

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

**6:45 p.m. – 7:00 p.m. Conference Room “A” – Non-Public Meeting Relating to HDC Issues**

**6:15 p.m. Site Walk – 133 Islington Street**

**Due to the length of the Agenda, Old Business and Public Hearings will be held on September 5, 2001; however, the Work Sessions will be held on the following Wednesday, September 12, 2001 at 7:00 p.m.**

**7:00 p.m.**

**September 5, 2001**

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

**MEMBERS EXCUSED:** Richard Katz, alternate

**ALSO PRESENT:** Roger Clum, Assistant Building Inspector

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**I. OLD BUSINESS**

**A) Petition of Carol W. Doyle, owner,** for property located at 116 State Street wherein permission is requested to allow exterior renovations to an existing structure (install window sills; repoint mortar on front façade; replace first and third floor windows and replace second floor windows as needed; Move existing recessed right entry door flush with the front exterior wall; add new door trim; add new brickwork between first floor window and right entry door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 055 and lies within the Central Business B and Historic A districts. This application was tabled at the August 1, 2001 meeting to the September 5, 2001 meeting.

Mr. Becksted made a motion to take the application off the table and was seconded and approved unanimously with a 7 – 0 vote.

**SPEAKING IN FAVOR OF THE PETITION**

Ms. Lisa DeStefano, representing the owner, stated the site walk to the property prior to the meeting was very beneficial. She then reviewed the plans with the Commission members and added the brick will be a Morin Red Water Struck and will a very close match to what is existing and will be repointed. We are proposing a new four-panel door to replace the existing front door, which she stated the Commission members have a manufacturer’s cut sheet in their packets. The windows will be six over six Anderson simulated true divided light and the sills will be New Hampshire granite.

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

## **DECISION OF THE COMMISSION**

Ms. Fineberg made a motion to accept the application as presented with the stipulation that granite sills be used to infill where the previous sash was located as denoted by the markings on the facade of the plan submitted and that six over six windows be used; Ms. Roberts seconded.

The motion passed unanimously with a 7 – 0 vote.

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Let the record reflect that Mr. Becksted stepped down from the following rehearing and Ms. Hibbard sat in.

**B) Request for Rehearing for Cate Irvine, owner** for property located at 300 Court Street requested by Bernard W. Pelech, Esquire. Said property is shown on Assessor Plan 108 as Lot 012 and lies within the Mixed Residential Office and Historic A districts.

Ms. Fineberg made a motion to deny the request; Vice-Chairman Adams seconded. Ms. Fineberg stated there is nothing in the request to warrant a rehearing or that was not discussed previously.

Ms. Grasso stated she will support the motion since the Commission did not err in their decision made at the August 1, 2001 meeting or that was unlawful or untrue. There is no new evidence being presented to warrant a rehearing.

Mr. Golumb stated he agreed with Mr. Fineberg's comments and will support the motion.

Chairman Rice stated he also agreed.

The motion to deny passed unanimously with a 7 – 0 vote.

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## **II. PUBLIC HEARINGS**

**1) Petition of The City of Portsmouth, owner, and Dan Hartrey, applicant,** for property located at 1 Junkins Avenue wherein permission is requested to allow the partial demolition of top 30' of smoke stack and repairs to the brick for remaining stack as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 001 and lies within the Municipal and Historic A districts.

### **SPEAKING IN FAVOR OF THE PETITION**

Mr. Steven Parkinson, the Director of Public Works stated the existing chimney was built in 1931 and is very deteriorated and unsafe. We are proposing to demolish the top 30' of the stack; restore the chimney and put in a reinforced cap. The stack originally eliminated coal, it was then converted to oil, now gas is used in the chimney at this time, and the smokestack does not need to be so tall to eliminate gas.

Mr. Harold Whitehouse, an abutter on Humphrey's Court, stated this is a historic site and asked that the chimney not be demolished and that it be restored.

Mr. Philip Wright located on South Street, stated he has been living in the neighborhood 8 years and is very familiar with smoke stacks and added that to restore this stack is very expensive and could cost up to \$1,000 per foot. He asked that the application be tabled so that the City can re-consider their plan. Safety issues can be addressed and will allow the aesthetic beauty to remain.

Mr. Becksted made a motion to approve the application for discussion; Mr. Grasso seconded. Mr. Becksted asked if the company that did the inspection was Boston Chimney. Mr. Parkinson replied that it was and it was their recommendation to demolish the top 30'.

Vice-Chairman Adams stated the photographs showing the smokestack as it is and the photographs that show what it will look like after 30' has been demolished indicates that it will have a very squat appearance. He is distressed how this will look.

Ms. Fineberg feels the application should be tabled to review more information before we reach our final conclusion.

Chairman Rice stated it is not within our purview to discuss cost.

