

ACTION SHEETS
HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
1 JUNKINS AVENUE
City Council Chambers

7:00 p.m.

June 12, 2002
RECONVENED Meeting
from June 5, 2002

MEMBERS PRESENT: Chairman John Rice, Vice-Chairman David Adams, Members Rick Becksted, John Golumb, City Council Representative Joanne Grasso; Alternates Maija Hibbard and Richard Katz

MEMBERS ABSENT: Member Ellen Fineberg, Planning Board Representative Paige Roberts

ALSO PRESENT: Roger Clum, Assistant Building Inspector

SITE WALK - 338 Middle Street - June 12, 2002 at 6:45 p.m.

I. OLD BUSINESS

A. Request for an Extension of Time by Kelly W. Warren Revocable Trust, owner, for property located at 132 Chapel Street. Said property is shown on Assessor Plan 106 as Lot 006 and lies within the Central Business B and Historic A districts.

Voted to grant as presented the request for an **Extension of Time** for Kelly W. Warren Revocable Trust, owner, for property located at 132 Chapel Street for an additional one-year time period. The Commission approved the owners' request for an Extension of Time to expire on July 11, 2003.

II. PUBLIC HEARINGS

10) Work Session/Public Hearing requested by Executive Center, owner, and James McSharry, applicant, for property located at 142 Congress Street wherein permission is requested for exterior renovations to an existing structure (to move front entrance forward 3' 3") as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 11 and lies within the Central Business B and Historic A Districts.

The Commission **voted to grant** the application as presented with the following stipulations:

- That the dentil molding will remain unchanged; and,
 - That the left wood panel will remain in the same location.
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11) Work Session/Public Hearing requested by Margaret Neville, owner, for property located at 104 Gates Street wherein permission is requested for new construction to an existing structure (to construct a 6' 3" x 14' 3" two-story addition to the left side of the existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 072 and lies within the General Residence B and Historic A districts.

The Commission **voted to grant** the application as presented with the following modifications:

- That the front façade first floor window to the right of the front door be 9 over 6 to match others;
 - That the bulkhead be moved to the rear of the building; and,
 - That the new door increase its trim by adding 6" casings and headers.
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12) Work Session/Public Hearing requested by Charles/Mary Hoyt, owners, for property located at 149 Islington Street wherein permission is requested for exterior renovations to an existing structure (to add two gas meters and one water meter to the right corner of the front façade of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 138 as Lot 014 and lies within the Central Business B and the Historic A districts. This petition was tabled from the May 1, 2002, meeting.

The Commission **voted to granted** the application as presented with the following modifications:

- That the electrical meters be eliminated from the application as they were originally in this location and are exempt from review; and,
 - That the gas meters be placed horizontally as low as practical with code considerations.
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13) Work Session/Public Hearing requested by Katherine Paine, owner, for property located at 133 Islington Street wherein permission is requested for demolition of an irregular 3,276-sq.ft. one-story function hall on the rear facade and for new construction to an existing structure (to construct an eight-unit apartment building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 138 as Lot 15 and lies within the Central Business B, Apartment, and Historic A districts.

The Commission **voted to grant** the application as presented with the following modifications:

- That the roof decks be removed;
 - That a window be inserted above new entry on the Islington Street façade to match others currently proposed; and,
 - That a brick and mortar sample be viewed and approved prior to installation.
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III. APPROVAL OF MINUTES

The Commission voted to accept and approve the minutes for the meeting of May 1, 2002.

IV. WORK SESSIONS

A) Work Session requested by Penske Inc., owner, and Mike Brown/Neil Robbins, applicants, for property located at 97 Chestnut Street. Said property is shown on Assessor Plan 116 as Lot 025 and lies within the Mixed Residential Office and Historic A Districts. The applicants are proposing to add a shed dormer to the left side of building and to restore chimney and its cap.

