

**MINUTES OF THE March 5, 2003 HISTORIC DISTRICT COMMISSION MEETING
HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
City Council Chambers**

7:00 p.m.

March 5, 2003

MEMBERS PRESENT: Chairman John Rice, Vice-Chairman David Adams, Rick Becksted, Paige Roberts; John Golumb, Ellen Fineberg; Joanne Grasso; and, Alternates Maija Hibbard and Richard Katz

MEMBERS ABSENT:

ALSO PRESENT: Roger Clum, Assistant Building Inspector

I. OLD BUSINESS

A) Petition for 2 Bow Street, LLC, owner and Toasted Hatch, LLC, applicant, d/b/a King Tiki for property located at 2 Bow Street wherein permission is requested to allow exterior renovations to an existing structure (installation of ventilation fan unit for fresh air and a ventilation fan to exhaust used air that will replace a smaller unit at rear of building in the alleyway) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 023 and lies within the Central Business B and Historic A districts. This application was tabled at the February 5, 2003 meeting to the March 5, 2003 meeting.

Let the record reflect that the 5' x 10' addition that was advertised should have been a 5' x 16' addition and that this change has been made.

II. PUBLIC HEARINGS

1) Petition for Guthrie Swartz, owner, and Anne Whitney, applicant, for property located at 33 Johnson Court wherein permission is requested to allow exterior renovations to an existing structure (remove existing shed, construct an 18' x 28' two-story addition, construct a 5'x 10' and a 5' x 8' one-story addition; construct a 6' x 12.5' deck; and, replace existing vinyl siding with white cedar shingles) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 012 and lies within the General Residence B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

2) Petition for Mark Phillips Realty, LLC, owner, for property located at 109 Daniel Street wherein permission is requested to allow exterior renovations to an existing structure (change existing entranceway to allow for a handicap accessible entryway by removing existing siding and windows and centering door on the Daniel Street façade) as per plans on file in the Planning Department. Said property is shown on Assessor plan 107 as Lot 004 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

3) Petition for Brandt Atkins, owner, (Federal Row Condominiums) for property located at 38 State Street wherein permission is requested to allow exterior renovations to an existing structure (replace entry door with a Pella fiberglass half lite (9-lite) door with true divided lights to match existing windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 010 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

4) Petition for Andrew McInnis, owner, and, Arthur McManus, option holder, for property located at 115 South Street wherein permission is requested to allow exterior renovations to an existing structure (replace all windows with Pella wood exterior Architect Series 2/1 windows with wood muntin bars adhered to interior and extruded aluminum muntin bars adhered to the exterior) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 010 and lies within the General Residence B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

5) Petition for Andrew McInnis, owner, and, Arthur McManus, option holder, for property located at 115 South Street wherein permission is requested to allow new construction to an existing structure (enclose existing back porch to allow for additional kitchen space, add a window in the rear and remove existing stairs and landing and construct a new landing and stairs to the middle of the rear of the dwelling) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 010 and lies within the General Residence B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

6) Petition for Andrew McInnis, owner, and, Arthur McManus, option holder, for property located at 115 South Street wherein permission is requested to allow two (2) free-standing structures (install two (2) HVAC systems 34" high x 29" wide x 23" deep to the rear of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 010 and lies within the General Residence B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

7) Petition for John McVay, owner, for property located at 42 Hunking Street wherein permission is requested to allow two (2) free-standing structures (install two (2) HVAC systems 34" high x 29" wide x 23" deep to the rear of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 008 and lies within the General Residence B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

8) Petition for Ross Warner, owner, for property located at 38 Marcy Street (Oracle House) wherein permission is requested to allow two (2) free-standing structures (install two (2) HVAC systems 34" high x 29" wide x 23" deep to the rear of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 009 and lies within the Museum Residential Office and Historic District A districts.

SPEAKING IN FAVOR OF THE PETITION

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

9) Petition for Tyroch Realty, owner, and Lisa DeStefano, applicant, for property located at 480 State Street wherein permission is requested to allow the demolition

of existing building and construction of a new two-story, four residential unit building as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 014 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

10) Petition for Olde` Harbour Condominiums, owner, and Jill Gallant, applicant, for property located at 135 Market Street to allow exterior renovations to an existing structure (installation of Kas-Kel all season vinyl double hung windows with six over six permanent lite grids, trim casings, and sill covers) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 034 and lies within the Central Business B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

There being no further speakers, the Public Hearing was closed.

DECISION OF THE COMMISSION

III. WORK SESSIONS

A) Work Session requested by Michael Flynn, option holder, for property located at 334 Maplewood Avenue. Said property is shown on Assessor Plan 141 as Lot 1-1 and lies within General Residence B and Historic A districts. (Replace kitchen windows in rear with smaller windows to allow for counter space and replace metal front door with a new door).

B) Work Session requested by Robert Thoreson, owner, for property located at 30 Penhallow Street. Said property is shown on Assessor Plan 107 as Lot 042 and lies within Central Business B and History A districts. (Construct a dormer on northeast façade of new building addition).

IV. APPROVAL OF MINUTES

Meeting of February 5, 2003

V. NEW BUSINESS

Discussion on HDC Procedures

VI. ADJOURNMENT

There being no further business to come before the Board, the motion was made and seconded to adjourn to the next scheduled meeting on April 2, 2003 and approved unanimously,

Respectfully submitted,

Joan M. Long
Secretary

/jml