

ACTION SHEET
FOR THE
SEPTEMBER 3, 2003 HISTORIC DISTRICT COMMISSION MEETING
PORTSMOUTH, NEW HAMPSHIRE
1 JUNKINS AVENUE
City Council Chambers

7:00 p.m.

SEPTEMBER 3, 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; and, Alternates. Richard Katz and Sandra Dika

MEMBERS ABSENT: None

ALSO PRESENT: Roger Clum, Assistant Building Inspector

PLEASE NOTE: Due to the length of the Agenda, Old Business A) and Public Hearings #1 - #10 will be heard at the September 3, 2003 meeting; **however, the Work Sessions will be heard on the following Wednesday, September 10, 2003 at 7:00 p.m. in the City Council Chambers.**

.....

I. OLD BUSINESS

A) Voted to approve the petition for Ben and Andrea St. Jean, owners, for property located at 54 Humphrey's Court wherein permission is requested to allow new construction to an existing structure (replace existing rear double hung wood framed window with a Pella full glass wood door; and addition of cedar lattice work on short end of rear deck facing the west) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 046 and lies within the General Residence B and Historic A districts. This application was tabled at the August 13, 2003 meeting to this meeting.

.....

II. PUBLIC HEARINGS

1) Voted to table to the September 10, 2003 reconvened meeting the petition for Agostino Alessi, owner, for property located at 40 Prospect Street wherein permission is requested to allow exterior renovations to an existing structure (replace 17 windows in the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 012 and lies within the General Residence A and Historic A districts.

.....

2) Voted to approve the petition for Karen Wiese, owner for property located at 105 Daniel Street wherein permission is requested to allow a new freestanding structure and for work otherwise authorized under Article 10-1011(A)((4)(g) (add a 6' x 6' walk-in cooler with solid

fence on side façade of building in rear under existing porch overhang) as per planing on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 005 and lies within the Central Business B and Historic A districts.

.....

3) Voted to approve the petition for Gerald and Katharin Smith, owners, for property located at 306 South Street wherein permission is requested to demolish existing 1 bay garage and rebuild a 21' x 25' two bay garage as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 010 and lies within the Single Residence B and Historic A districts.

.....

4) Voted to approve the petition for Shipwatch Condo Association, owner and Robert Fulmer, applicant, for property located at 129 Market Street wherein permission is requested to allow exterior renovations to an existing structure (replace existing aluminum gutters with copper; waterproof windows with caulking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 035 and lies within the Central Business A and Historic A districts.

.....

5) Voted to approve the petition for Allen Kaufman, owner and Roe G. Cole, applicant, for property located at 50 South School Street, Unit #4 to allow new construction to an existing structure (construction of identical hip dormer to attic making the structure symmetrical) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101, as Lot 060 and lies within the General Residence B and Historic A districts.

.....

6) Voted to approve the petition for Linda Rioux, owner, and Brian Whitworth, applicant, with the following stipulations:

- **That all third story windows be changed to three over three windows; and,**
- **That the six windows at the rear façade be changed to three over three windows.**

for property located at 86 Islington Street wherein permission is requested to allow exterior renovations to an existing structure; and, to allow work otherwise authorized under Article 10-1011(A)(4)(g) (remove aluminum and vinyl siding, replace with red cedar clapboards; replace all windows; build small addition to rear and remove and replace rear decks and stairway; and, raise roof of rear portion of building to align with front façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 025 and lies within the Central Business B and Historic A districts.

.....

7) Voted to approve the petition for Black Swan Realty Trust, owner , with the following stipulations:

- **That a solid barrier of evergreens be used around the air conditioner to help eliminate noise; and,**
- **That the evergreens be maintained and replaced around the air conditioner as needed as well as the evergreens at the front porch.**

for property located at 796 Middle Street wherein permission is requested to allow a new free-standing structure; and, new construction to an existing structure (a 6' x 14' back porch and a 4' x 13' front entrance deck for unit #4; and, a 30" x 30" pad for an air conditioning unit for Unit #4) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 153 as Lot 008 and lies within the General Residence A and Historic A districts.



8) A motion was made to approve the petition for Ocean National Bank, owner, and JSA, Inc., applicant, however, the motion failed and the application was denied. The Commission cited the following:

- **The Commission cited Article X, Section 10-1004 – Scope of Review as follows:**
- Section 1004(A)(1) – the proposal does not preserve the integrity of the district or neighborhood; **The Commission did not feel redesigning of the building as submitted would improve the integrity of the district.**
- Section 1004-(A)(2) – the proposal does not maintain the special character of the area as may be demonstrated through scale, location or style; **The Commission found that the redesign on the State Street elevations do not maintain the special character of the area.**
- Section 1004(A)(4) – the proposal did not have a design that recognized the City’s architectural and historic character for new buildings and/or structures, additions to buildings and/or structures and the reuse of existing buildings and/or structures; **The structure is institutional looking and resembles the existing Post Office. The Commission found that the rendition of a re-faced international style building in brick is contrary to both the international style and the general neighborhood of brick masonry buildings.**

for property located at 325 State Street wherein permission is requested to demolish annex; and to allow exterior renovations to an existing structure (rework existing building façade); (add a small two-story addition on Porter Street façade with a single-story ATM machine wing; and, construct a remote vacuum tube station) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lots 001, 006 and 007 and lies within the Central Business B and Historic A districts.



9) Voted to approve the petition for Martha and Geoffrey Clark, owners, and Dan Willette, Woodwright, applicant, for property located at 152 Middle Street wherein permission is requested to allow new construction to an existing structure on the West facade (a third floor addition with no change to existing footprint) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 010 and lies within the Mixed Residential Office and Historic A districts.



10) Voted to approve the petition for Fred Lowell, owner and Steven McHenry, applicant, for property located at 62 Deer Street to allow exterior renovations to an existing structure (restoration of front door and trim; enclose existing porch for sunroom; replace

windows and door; and, raise chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 027 and lies within the Central Business B and Historic A districts.

III. APPROVAL OF MINUTES

Voted to approve the minutes from the August 6, 2003 and the August 13, 2003 meetings.

IV. ADJOURNMENT

There being no further business to come before the Commission, the motion was made and seconded to adjourn at 10:00 p.m. and meet on the following Wednesday, September 10, 2003 to complete the Agenda. The motion passed with a 7 – 0 vote.

Respectfully submitted,

Joan M. Long
Secretary

/jml