Mike Brown, of Heads Up Realty and applicant, recently purchased the building and is looking to add a shed dormer and rebuild the chimney with a bishop cap on top of the proposed dormer. He is proposing to use two over two divided lite Brosco windows with a historical nosing. In the eventuality of residing the entire building over a period of time, the Commission recommended using 4" reveal wood clapboards for the dormer. The Commission suggested that the dormer should be recessed back from the eaves edge and rake edge at least one foot. Olde Port waterstruck brick, which is the size of the brick used during the time period when the house was constructed, was suggested for the faux chimney with a bishop cap. Although the Commission has no jurisdiction over signage, the Commission would like to eventually see the sign lowered on the gable end to match the headers of the other windows.

B) Work Session requested by Dean Howells and Duncan Boyd, owners, for property located at 96 & 98 State Street. Said property is shown on Assessor Plan 107 as Lot 52 and lies within the Central Business B and Historic A districts. The applicant is proposing to construct an addition on the rear of building and a new storefront on the front façade of building.

Lisa DeStefano, architect for the project, made a presentation to the Commission for proposed additions and renovations for 96 & 98 State Street. The owners would like to construct a one-story addition to the rear of the building on Atkinson Street. The storefront on 96 State Street and continuing on to 98 State Street will be changed with different window patterns using simulated divided lite windows. One Commission member felt the columns to the left and right of the recessed vestibule did not portray a common technique used in the Historic District, but another Commission member felt that removing the columns may create more problems. The existing awning over the entryway on Atkinson Street will be replaced by a new covered entry that will allow an existing half round window to be more visible. The three-story addition will be set back one foot from the brick building. There will be some grade changes and the air conditioning units will be removed and central air conditioning installed.

Jay Smith, Portsmouth resident, stated the front elevation shows the finest vernacular in town and this renovation may be an opportunity to restore this building to what it may have been. Mr. Smith would like to see another way to treat the windows on State Street than what was depicted in Ms. DeStefano's presentation.

C) Petition for William and Sue Mautz, owners, for property located at 338 Middle Street wherein permission is requested for exterior renovations to an existing structure (to replace an existing 8' 6"x 5' picture window with a wood, double hung window to match existing unit on the east side of building; to replace two approved windows with three 2' 8"x3' 4" Marvin windows on the west side elevation; and to install a skylight on the west side mansard roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 23 in the Mixed Residential Office and Historic A districts.

The skylight portion of this application was tabled to a Work Session from the June 5, 2002 meeting. A Site Walk is scheduled for June 12, 2002, at 6:45 p.m.

The Commission voted to take this application off the table and the Commission went into a Work Session. At the Site Walk held before the meeting, Mr. Rummler, architect/contractor for the project, marked off two skylights on the mansard roof, which showed the Commission how the skylights could be centered over the existing windows below. Another option that Mr. Rummler considered in place of the skylights was a pair of shed dormers, but he felt fixed inoperable skylights were smaller, provided a low profile, and were the least obtrusive of the options. The Commission appreciated the cooperation and spirit of the applicant, but felt the dormers or skylights would be too crowded on a building that already had a shed dormer and three gabled dormers. The Commission felt it was inappropriate to put skylights on a traditional Victorian building. The Commission encouraged the applicant to look at other alternatives, possibly a skylight on the rear of the building. This application was tabled to a time uncertain.

D) Petition for KSC LLC, owner, for property located at 141 Congress Street wherein permission is requested for exterior renovations to an existing structure (to reduce the soffit from 12" to 6" on the front façade and to install an awning on the rear façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 005 in the Central Business B and Historic A districts.

This application was tabled to a Work Session from the June 5, 2002 meeting.

Due to illness of the applicant, this application was **withdrawn** and **retabled** to the July 10, 2002 meeting.

V. ADJOURNMENT

All voted in favor to adjourn this meeting at 9:45 p.m. The next meeting will be July 10, 2002.

Respectfully submitted,

Terry L. Provencher
Planning Department Secretary