

ACTION SHEET

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

7:00 p.m.

**January 8, 2003
Reconvened on
January 15, 2003**

TO: John P. Bohenko, City Manager

FROM: Joan M. Long, Planning Department

RE: Actions taken by the Historic District Commission meeting held on January 8, 2003 and Reconvened on January 15, 2003 in the Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire

MEMBERS PRESENT: Vice-Chairman, David Adams; Members, Joanne Grasso; Paige Roberts; Rick Becksted, and Alternates, Maija Hibbard and Richard Katz

MEMBERS EXCUSED: Chairman, John Rice; Ellen Fineberg and John Golumb

ALSO PRESENT: Roger Clum, Assistant Building Inspector



I. Work Sessions

A) Work Session requested by Steven McHenry for property owned by John and Nancy Grossman located at 170 Mechanic Street. Said property is shown on Assessor Plan 102 as Lot 007 and lies within the General Residence B and Historic A districts. (Add a one-story addition to allow for a bedroom and bathroom on the north façade of existing house and add a small porch to the rear of dwelling).

- Steve McHenry, the architect for the project, presented a copy of the proposed plan to the Commission members to review;
- The rear sunroom will be converted into a screen porch with screens on the inside of the railings;
- The windows on the sunroom will be reused on the new addition;
- The conversion of the sunroom was approved by the Commission three years ago; however, the approval has expired;
- The proposed addition will allow for additional living space for the family that will include an additional bathroom and bedroom;
- Spec sheets were also presented showing the proposed materials that will be used;
- for the doors and windows;
- He feels this is a small project;

- Vice-Chairman Adams feels it is a wonderful project and is not concerned about the mass or the addition;
- Mr. McHenry stated there will be new white fiberglass columns placed on the porch;
- The siding will be vinyl sided;
- Mr. Grossman the owner of the property stated he would like to hear more comments from the Commission on vinyl siding vs. wood;
- Vice-Chairman Adams stated he cannot see any place in the historic district for plastic siding especially in a residential area;
- Ms. Roberts stated she was pleased to see the porch being restored;
- Linda McVay, an abutter at 42 Hunking Street, purchased her home this past September at an exorbitant price for the view of the water and now it will be taken away because of the addition. This addition will reduce our property values and will affect our lifestyle;
- Ms. McVay feels the addition is a permanent structure and will change the character of the neighborhood;
- Mr. Grossman stated the Sandy Domina, the previous owner at 42 Hunking Street did advise the new owners that renovations and an addition will be placed on his property;
- Mr. McHenry feels the proposal is as modest as we can make it;
- Mr. Peter Morin of 49 Pickering Street stated he has reviewed the plans and that he had a magnificent water view for the past 7 years and feels the plan has been minimized as much as possible.
- A Commission member stated she cannot support the vinyl siding and the plastic columns;
- A Commission member asked if the addition could be considered on the side of the structure; Mr. McHenry replied this would interfere with the setbacks and cause a zoning problem.
- Vice-Chairman Adams suggested a site walk be scheduled before the next meeting.



B) Work Session requested by Anne Whitney for property owned by Guthrie Swartz located at 33 Johnson Court. Said property is shown on Assessor Plan 110 as Lot 012 and lies within the General Residence B and Historic A districts. (Applicant is proposing a project that requires excavation and new foundations totaling 624 s.f. and, add a deck and step area supported by posts and round concrete footings for a total of 158 s.f. within the 100' tidal buffer).

