCH 2004, RCRD PLAN #D 31794
- EXISTING CONDITIONS PLAN, 116 MIDDLE STREET, PORTSMOUTH, NH, OWNED BY N. JILL MCMASTER DATED 3/15/19 BY NORTHEASTERLY SURVEYING, INC. NOT RECORDED.

PURSUANT TO RSA 676:18,III 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.

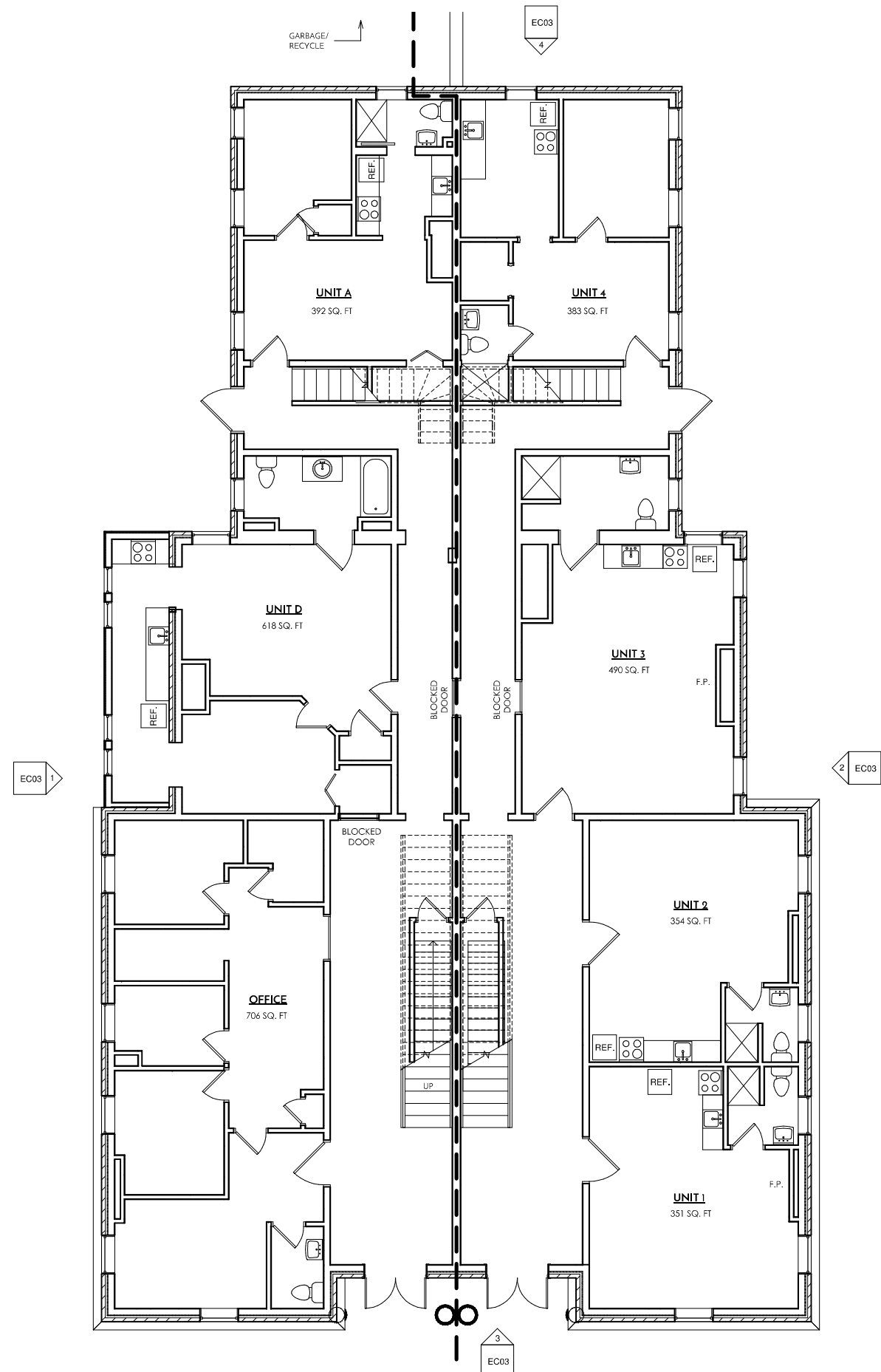
James Verra
JAMES VERRA

5-31-2019
DATE

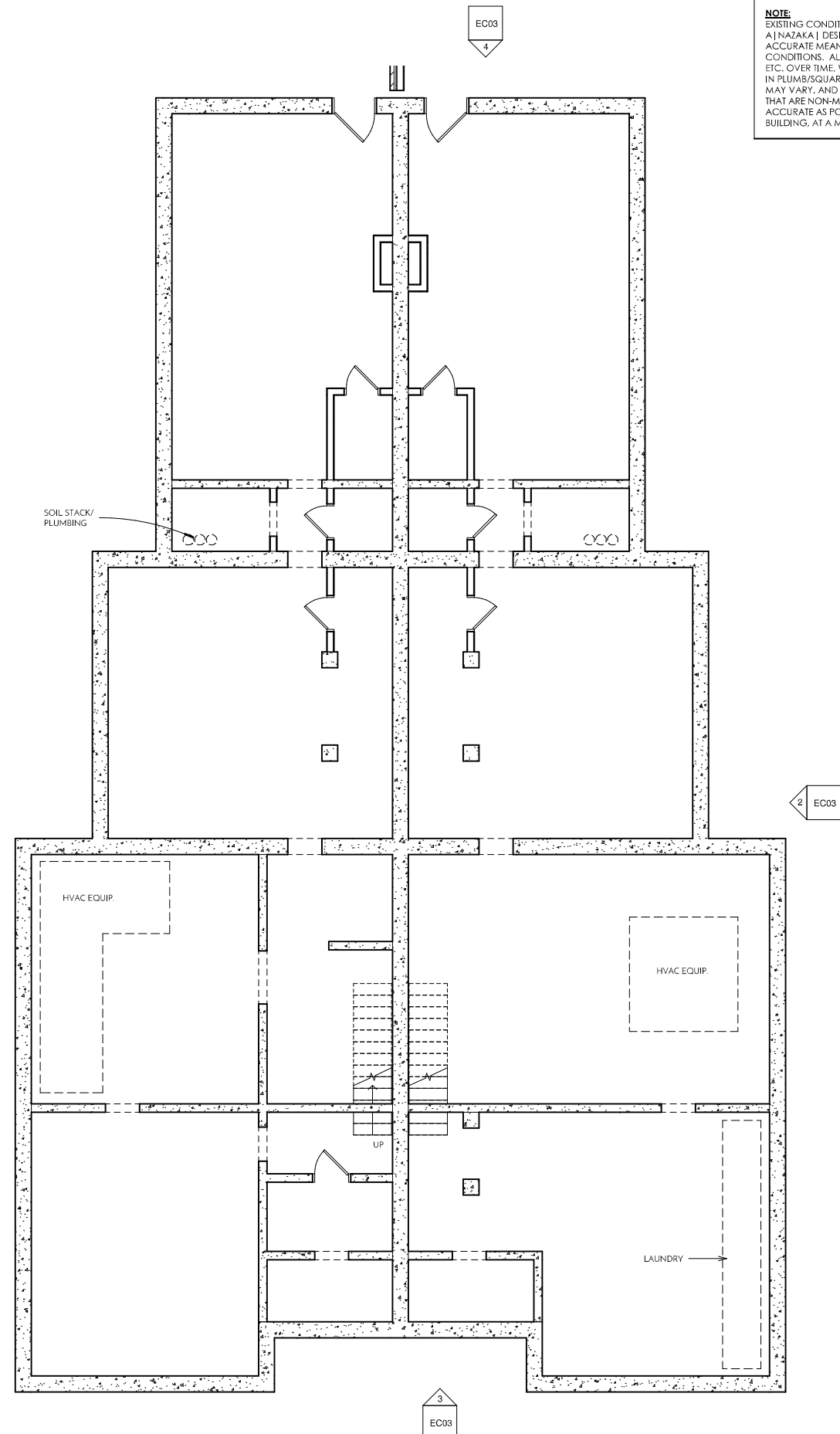


REV. NO.	DATE	DESCRIPTION	APPROV.
PLAT OF LAND 132 & 134 MIDDLE STREET PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCELS 127-12 & 127-11 for: 132 MIDDLE STREET, LLC. & 134 MIDDLE STREET, LLC.			
JAMES VERRA and ASSOCIATES, INC. 101 SHATTUCK WAY SUITE 8 NEWINGTON, N.H. 03801-7876 603-436-3527			DATE: 5-31-2019 JOB NO: 23804 SCALE: 1" = 10' SHEET: 1 of 1

