

Request for a Work Session

Historic District Commission

Owner: Melville E. Blake III

Applicant: Ellen Bullard

Address: 12 Porter Street

Address: CPManagement, Inc.
11 Court Street, Exeter, NH 03833

Portsmouth NH 03801

Phone: 781-858-2356

Phone: 603-778-6300

Signature: [Handwritten Signature]

Signature: Ellen Bullard
Agent Porter Street Town Houses

LOCATION OF STRUCTURE

Address: 12-32 Porter Street, Portsmouth, NH 03801

City: 011 Lot: 46-57 Zoning District: Residential

Brief Description of Work: Remove existing chimneys down to existing roof

infill base of chimney with a 4 inch curb, insulate and apply rubber membrane

Repair areas where chimneys attached to existing parapet wall and weather proof

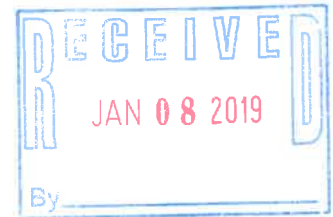
All repairs from chimney removal will be done to match existing conditions

Name of Professional: Sandy Dewing Owners Rep / Malthouse Construction

Project No.	Project Name	Project Address	Project City	Project State
Date				
Per Part				
Payment Type				



Property Management
Trusted. Seasoned. Leaders.



January 8, 2019

VIA HAND DELIVERY
Vince Lombardi, Chair
City of Portsmouth
Historic District Commission
1 Junkins Avenue
Portsmouth, NH 03801

Re: Request for a Work Session on Removal of Faux Chimneys

Dear Mr. Lombardi:

Enclosed herewith is the application requesting a work session along with a check in the amount of \$200.00. Porter Street Townhouse Association is requesting the removal of six (6) faux chimneys that were part of the architectural design and installed on the roof of the Townhouse Association during its original construction in 2004.

Enclosed are some photographs of the chimneys. As you can see, the mortar has decomposed around the perimeter of the chimney cover, (A) and the grout/mortar has broken apart on the imitation brick, (B). In addition, the sealant on the clay encasements has broken down which is resulting in water seepage through the encasement and into the individual owner units. The Association has made several attempts to recaulk and reseal around the domes and the imitation brick, which has proven ineffective in stopping the leaks.

At time of the writing of this letter, five (5) of the eleven (11) condominium units have suffered major water damage to the interior of their homes due to leaks from entry points at the faux chimneys. The Association has reasonable concerns that there will be more units damaged if the chimneys are not removed.

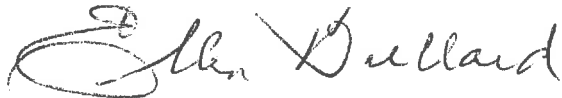
Mr. Lombardi
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January 8, 2019

The faux chimneys serve no useful purpose other than for aesthetics. They are not part of any ventilation system of the building and were added solely for cosmetic purposes. They are not visible at street level or any viewing level other than from a vantage point on the roof. See attached photographs.

The Board respectfully requests permission from the HDC for their removal, so they may start the permitting process for contracting the removal of these chimneys, which permitting process will be followed in accordance with the rules and regulations of the City of Portsmouth.

Thank you for your consideration in this matter.

Regards,

A handwritten signature in cursive script that reads "Ellen Bullard". The signature is written in black ink and is positioned above the printed name.

Ellen Bullard
Agent for Porter Street Townhouse Association

Enc.

PORTER STREET TOWNHOUSE ASSOCIATION

December 12, 2018

RECEIVED

DEC 17 2018

VIA REGULAR MAIL AND
FACSIMILE

Vince Lombardi, Chair
City of Portsmouth
Historic District Commission
1 Junkins Avenue
Portsmouth, NH 03801

BY: _____

Re: Request for Approval to Remove Faux Chimneys

Dear Mr. Lombardi:

I am writing on behalf of the Porter Street Townhouse Association to seek preliminary approval from the HDC to remove six (6) faux chimneys that were part of the architectural design and installed on the roof of our building during its original construction in 2004.

Enclosed is a photograph of one of the chimneys. As you can see from the photo, the caulking around the perimeter is decomposing. In addition, the sealant on the clay encasements has broken down which is resulting in water seepage through the encasement and into the units. We have made several attempts to re-caulk and reseal the faux domes, but it has proven ineffective in stopping the leaks. At time of the writing of this letter, five (5) of the eleven (11) condominium units have suffered major water damage to the interior of their homes due to leaks from entry points at the faux chimneys. The Association has reasonable concern that there will be more units damaged if the chimneys are not removed.

The faux chimneys serve no useful purpose other than for aesthetics – they are not part of any ventilation system of our building and were added solely for cosmetic purposes only. These chimneys are not visible at street level or any viewing level other than from a vantage point on the roof.

We respectfully request permission from the HDC for their removal so we may start the permitting process for contracting the removal of these chimneys, which permitting process will be followed in accordance with the rules and regulations of the City of Portsmouth. Thank you for your consideration.

