

ACTION SHEET

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

7:00 p.m.

June 4, 2003

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

MEMBERS ABSENT: None

ALSO PRESENT: Roger Clum, Assistant Building Inspector

I OLD BUSINESS

A) Voted to **grant** the petition for Franklin Grossman Trust, owner and John and Nancy Grossman, applicants for property located off Mechanic Street wherein permission is requested to allow exterior renovations to an existing structure (a 12' x 9'6" x 8' high awning with canvas top and screen sides to be erected at the rear of property) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as lot 035 and lies within the Waterfront Business and the Historic A districts. This application was tabled at the May 14, 2003 meeting to the June 4, 2003 meeting

B) Voted to **grant** the petition for 325 State Street, LLC, owner for property located on Porter Street to approve brick and mortar for said building as shown on mock-up in lobby of City Hall as per stipulation made at the February 6, 2002 Historic District Commission meeting **using the "Olde Port Red Range" brick and the "natural Quickcrete" mortar.** Said property is shown on Assessor Plan 117 as Lot 046 and 036-2 and lies within the Central Business and Historic A districts.

II. PUBLIC HEARINGS

1) Voted to **grant** the petition for Irene Bartholomew, owner and Robin Bettencourt, applicant, for property located at 90 Gates Street wherein permission is requested to allow a new free-standing structure (construction of a 6' x 9' garden/storage shed in the rear yard) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 074 General Residence B and Historic A districts.

2 Voted to **grant** the petition for Beacon Cabin, LLC, owner and Pickering Marine, applicant for property located at 117 Bow Street, Unit A-6 wherein permission is requested to allow work otherwise authorized under Article X (construct a 6' x 5' platform for a gangway to a 50' x 10' float) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 057 and lies within the Central Business A and Historic A districts.

3) Since there was **no one present** to speak to the application, the Commission voted to **table** the petition to the next scheduled meeting on **July 2, 2003** for Scott Warren, owner for property located at 132 Chapel Street wherein permission is requested to allow construction of a new free-standing structure (fence) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 006 and lies within the Central Business B and Historic A districts.

4) Voted to **grant** the petition of Richard A. Kenny, owner and Steven McHenry, applicant for property located at 17 Sheafe Street wherein permission is requested to allow exterior renovations to an existing structure (repair townhouse and replace the two story addition with a new structure that includes a garage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 015 and lies within the Central Business B and Historic A districts.

5) Voted to **grant** the petition for Todd and Amy Spencer, owners, for property located at 37 Sheafe Street wherein permission was requested to allow demolition of existing entryway and rebuild a new 3' x 5' entryway to an existing structure with the following **stipulation: a nine-light door (model 4983-V be used as submitted)** as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as lot 019 and lies within the Central Business B and Historic A districts.

6) Voted to **grant** the petition for Seacoast Newspapers, owner and Chester P. Keefe, II, applicant for property located at 111 Maplewood Avenue wherein permission is requested to allow exterior renovations to an existing building (swap locations of overhead door and standard door at the rear of the structure and add new materials for a delivery ramp to allow for product to be rolled up to the loading dock) as per plans on file in the Planning Department. Said property is located on Assessor Plan 124 as Lot 8 and lies within the Central Business A and Historic A districts.

7) Voted to **grant** the petition for Eric Weinrieb, owner for property located at 1 Jackson Hill Street wherein permission is requested to allow demolition of existing 9' x 15' shed and solar panels and construct a new free-standing structure (12' x 16' shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 30-B and lies within the General Residence A and Historic A districts.

8) Voted to **grant** the petition for John and Susan Durkin, owners, for property located at 564 Middle Street wherein permission is requested to allow the construction of new free-standing structure (fence) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 147 as Lot 011 and lies within the Mixed Residential Office and Historic A districts.

9) Voted to **grant** the petition for M.J. Blanchette, owner, and Brendan McNamara, applicant for property located at 46 State Street to allow exterior changes to an existing structure (replace existing wood front door surround with a more appropriate wood door surround) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 011 and lies within the Central Business B and Historic A districts.

III. APPROVAL OF MINUTES -

Voted to **approve** the minutes from the meetings of May 7, 2003 May 14, 2003 meeting

IV. WORK SESSIONS

A) **Work Session requested by Roe G. Cole, III for property owned by Tom and Kim Hitchcock located at 50 South School Street, Apt. #5** (construct a hip dormer addition to the attic). Said property is shown on Assessor Plan 101 as lot 60-5 and lies within the General Residence B and Historic A districts.

- Construct a hip dormer identical to what is on the other side of the structure
- Add copper flashing;
- Add corner boards and true divided light windows; and,
- Create additional living space for the owners growing family.

B) Work Session requested by Steven McHenry for property owned by Gretchen Porter located at 112 Penhallow Street. (construct a one-story addition to the rear portion of the building). Said property is shown on Assessor Plan 107 as Lot 041 and lies within the Central Business B and Historic A districts.

- Remove existing flat roof at rear of the single story section of the building;
- Extend existing second floor across rear of building;
- Remove wall separating existing second floor space and new second floor space;
- Remove and block up windows in adjacent building that look into new second floor space;
- New exterior corbelled brick trim, granite lintels and sills and gutter to match existing;
- Existing stairway to second floor must be rebuilt to meet code requirements;
- Unused oil tank under basement stairs to be removed and a half-bath at first floor level to be removed;
- Office space will be added to the second floor;

C) Work Session requested by Lisa DeStefano for property owned by Eagle-Congress Properties and First and Ocean National Bank, applicant located at 6-16 Congress Street (demolition of existing structures and re-development of site). Said property is shown on Assessor Plan 117 as Lots 037, 038 and 039 and lies within the Central business B and Historic A districts.

- Architect presented photographs and plans of the property;
- The site walk to the property with the Commission members was very beneficial for everyone;
- New project will have additional sidewalk and green space;
- The proposed building will anchor the corner;
- First and Ocean National Bank will occupy new space and a drive-thru created;
- Some Commission members were not in favor of a drive-thru area;
- Proposed building will be three stories in height and will not exceed the height of the North Church to the right or Bob Thoresen's building on the opposite corner; and,
- Commission members' feel there is no integrity to the building because there is no real structure left.

V. ADJOURNMENT

There being no further business to come before the Commission, the motion was made and seconded and approved unanimously with a 7 – 0 vote to adjourn the meeting and meet at the next scheduled meeting on July 2, 2003.

Respectfully submitted,

Joan M. Long
Secretary

/jml