HDC.3



1
EC01
EXISTING FIRST FLOOR
3/16" = 1'-0"



4
EC01
EXISTING BASEMENT
3/16" = 1'-0"

NOTE:
EXISTING CONDITIONS DRAWINGS DONE BY
A [NAZAKA] DESIGN BY MEASURING BY AS
ACCURATE MEANS NECESSARY TO DOCUMENT
CONDITIONS. ALL BUILDINGS MOVE, AGE, SHIFT,
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.

ALL IDEAS, DESIGNS, AND PLANS REPRESENTED ON
THIS PROJECT DOCUMENT ARE OWNED BY
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477.000.0000 WWW.NAZAKADESIGN.COM

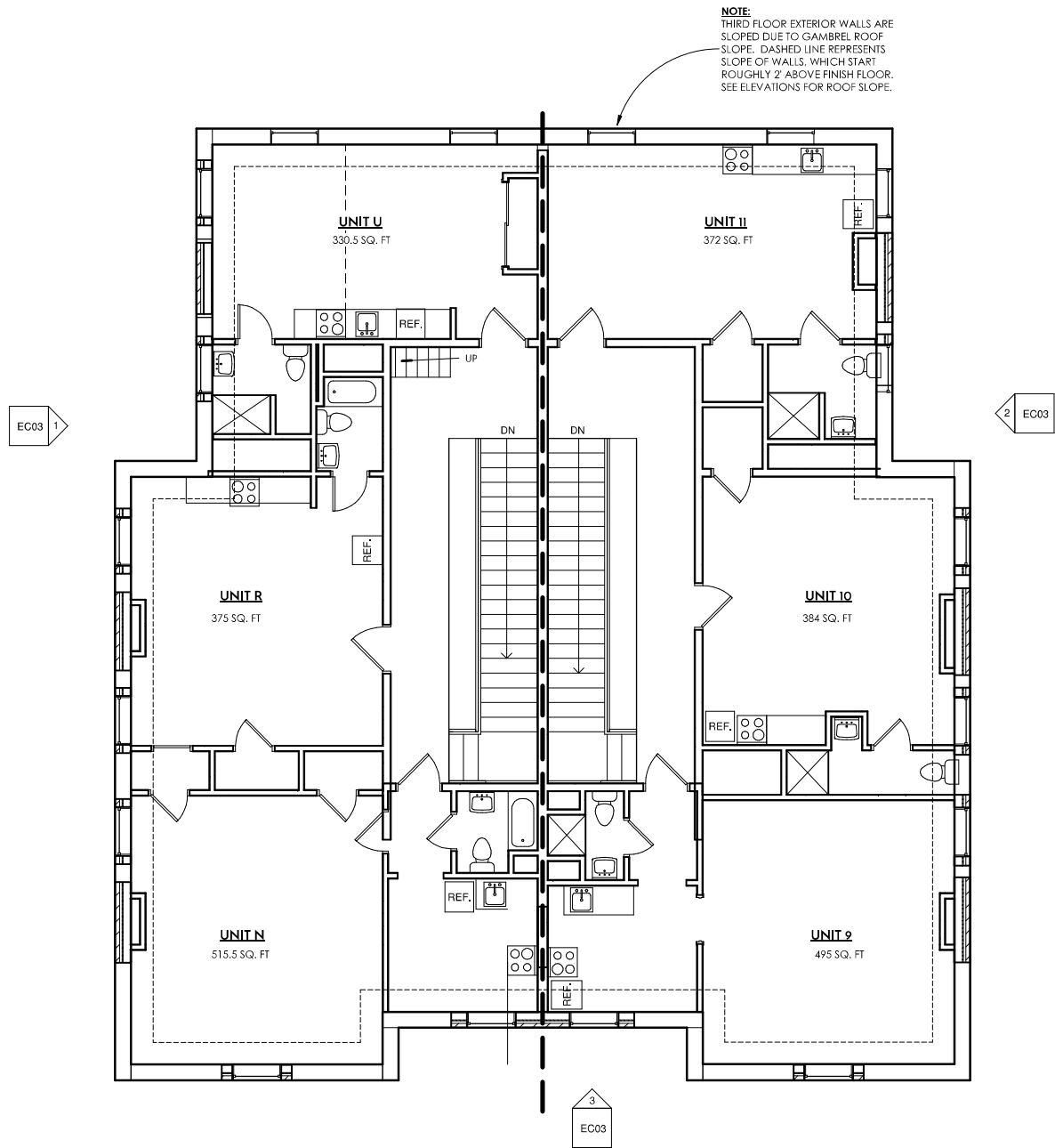
EXISTING CONDITIONS
132- 134 MIDDLE STREET, PORTSMOUTH NH
134 MIDDLE STREET LLC

EXISTING PLANS