Ms. Fineberg made a motion to table to the September 12, 2001 reconvened meeting to allow the City to supply a copy of the report from Boston Chimney; Mr. Becksted seconded. The motion passed unanimously with a 6 --1 vote with Ms. Roberts voting in the negative.

Chairman Rice stated this vote takes precedent over the original motion.

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Let the record reflect that Chairman Rice stepped down and Ms. Hibbard sat in.

**2) Petition of Leah Caswell, owner** for property located at 37 South Street wherein permission is requested to allow exterior renovations to an existing structure (new front door with side lights, new roof on front half of dwelling, new chimney and chimney cap and lighting at front door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 052 and lies within the General Residence B and Historic A districts.

**SPEAKING IN FAVOR OF THE PETITION**

Ms. Caswell, the owner of the property, presented a copy of the manufacturer's cut sheet of the door to the Commission members. The chimney will 4' from the edge of the roof and rises 2' above the ridge and will have a bishop cap. Asphalt shingles will be placed on the backside of the home and wood shingles on the front.

Vice-Chairman Adams asked about the brick? Ms. Caswell replied she presented a brick to the Commission at a previous meeting.

**FURTHER SPEAKING IN FAVOR OF THE PETITION**

Ms. Ursula Wright, and abutter at 47 South Street, stated this structure is in a haphazard condition and Ms. Caswell is trying to restore the property to the way it was previously. The proposal will be an improvement to the property and there is nothing objectionable to her plans.

An abutter located at 333 Marcy Street stated she has reviewed the plans and finds nothing objectionable.

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

**DECISION OF THE COMMISSION**

Mr. Becksted made a motion to the approve the application; Ms. Roberts seconded. Mr. Becksted stated he did have some concerns on the chimney; however, after talking to the neighbors he is more comfortable.

Ms. Fineberg asked if measured drawings were needed? Mr. Becksted replied it certainly would not hurt.

Mr. Golumb stated he was uncomfortable with the application.

Ms. Roberts stated she would like to add a stipulation that the applicant bring in front and side elevation drawings with numbers and measurements provided.

The motion passed unanimously with a 7 – 0 vote.

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**3) Petition of Nancy Oeser, owner, and David Witham, applicant,** for property located at 33 Humphrey’s Court wherein permission is requested to allow exterior renovations to an existing structure (replace existing 5’ x 18’ rotten covered porch with a 8’6” x 18’ covered porch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 041 and lies within the General Residence B and Historic A districts.

**SPEAKING IN FAVOR OF THE PETITION**

Mr. David Witham, the architect for the project, stated the owner is finishing up the renovations to her porch. It will be 3-1/2’ wider than what is existing and will have latticework below. The materials will be wood and will meet the code issues.

Chairman Rice asked about the railing. Mr. Witham replied that he took the old railing off the porch to paint and will put it back upon completion.

Vice-Chairman Adams stated that it appears the stairs have an extraordinary rise. Mr. Witham replied that he would add an extra stair to eliminate this.

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

**DECISION OF THE COMMISSION**

Ms. Grasso made a motion to accept the application as presented; Mr. Becksted seconded.

Vice-Chairman Adams stated he was disturbed about the roof edge and is opposed.

The motion to grant passed with a 6 – 1 vote with Vice-Chairman Adams voting in the negative.

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**4) Petition of Robert Scagliotti, owner,** for property located at 46 Livermore Street wherein permission is requested to allow exterior renovations to an existing structure (replace all (37) existing windows with Pella Architect wood exterior windows; replace four single double hung windows with 2 large double hung elliptical windows mulled above on right facade; and change 3' door to a 6' french door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 4 and lies within the General Residence B and Historic A districts.

**SPEAKING IN FAVOR OF THE PETITION**

A representative from Pella Windows stated that all the double hung windows will be replaced with precision fit windows. A 6' french door will replace a 3' door and all the building materials will be the same as existing. The proposed windows will be custom sized and will fit the existing rough openings as well as the windowsills to match what is existing.

Vice-Chairman Adams asked if there would be any change to the division pattern and the representative replied that it would not and added that everything else will remain the same.

Ms. Fineberg asked if the windows were the original windows as well as the glass. The representative replied that yes they were.

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

**DECISION OF THE COMMISSION**

Ms. Fineberg made a motion to deny the application; Vice-Chairman Adams seconded. Ms. Fineberg stated she was having a hard time with the application because they are replacing the original windows and glass rather than restoring them.

At this time, Mr. Becksted made a motion table the application to a site walk/work session/public hearing at the next meeting on October 3, 2001; Ms. Grasso seconded and was approved unanimously with a 7 – 0 vote.

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**5) Petition of James Somes, owner** for property located at 154 Maplewood Avenue wherein permission is requested to allow exterior renovations to an existing structure (add trellis to existing back deck) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 007 and lies within the Central Business A and Historic A districts.