- Ms. Whitney, the architect for the project, the lot on 33 Johnson Court is very large – $\frac{3}{4}$ acre and runs along South Mill Pond;
- Have received approval from the DES for the proposed project;
- Proposing three additions to increase living and space and allow for a garage with storage that will be underneath the side of the house – living space will be added to above the garage;
- Existing shed on the property will be removed;
- 5' x 8' entry addition will be added to the front of the house;
- a 18' x 20' two addition added to the side of the house;
- 4 sky lights will be added;
- The Commission feels they are not needed since there are plenty of windows for light and not crazy about skylights;

- Ms. Whitney stated the existing front door is very narrow; therefore, we will make the doorway wider;
- Proposing to replace windows and add some windows;
- A 12" x 6' deck will be added off the garage with simple balusters;
- Windows on the garage will be downsized;
- Chimney will remain;
- Commission members have trouble with the scale and the entry way is too large.
- Commission member feels having two different size windows in the garage is jarring;
- Commission feels the raised stilted deck on the rear is annoying and is a jarring attempt to get more open space;
- Commission concerned about the window arrangement in the rear;
- Erica Dodge intrigued by the plan, but concerned about the siding;
- The house is very attractive and has been there a long time;
- The Commission feels another work session on February 5, 2003 as well as a site walk should be scheduled;



C) Work Session requested by Lisa DeStefano for property owned by Lou Dow, Tyroch Realty Management located at 480 State Street. Said property is shown on Assessor Plan 127 as Lot 014 and lies within the Central Business B and Historic A districts. (Demo of existing building and construction of a 2-story, 4 unit residential unit building.

- Ms. DeStefano, the architect for the project, stated that Mr. Dow, the owner of the property and Mr. Iafolla, the developer were both present to answer questions;
- This property was previously known as Dow's Gulf;
- Propose to demolish existing building and construct a two-story – 4 residential unit building;
- Have been approved by the Board of Adjustment for the Variances required;
- 5 parking spaces have been provided for the 4 units;
- No decks will be projecting out from the building;
- The units will be approximately the same size;
- A site walk will be scheduled for the property that will be marked to illustrate where the buildings will be located on the property as well as do some visual vertical heights on the lot;
- The lot is 98% ledge; therefore the units will not have a basement;
- The Commission feels it is a federal neighborhood;
- The Commission feels it is going to take some time to digest;
- The boldness of the entryway is in character with the neighborhood.



II. OLD BUSINESS

- 1) Voted to **accept withdrawal for the portion of the application for the window replacement**; however, voted to **grant the request for replacement of door and siding** on Unit B as presented for the Petition for Olde Harbour Condominiums, owner, and Jill Gallant, applicant, for property located at 135 Market Street, Units A,B, and C to allow exterior renovations to an existing structure (installation of ten (10) KAS-KELL all season vinyl double hung replacement windows with six over six permanent grids, trim casings and sill

covers; and, replacement of door and siding on Unit B)) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 34-B and lies within the Central Business B and Historic Districts. This application tabled at 1-8-03 to 1-15-03.

2) Voted to **grant** Petition for James McSharry, owner, for property located at 244 South Street to allow exterior renovations to an existing structure (replace existing masonite siding on rear of structure with pre-primed F/J red cedar clapboards having a 4" exposure; install solid vinyl (reproduction wood) gutters on front and rear exterior of structure; and, window changes on rear façade) as per plans on file in the Planning Department with the following **stipulation:**

- That window #3 on the rear façade on the plan be a six over six window to match the six over six window to the right rather than the nine over six that was proposed. The Commission also stipulated that window #3 mimic the placement of the head and sill on that adjacent window.

3) Voted to **accept request to withdraw the portion of application to allow replacement of the existing windows; however, the Commission voted to approve your request to remove existing asphalt siding to allow repair and restoration of siding underneath and that restored or repaired siding match the reveal of the existing siding** for petition of Tyler Rohrer, owner, and Shaun Hickey, applicant, for property located at 420 Pleasant Street to allow exterior renovations to an existing structure (removal of existing asphalt siding to allow repair and restoration of siding underneath; and, replacement of existing windows with Pella Architect Series windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 056 and lies within the General Business B and Historic A districts. This application tabled at 1-8-03 to 1-15-03.

III. ADJOURNMENT

Voted unanimously to adjourn at 9:30 p.m. and meet at the next scheduled meeting on February 5, 2003 in the City Council Chambers.

Respectfully submitted,

Joan M. Long
Secretary
Planning Department

/jml