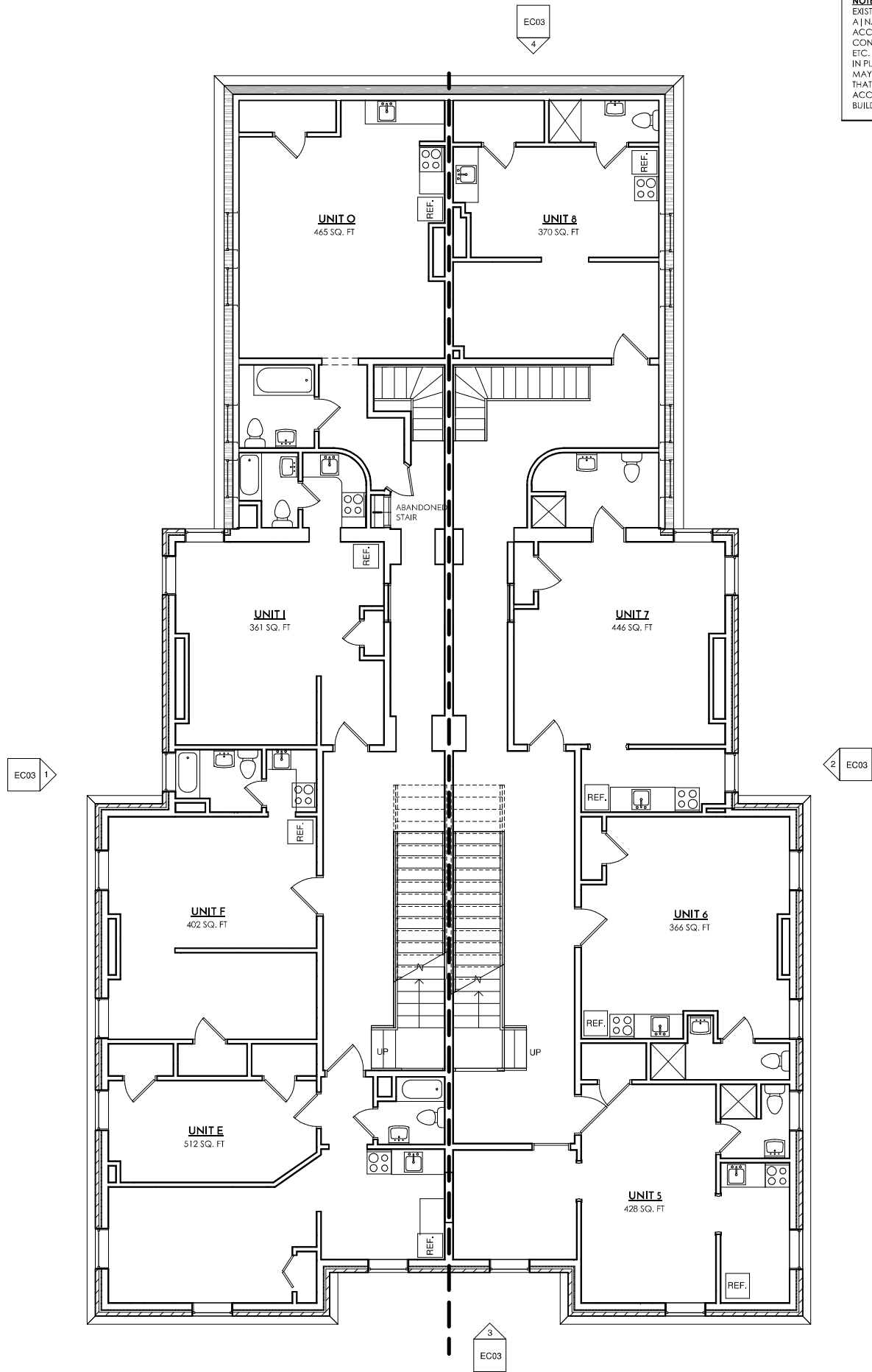
Revisions	
No.	Date

August, 2018

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



2
EC02
EXISTING THIRD FLOOR
3/16" = 1'-0"



1
EC02
EXISTING SECOND FLOOR
3/16" = 1'-0"

NOTE:
EXISTING CONDITIONS DRAWINGS DONE BY
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ETC. OVER TIME, WHICH MAY CAUSE INACCURACIES
IN PLUMB/SQUARED WALLS. WALL THICKNESSES
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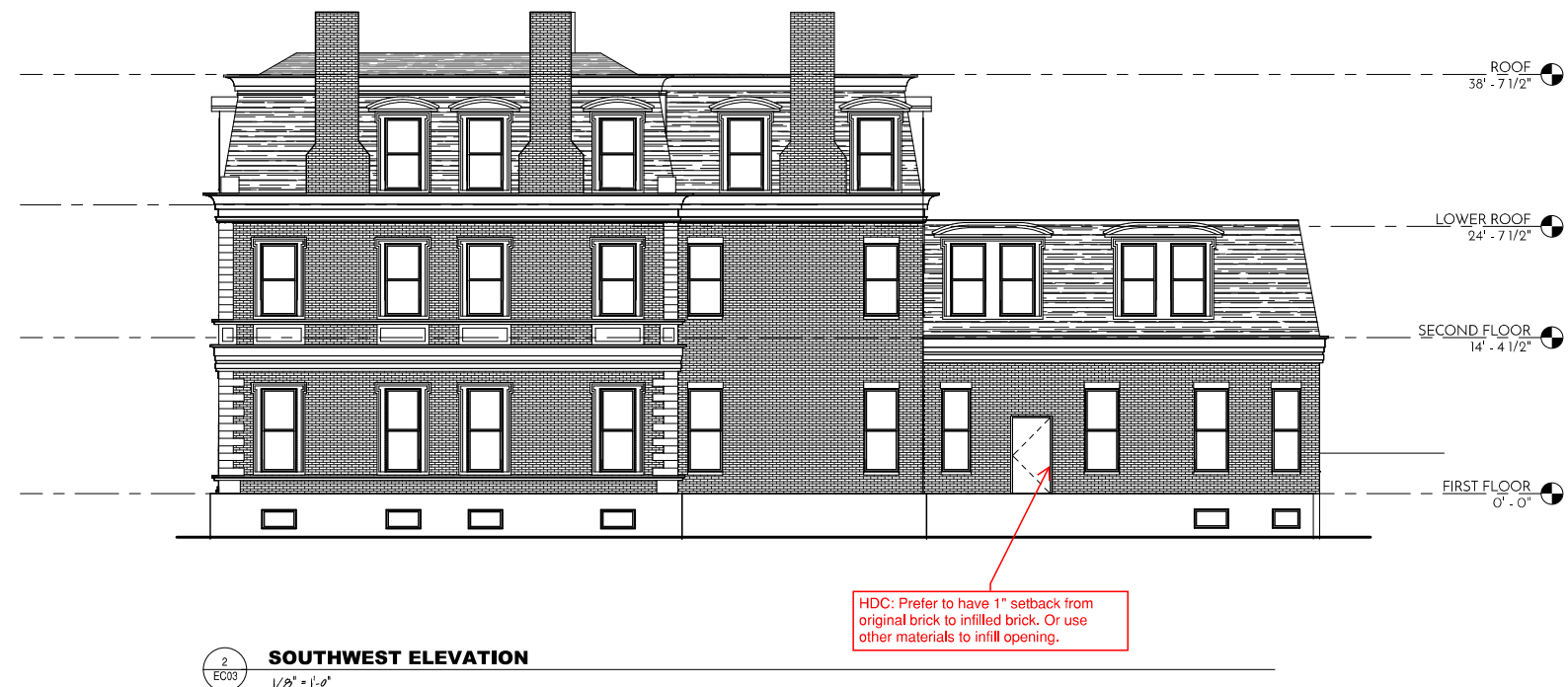
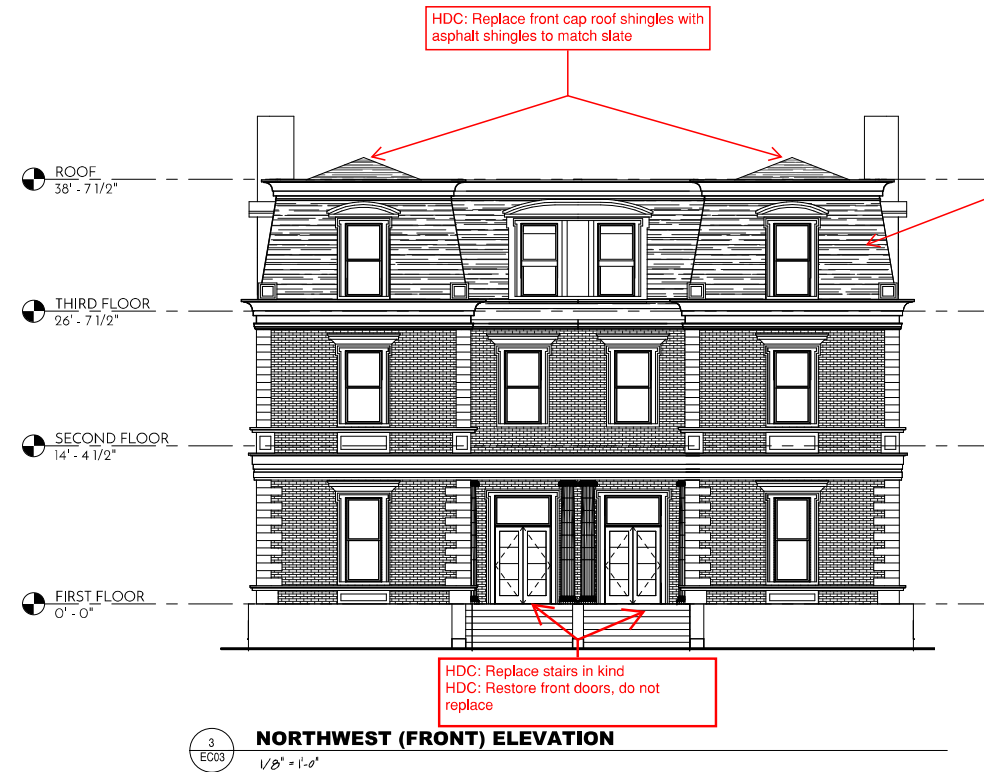
EXISTING CONDITIONS
132- 134 MIDDLE STREET, PORTSMOUTH NH
134 MIDDLE STREET LLC

