

**ACTION SHEET**

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

**7:00 p.m.**

**January 8, 2003**

**PLEASE NOTE:** Due to the length of the Agenda, I. New Business; II. Work Session; III. Old Business; and, IV. Public Hearings will be heard at this evenings Agenda; however, **IV. Work Sessions** will be heard on the following Wednesday, **January 15, 2003 at 7:00 p.m. in City Council Chambers.**

**TO:** John P. Bohenko, City Manager  
**FROM:** Joan M. Long, Planning Department  
**RE:** Actions taken by the Historic District Commission meeting held on January 8, 2003 in the Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire

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

**MEMBERS EXCUSED:**

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

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**I. NEW BUSINESS**

Election of Officers for the year 2003

John R. Rice was voted unanimously to continue being the Chairman and David Adams was voted unanimously to continue being the Vice-Chairman to the Historic District Commission.  
**CONGRATULATIONS!!!!**

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**II. Work Session**

**1) Courtesy Work Session requested by U.S. General Services Administration for property located at 62 Daniel Street (McIntyre Building)** to allow exterior renovations to an existing structure. Said property is shown on Assessor Plan 106 as Lot 008 and lies within the Central Business B and Historic A districts.

The Historic District Commission reviewed the above proposal at a Work Session held at the meeting of January 8, 2003 wherein permission was requested to allow exterior renovations to an existing structure. The following comments are provided in three groups. First is the architectural presentation of the project followed by a summary of the Commissioners comments and then those provided by the public. Minutes of the meeting as well as video are available to assist in the design process.

**Points of the presentation provided by the GSA as follows:**

- This project has been worked on for over two years
- There are Federal guidelines that must be followed:
- The proposed renovations do not resemble the surrounding buildings;
- The Penhallow façade is a very congested area;
- Do not want to change the address of front faces on the building;
- Removal of the one-story addition on Penhallow Street allows a handicap ramp to be provided along Penhallow Street and gives the building more space to address security issues and will provide for a Plaza to be built;
- No additional square footage is added to the interior;
- Rendering of the Penhallow Street façade shows an expansion of glass and granite along the Daniel and Penhallow Street facades.
- The GSA regrets they did not inform the City earlier of their intentions with this project;
- GSA is following appropriate procedures for this project now.

#### **Comments from the Commission Members:**

- Every building in the Historic District area has something to contribute to the district;
- There is excessive glass in this proposal;
- The Commission has never approved a project that had so much glass;
- Would prefer the design have more brick;
- This is the kind of building that we do not want more attention brought to by incorporating an expansion of glass;
- The best we can hope for is a minimal change and to mimic what is existing;
- Would prefer a design that is less jarring;
- Hard to respond favorably to the Penhallow Street design;
- Concerned how the sun will affect the area when reflected off the glass;
- The building should be more friendly;
- The focus of the building along Daniel Street should not change;
- Would like a design that does not magnify;
- The Commission would be happy to work with the GSA to come up with a design that would be satisfactory for both the GSA and the City;

#### **Comments from Evelyn Sirrell, the Mayor of Portsmouth**

- The design is of a fortress;
- The ideal location for Social Security and the Internal Revenue would be at the Pease Tradeport; however, the Post Office should remain at its present location;

#### **Comments from concerned Citizens of Portsmouth:**

- Senator Cohen – when showing the City, this building is not the best asset to show off.
- The proposed building is too massive;
- The building should be torn down and start the process over;
- There is a problem with parking;
- The design is totally inappropriate.
- Tourists come to Portsmouth to look at the historical district; this design detracts from the City;
- Not logical to put the entrance on Penhallow Street;
- The use of the word "plaza" is not correct in this design;
- The building is out of scale and a new facility should blend in with what is around it;
- The proposed building creates large security problems;
- Need perspectives showing the context of the proposed building with surrounding properties.

#### **Commission's closing remarks:**

- Would be happy if the facility was relocated to the Pease Tradeport;
- Would like to have the GSA come back with an alternate design; and, Commission would appreciate the opportunity to continue work with the U.S. GSA.

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### III. OLD BUSINESS

A) The Commission **granted as presented an Amendment** to approval received at the December 4, 2002 meeting requested by Mark Moeller for Strawberry Banke, Inc. on property located at 68 State Street wherein the Commission stipulated that the “final color” palette be approved by the Commission. Said property is shown on Assessor Plan 105 as Lot 013 and lies within the Central Business B and Historic A districts.