Sincerely,



Lisa M. Ade
#32 Porter Street
Portsmouth, NH 03801
(603) 559-2156 Telephone
Lisa.Ade@pcfsi.com

CC: Doug Roberts, City Council Member



PORTER STREET TOWNHOUSES

01/04/2019

CHECK NO: 0000011320 CITY OF PORTSMOUTH (HISDIS)

InvoiceDate	InvoiceNumber	Description	Expense Code	Discount	Amount Paid
01/04/2019	APPL-PORTER	WORK SESSION APPLICATION	5198	\$0.00	\$200.00
					<u>\$200.00</u>

PORTER STREET TOWNHOUSES
 c/o CPManagement, Inc
 11 Court Street, Suite 100
 Exeter, NH 03833

Ocean National Bank

52-143/112

NO: 0000011320

DATE
01/04/2019

AMOUNT
***** \$200.00

PAY TWO HUNDRED AND XX / 100 DOLLARS

TO THE
 ORDER
 OF
 CITY OF PORTSMOUTH
 HISTORICAL DISTRICT COMMISSION
 1 JUNKINS AVE
 PORTSMOUTH, NH 03801

James J. Hanna

 AUTHORIZED SIGNATURE



⑈0000011320⑈ ⑆011201432⑆ ⑈450700827⑈



CHIMNEY CAP

A



VENEER CHIMNEY B



← CHIMNEYS
NOT
VISIBLE

PRIVATE
PROPERTY
NO
PEDESTRIAN
ACCESS

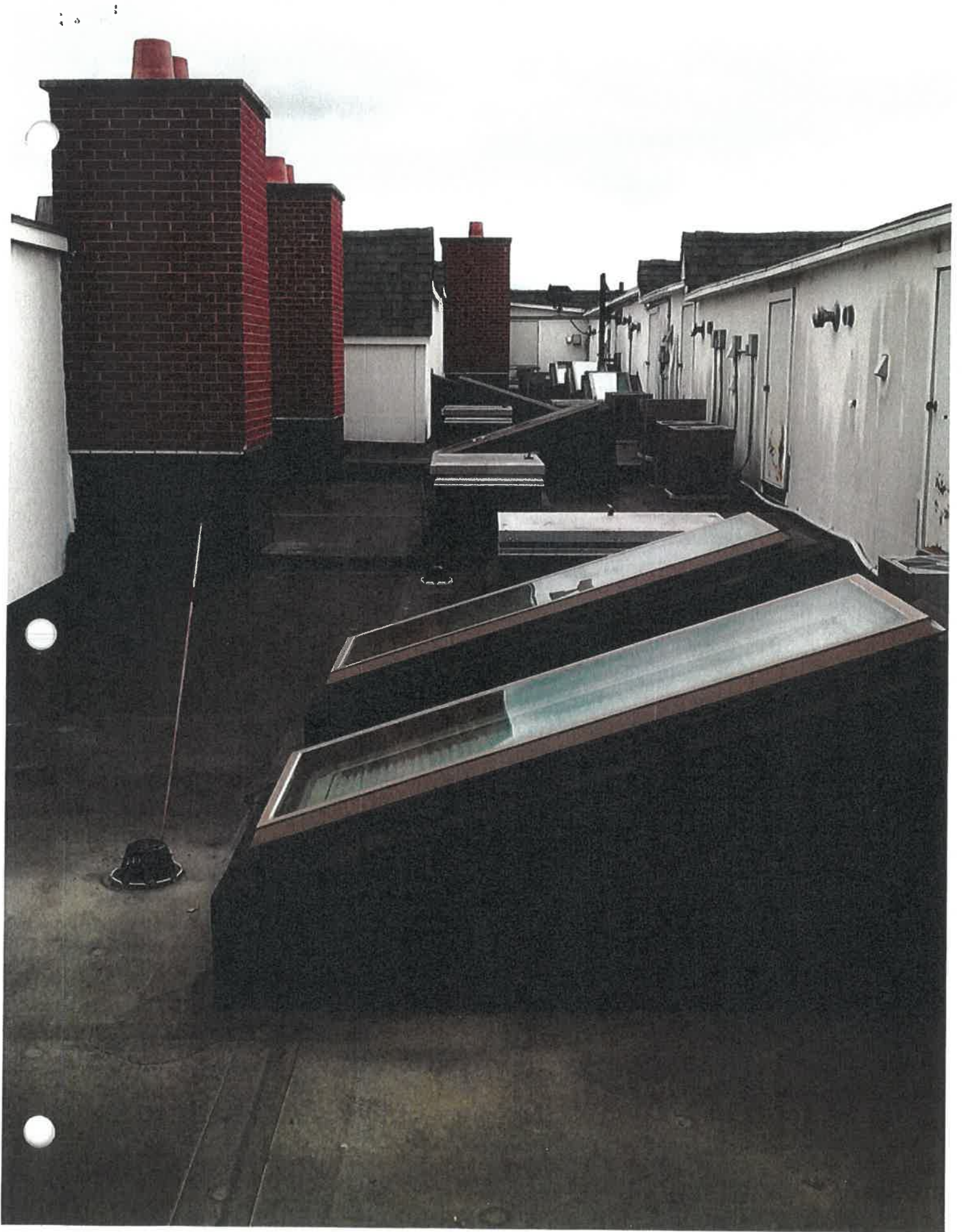


ORILIAN CONCEPT DRAWING



PLANTER (INCORP) SPACE	1-8-84
BLANK	1-8-84
BUN KITCHEN	1-8-84
DISTRICT ENGINEER/AS	1-8-84
DATE	1-8-84
WEST HOUSE TOTAL	1-8-84
WIND HOUSE	1-8-84
ARCHITECT	1-8-84





EXISTING CONDITIONS