EXISTING PLANS

Revisions	
No.	Date

August, 2018

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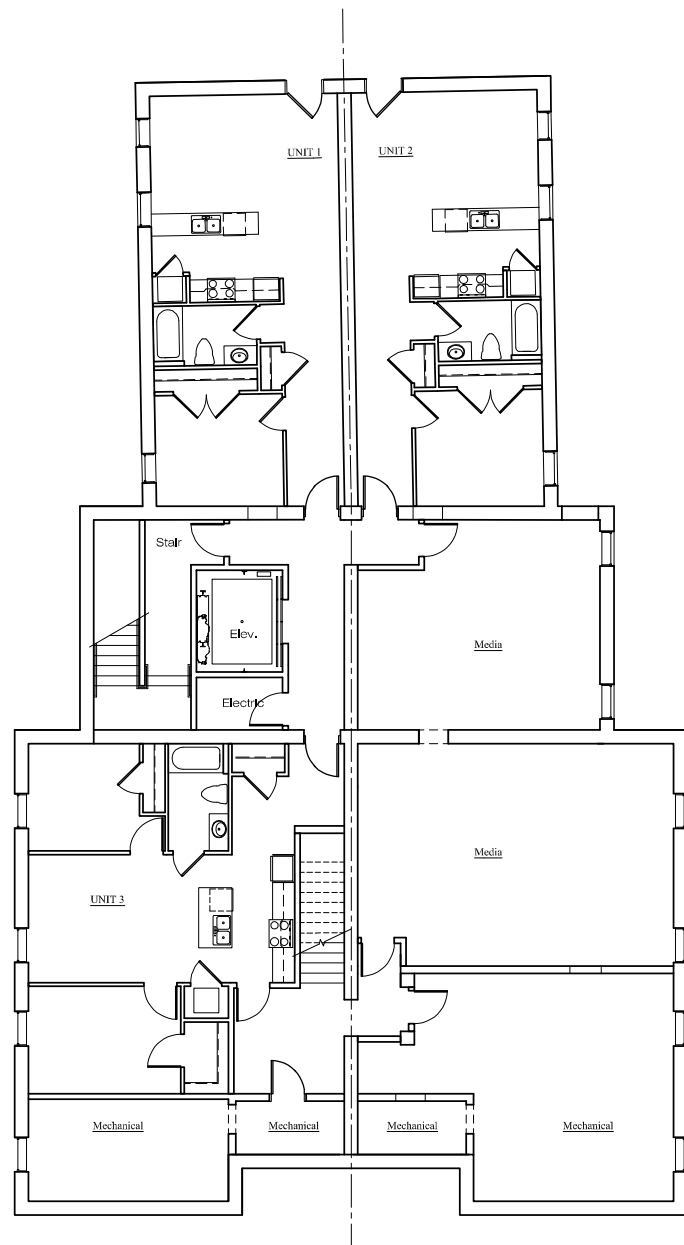
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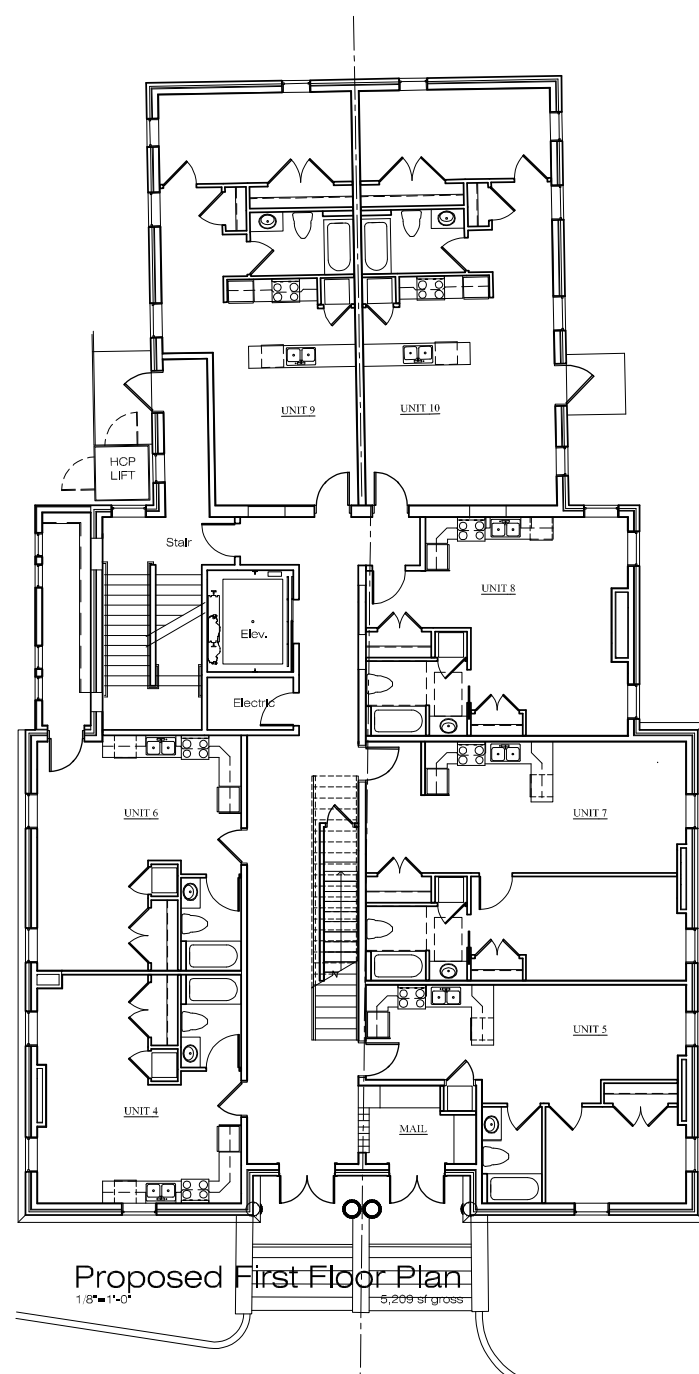
EXTERIOR ELEVATIONS