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B) The Commission **granted as presented an Amendment** to approval received at the February 6, 2002 meeting requested by Lisa DeStefano for 325 State Street, LLC, owner, on property located on Porter Street to provide access doors for the servicing of fire sprinkler and telephone service equipment. Said property is shown on Assessor Plan 117 as Lots 046 and 036-2 and lies within the Central Business B and Historic A districts. This application tabled at the December 4, 2002 meeting to the January 8, 2003 meeting.

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C) The Commission **tabled** the Petition requested by GZA Geo Environmental for property owned by The Salvation Army **to the next scheduled meeting on February 5, 2003 to allow for a window schedule to be presented showing all the placement of each window that will be replaced on the building on property located at 15 Middle Street** to allow exterior renovations to an existing structure (replace windows on building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 012 and lies within the Central Business B and Historic A districts. This application was tabled at the December 4, 2002 meeting to the January 8, 2003 meeting.

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### IV. PUBLIC HEARINGS

1) The Commission **tabled** the petition for City of Portsmouth, owner, and Dan Hartrey, applicant, **to the next scheduled meeting on February 5, 2003** for property located at 1 Junkins Avenue (Police Department) to allow exterior renovations to an existing structure (install one (1) sliding window on first level of West façade) and replacement of three (3) sliding windows on fourth level of North façade) 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.

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2) The Commission **granted as presented** the petition for Black Swan Realty Trust, owner, and Lisa DeStefano, applicant, for property located at 796 Middle Street to allow exterior renovations to an existing structure (demolition of back wing; reconstruction of demolished area; and, construction of an addition to the rear to allow for four (4) residential condominium units to be built). Said property is shown on Assessor Plan 153 as Lot 008 and lies within the General Residence A and Historic A districts.

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3) The Commission **granted as presented** the petition for Paul Delisle, owner and Marc Horde, applicant, for property located at 6-17 The Hill (Hart Rice House) to allow exterior renovations to an existing structure (add two dormers to the rear of the structure). Said property is shown on Assessor Plan 118 as Lot 026 and lies within the Central Business B and Historic A districts.

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4) The Commission **tabled** the petition for Olde Harbour Condominiums, owner, and Jill Gallant, applicant, to the **reconvened meeting on January 15, 2003** for property located at 135 Market Street, Units A,B, and C to allow exterior renovations to an existing structure (installation of ten (10) KAS-KELL all season vinyl double hung replacement windows with six over six permanent grids, trim casings and sill covers; and, replacement of door and siding on Unit B)) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 34-B and lies within the Central Business B and Historic Districts.

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5) The Commission **tabled** the petition for James McSharry, owner, to the **reconvened meeting on January 15, 2003** for a plan to be submitted showing more specific measurements of where the windows will be placed on the building on property located at 244 South Street to allow exterior renovations to an existing structure (replace existing masonite siding on rear of structure with pre-primed F/J red cedar clapboards having a 4" exposure; install solid vinyl (reproduction wood) gutters on front and rear exterior of structure; and, window changes on rear façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 003 and lies in the Single Residence B and Historic A districts.

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6) Since there was no one present to speak to the application, the Commission **tabled** the petition for Beacon Cabin, owner, and, Joseph Kane, applicant, **to the next scheduled meeting on February 5, 2003 for property located at 117 Bow Street, Unit A-6** to allow exterior renovations to an existing structure (enlarge door opening to accommodate a 3' door as well as add frame to match existing; and, window to be removed and replaced with a larger window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 57A and lies within the Central Business A and Historic A districts.

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7) The Commission **tabled the petition for Tyler Rohrer, owner, and Shaun Hickey, applicant, to the reconvened meeting on January 15, 2003 to allow for more specific details to be presented** for property located at 420 Pleasant Street to allow exterior renovations to an existing structure (removal of existing asphalt siding to allow repair and restoration of siding underneath; and, replacement of existing windows with Pella Architect Series windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 056 and lies within the General Business B and Historic A districts.

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**V. Approval of Minutes**

The Motion was made and seconded to approve the minutes as amended from the Meeting of December 4, 2002 and approved unanimously with a 7 – 0 vote.

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## **VI ADJOURNMENT**

At 10:30 p.m., the motion was made and seconded and approved unanimously to adjourn the meeting and reconvene on January 15, 2003 to complete the Agenda in the City Council Chambers.

Respectfully submitted,

Joan M. Long  
Secretary

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