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1949 - 2021

July 18, 2024

VIA VIEWPOINT and HAND DELIVERY

Reagan Ruedig, Chair
Historic District Commission
1 Junkins Avenue
Portsmouth, NH 03801

***Re: 278 State Street
Tax Map 107, Lot 80
REQUEST FOR CERTIFICATE OF APPROVAL***

Dear Ms. Ruedig:

This office represents PNF Realty Trust of 2013, the owner of the above-referenced property. I enclose the report and findings of Emanuel Engineering dated July 12, 2024. On the basis of the foregoing, we are respectfully requesting permission to demolish the remaining structure at 278 State Street. There is no feasible design that will preserve the remaining structure that will be consistent with and further the purposes and objectives of the Historic District. We have concurrently requested a Work Session to discuss the redevelopment of this property in conjunction with 266 and 270 State Street and 84 Pleasant Street.

Thank you for your attention and we look forward to working with the Commission on this project.

Sincerely,

Christopher P. Mulligan
Christopher P. Mulligan

CPM/
Encls.

cc: Peter Floros (w/ encls.)
Michael Keane (w/ encls.)



July 12, 2024

Mr. Peter Floros
PNF Trust 2013
282 Middle Street
Portsmouth, NH 03801

Re: Fire Damaged Building
276 & 278 State Street
Portsmouth, NH

Dear Mr. Floros,

At your request I am responding to a letter dated June 20, 2024 from the City of Portsmouth's Chief Building Inspector Shanti Wolph and addressed to your attorney John Kuzinevich. The letter demands a report seeking a short-term solution designed to protect the public safety while your land use application is in the approval process. It is my understanding that certain variances have lapsed and there are no pending applications.

The writer has visited the site several times and it is his opinion that there is no temporary fix to guarantee public safety.

The basis of this conclusion relies on existing condition observations, such as fire damage; environmental damage – snow, wind, rain; age of the structure; and past renovations that compromised the structure.

The biggest fear to the writer is a potential progressive collapse of the structure regardless of any short-term repairs that may or may not have been implemented.

The writer's reasons for advocating complete demolition include the following:

For Exterior Masonry Walls

- Collapsed masonry
- Loosened masonry
- Cracked granite lintels and sills
- Deteriorated mortar joints
- Masonry step cracks (vertical/diagonal) between the floor levels
- Deteriorated and failed foundation walls

civil & structural consultants, land planners

- Previous masonry modifications to walls

For Wood Members – Roof, Roof Trusses, Floor, & Interior Walls

- Burned members
- Wet & rotten members
- Sagging floors
- Damaged members
- Compromised members from past renovations
- Retrofitting of wood and masonry
- Unknown condition of embedded wood members & roof truss rods

Given the above conditions, the writer concludes that the structure is unsafe, has the potential of a progressive collapse, and needs to be demolished immediately. Should you require more information or assistance, please do not hesitate to contact me.

Very truly yours,

Fred Emanuel

Fred Emanuel, P.E.