Revisions	
No.	Date

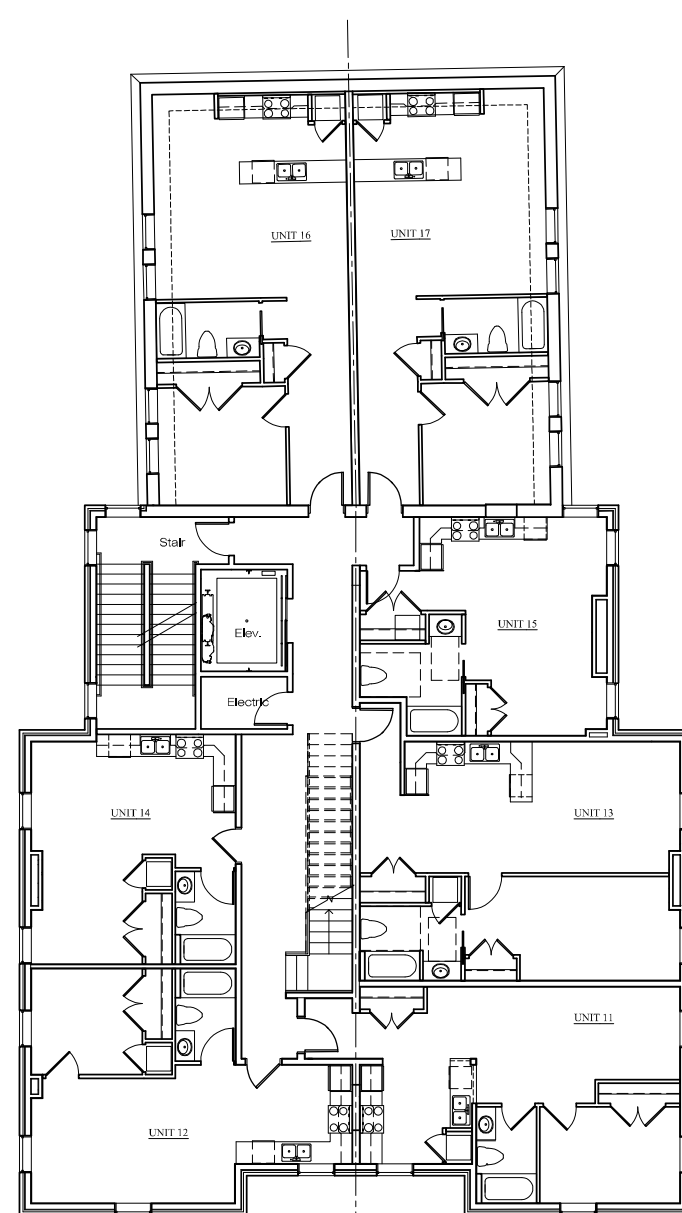
August, 2018



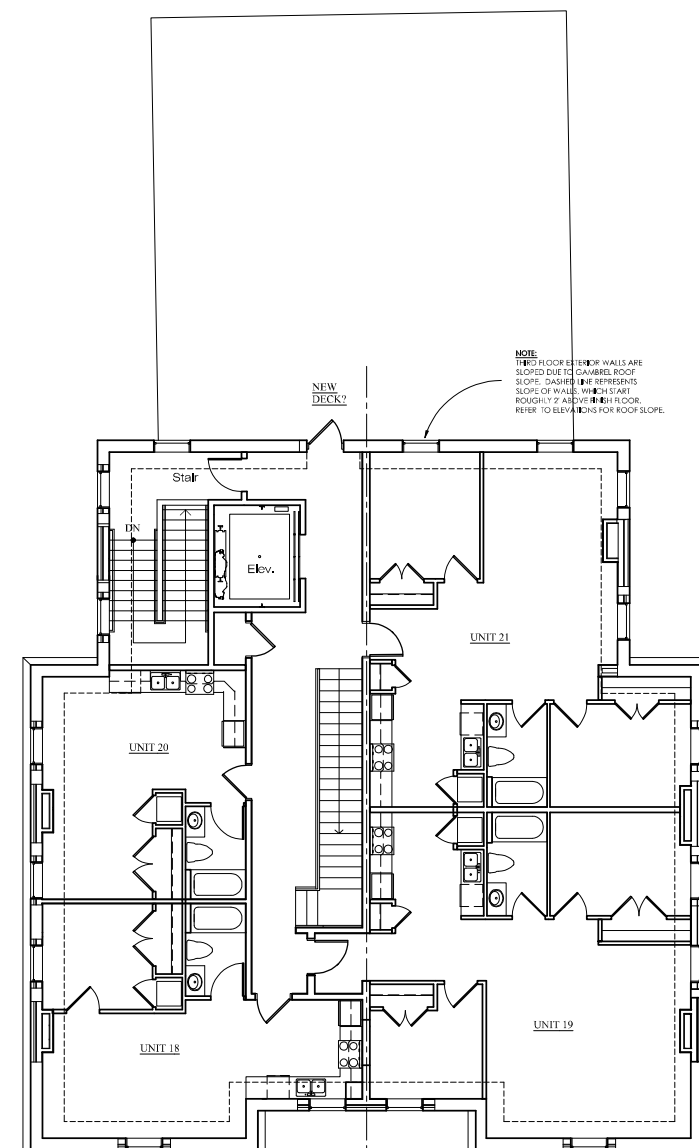
Proposed Basement Floor Plan
1/8" = 1'-0" 5,077 sf gross



Proposed First Floor Plan
1/8" = 1'-0" 5,209 sf gross



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



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

Progress Print

132 - 134 Middle Street
Portsmouth, New Hampshire

January 29, 2020



THA ARCHITECTS, LLC
ARCHITECTURE • PLANNING • CONSULTING • INTERIOR DESIGN

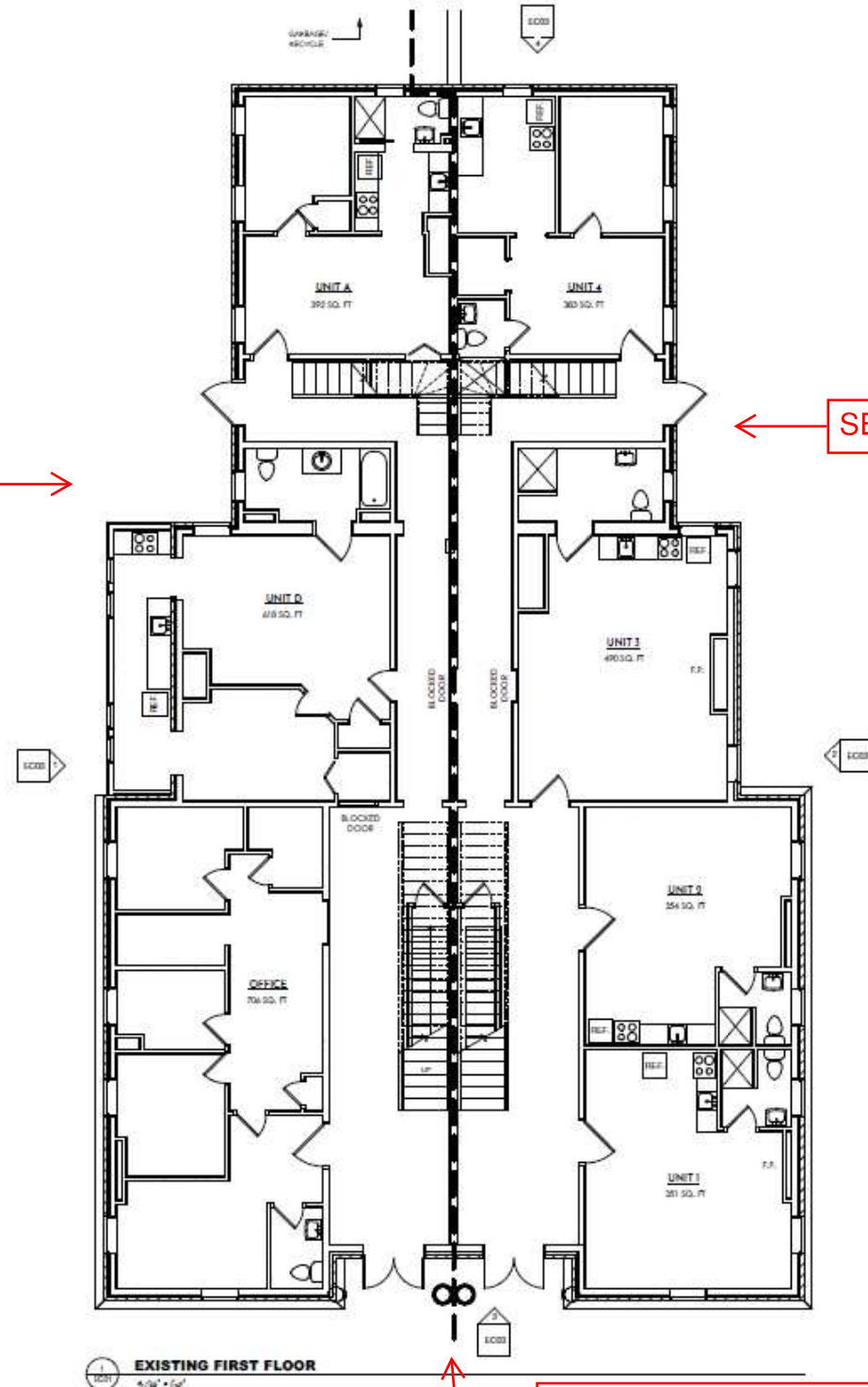
89 WILLOWBROOK AVENUE • STRATHAM, NH 03086
Tel: (603) 770-2491 • Fax: (603) 770-2492 • WWW.THA-ARCHITECTS.COM