**SPEAKING IN FAVOR OF THE PETITION**

Mr. Somes, the owner of the property stated that three sides of the structure are covered with ivy. He stated it was his intention to add trelliswork to the back deck of the structure and plans to plant wisteria to crawl up the trellis. He feels the drawings presented a self-explanatory. Mr. Somes stated this cannot be seen from street only from the opposite side of the pond.

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

**DECISION OF THE COMMISSION**

Mr. Golumb made a motion to approve the application; Ms. Roberts seconded and all approved unanimously with a 7 – 0 vote.

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**6) Petition of Anthony and Tania Marino, owners,** for property located at 678 Middle Street wherein permission is requested to allow the demolition of one unusable small chimney on roof as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 030 and lies within the General Residence A and Historic A districts.

**SPEAKING IN FAVOR OF THE PETITION**

Mr. Marino, the owner of the property, stated he was requesting to demolish an unusable small chimney to allow for a small bedroom to become larger. He stated there were several photographs in the Commission's packet showing this chimney.

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

**DECISION OF THE COMMISSION**

Mr. Becksted made a motion to approve the application; Ms. Grasso seconded. Mr. Becksted stated that to eliminate a chimney will not interfere with the aesthetics of the structure.

The motion passed unanimously with a 7 – 0 vote.

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**7) Petition of Lawrence P. McManus, owner,** for property located at 40 Pleasant Street wherein permission is requested to allow exterior renovations to an existing structure (replace existing air conditioning unit on roof with a new unit being 50" W x 68" L x 38" H) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 081 and lies within the Central Business B and Historic A districts.

**SPEAKING IN FAVOR OF THE PETITION**

Mr. McManus, the owner of the property, stated he would like to replace the existing roof air conditioner unit with a 38" high 7-1/2 ton air conditioner. He added that the Commission members had photographs in their packets of the building showing that the unit cannot be seen from the street. The roof will be repaired with in-kind materials.

## **FURTHER SPEAKING IN FAVOR OF THE PETITION**

Attorney Brian Wade, representing Sakura Restaurant, stated the existing air-conditioner is inadequate for the needs of the restaurant and is happy that it is being replaced. The existing air conditioner has been repaired on many occasions; however, the circuit breakers just pop and cause a safety factor.

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

## **DECISION OF THE COMMISSION**

Ms. Roberts made a motion to approve the application; Mr. Golumb seconded and all approved unanimously with a 7 – 0 vote.

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**8) Petition of House Divided, owner and Jay Smith, applicant,** for property located at 111 State Street wherein permission is requested to allow exterior renovations to an existing structure and to allow new construction to an existing structure (add three A-dormers on front roof; replace existing first floor front windows to 6/6 true divided lite windows and change two center doors to one double door with transom) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 050 and lies within the Central Business B and Historic A districts.

## **SPEAKING IN FAVOR OF THE PETITION**

Mr. Jay Smith, the owner of the property, stated the existing building has been abused over the years and added that he is now trying to put it back the way it was to make a little sense. Mr. Smith stated he has removed the awning and will return the building into one building. The existing skylights will be replaced with three dormers. The roofline will go straight across. He presented elevation drawings of the proposed changes to the building.

Vice-Chairman Adams asked if the proposed windows on the first floor would fit into the existing openings? Mr. Smith replied that they would. Mr. Smith stated that John Rostrum will be doing the brickwork. Vice-Chairman Adams stated he would like an opportunity to review the brickwork on the site. Mr. Smith stated the sills will be replaced with granite.

Mr. Smith stated the doors will be six panel doors that will be flush and painted. The door casings will be recessed and match existing.

Ms. Grasso stated she was happy that the skylights will be removed.

Vice-Chairman Adams asked the height of the windowsills in the attic. Mr. Smith replied 30" and added this is a 2-1/2 story building and the upstairs will be used for office space.

## **FURTHER SPEAKING IN FAVOR OF THE PETITION**

Mr. John Grossman of the Portsmouth Advocates, stated this building has always looked like two buildings. The proposed dormers will be a wonderful addition. When looking down State Street, you see all kinds of doors; therefore, the proposed door will fit in and added the Advocates strongly support this application.

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

**DECISION OF THE COMMISSION**

Vice-Chairman Adams made a motion to approve the request as advertised and presented; Mr. Becksted seconded and all approved unanimously with a 7 – 0 vote.

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**III. APPROVAL OF MINUTES**

The motion was made and seconded to approve the minutes from the meetings of July 4, 2001 and July 11, 2001 and passed unanimously with a 6 – 0 vote with Ms. Roberts abstaining from the vote.

Let the record reflect that Mr. Golumb's name was incorrectly typed as Mr. Golumb and that this typographical error has been changed.

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**IV. ADJOURNMENT**

Since there was no further business to come before the Commission, the Commission acted unanimously to adjourn to the reconvened meeting on the following Wednesday, September 12, 2001.

Respectively submitted,

Joan M. Long  
Secretary

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