HDC. 7

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PHOTO LEGEND

SEE PHOTO PAGE "B"



SEE PHOTO PAGE "C"

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

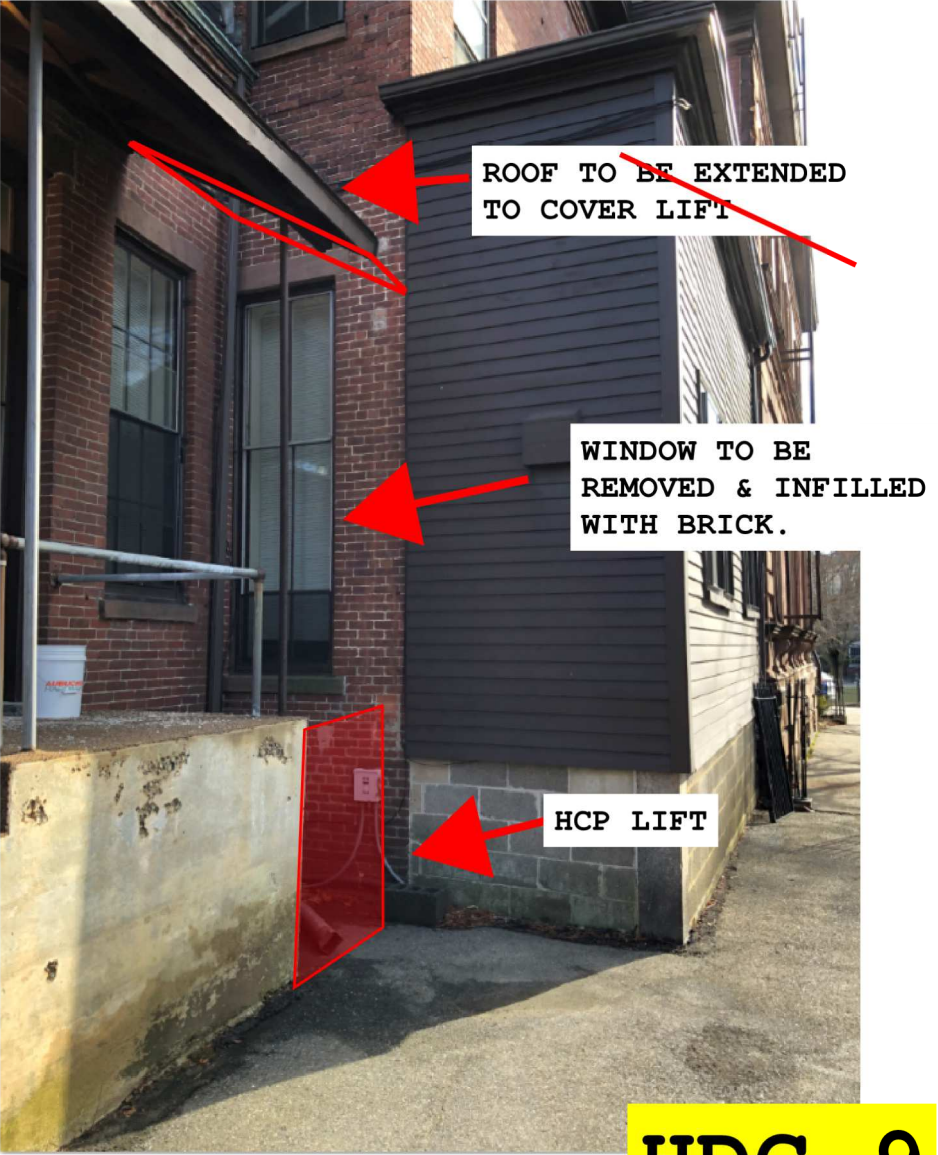


PHOTO PAGE "C"

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.

UPDATE 3/11/20:

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

ARCHITECTURAL "SLATE" ASPHALT ROOF SHINGLE - CERTAINTED CARRIAGE HOUSE - (OPTION #1)

UPDATE: THIS IS A REVISED
APSHALT SHINGLE BEING
PROPOSED TO BETTER
MATCH THE FISH SCALE
PATTERN



CARRIAGE HOUSE® COLOR PALETTE



COMPOSITE "FAUX SLATE" ROOF SHINGLE - BORAL INSPIRE - MIST GREY (OPTION #2)

UPDATE: THIS PRODUCT
NOT AVAILABLE IN FISH
SCALE PATTERN

Home » Products » Composite » Classic Slate

INSPIRE
ROOFING PRODUCTS
by BORAL

Classic Slate - Mist Grey
SKU: 41FUE5235

Inspire Classic Slates' textured surfaces and decked edges are modeled from authentic natural slates, imparting a controlled uniformity that epitomizes natural slate roofing. Classic Slate delivers the appearance of a natural slate roof while offering lightweight, low-cost, durability and cutting edge, environmentally conscious material technology that goes into every slate.

ORDER SAMPLE

Colors Features Availability Downloads

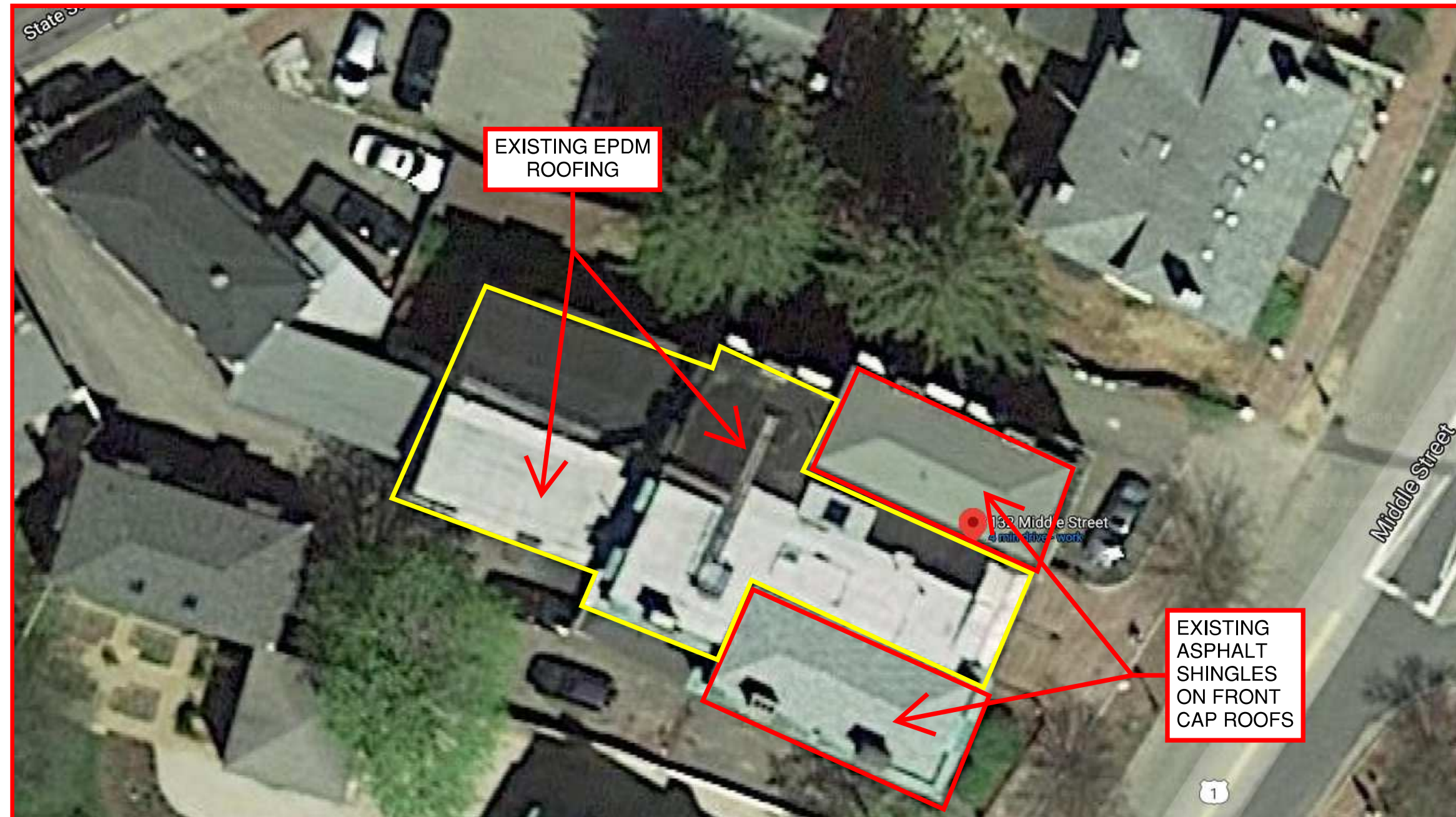
Colors

Ash Grey	Brandywine	Brick Red	Brunswick	Charcoal Black	Chestnut Brown
Coachman	Concord	Evergreen	Granite	Graphite	Grey-Black Blend

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



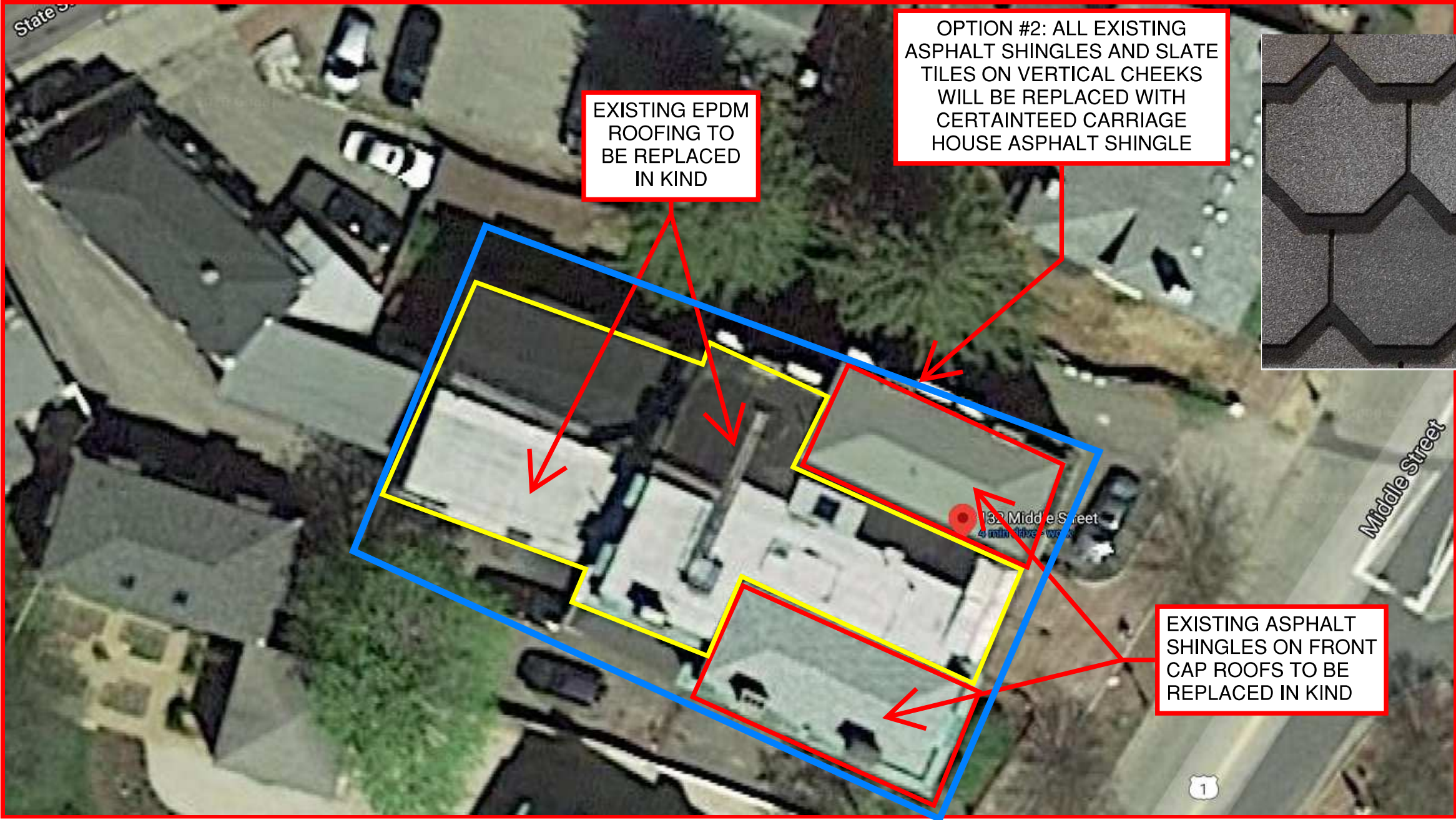
EXISTING ASPHALT SHINGLES ON FRONT CAP ROOFS



PROPOSED ROOFING MATERIALS

PROPOSED OPTION #1:

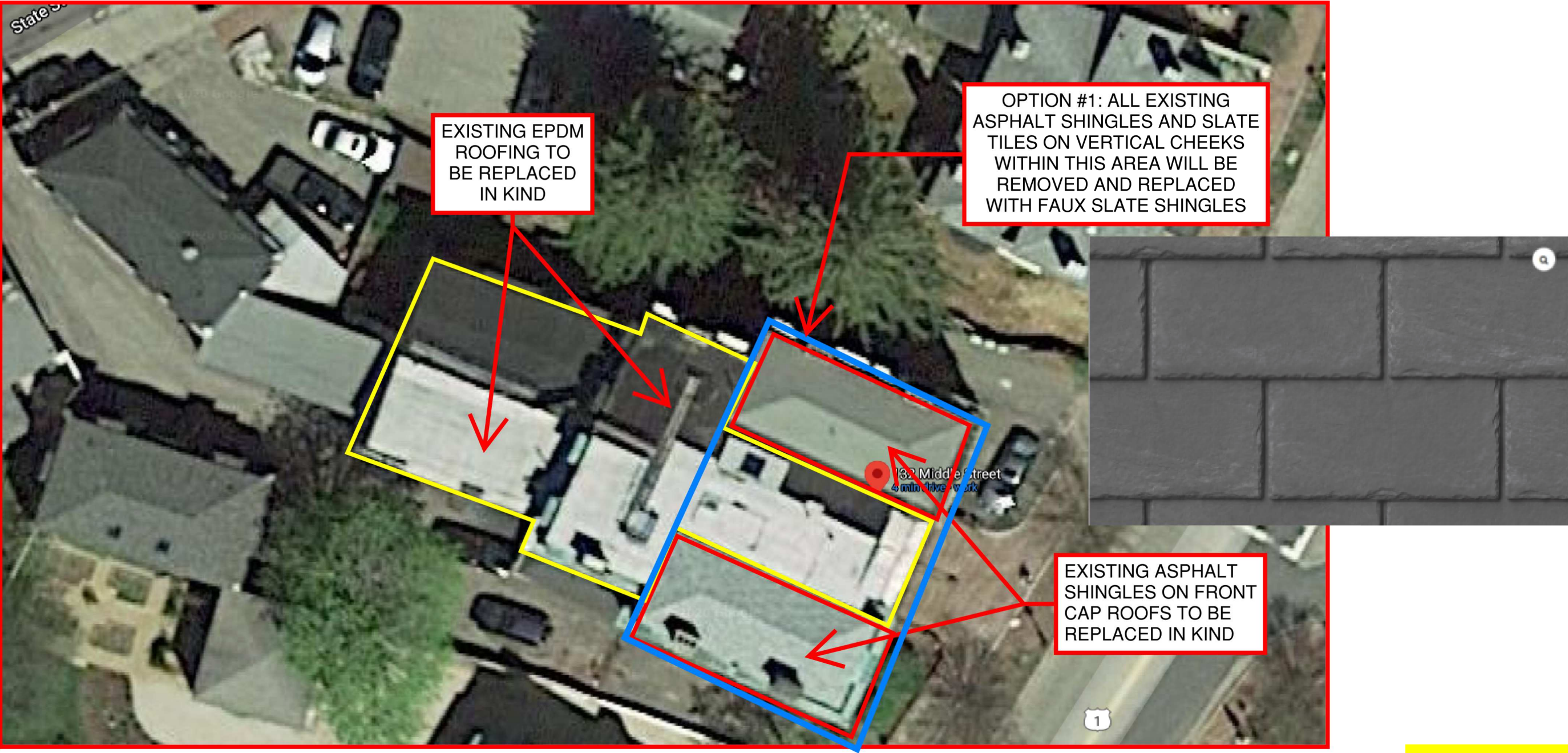
- 1) ALL EPDM RUBBER ROOFING TO BE REPLACED IN-KIND
- 2) ALL ASPHALT SHINGLES ON FRONT CAP ROOFS TO BE REPLACED IN-KIND
- 3) ALL SHINGLES/SLATE ON VERTICAL CHEEKS TO BE REMOVED AND REPLACE WITH CERTAINTED CARRIAGE HOUSE FISH SCALE ASPHALT SHINGLE



PROPOSED ROOFING MATERIALS

PROPOSED OPTION #2:

- 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 CHEEK WALLS ON FRONT, MAIN BUILDING TO BE REMOVED AND REPLACED WITH BORAL INSPIRE FAUX SLATE (SEE BLUE BOX BELOW)
****not available in fish scale
- 4) ALL SHINGLES/SLATE ON VERTICAL CHEEKS IN THE REAR SECTIONS WITH ARCHITECTURAL ASPHALT SHINGLE TO MATCH FAUX SLATE COLOR



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

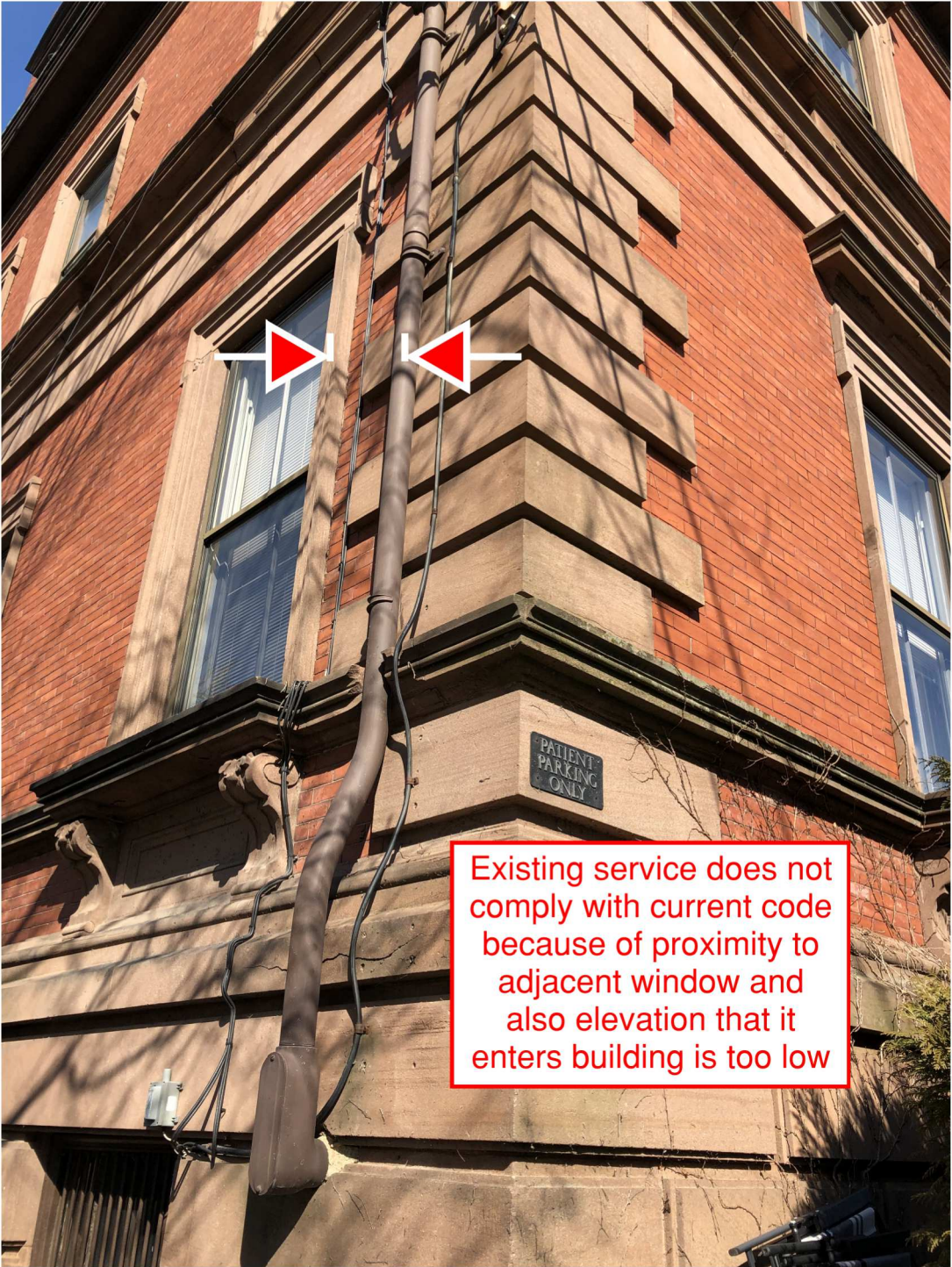


Marvin Elevate™

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

[Learn more](#)

EXISTING ELECTRICAL FEED



NEW ELECTRICAL FEED FROM STREET

