

**HISTORIC DISTRICT COMMISSION MEETING
PORTSMOUTH CITY HALL
PORTSMOUTH, NEW HAMPSHIRE
City Council Chambers**

7:00 p.m.

**MAY 7, 2003
RECONVENED ON
MAY 14, 2003**

MEMBERS PRESENT: Chairman John Rice, Rick Becksted, Paige Roberts; Joanne Grasso; and, alternates, Richard Katz and Maija Hibbard

MEMBERS ABSENT: Vice-Chairman David Adams; Ellen Fineberg; John Golomb

ALSO PRESENT: Roger Clum, Assistant Building Inspector

I. PUBLIC HEARINGS

1) Petition for Olde Harbour Condominiums, owner, and Jill Gallant, applicant, for property located at 135 Market Street to allow exterior renovations to an existing structure (installation of Kas-Kel all season vinyl double hung windows with six over six permanent lite grids, trim casings, and sill covers) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 034 and lies within the Central Business B and Historic A districts. This application was tabled at the May 7, 2003 meeting to the May 14, 2003 meeting

The motion was made and seconded to take the application off the table and was approved.

SPEAKING IN FAVOR OF THE PETITION

Attorney Bernard W. Pelech, representing Ms. Gallant, thanked the Commission for granting a rehearing in order that a few items could be clarified.

He stated that part of the reason for denying the application originally was because the Commission indicated they had never granted this type of window in the Historic District; however, after researching the files; we found that there were some instances where the windows were granted. Prior to 1995, applicants did not require approval from the Commission for window replacement. He gave a list of properties indicating that they had the same type of windows that his client is proposing; therefore, the Commission can grant the application and will not set a precedent. The proposed windows will be located on the second and third floors of the building which would it very difficult for a passerby see them and our desire is to match only what is existing.

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

DECISION OF THE COMMISSION

Mr. Katz stated that in light of the evidence presented, this application could be approved; Mr. Becksted seconded for purposes of discussion. Mr. Katz stated that internal grids have been approved in certain situations and a compelling argument could be created. Mr. Becksted stated that over the last several years, the Commission has been very specific that wood windows would

be preferred. He went on to state that It does bother him to see vinyl windows facing the sidewalk on Market Street since he feels it is a historically important part of Portsmouth.

Chairman Rice stated that the last time we discussed the windows issue, it was noted that the building that abuts 135 Market Street has the same type of windows that we are proposing. The character of the neighborhood has not been changed.

Ms. Grasso stated she will vote reluctantly in favor because the windows were purchased prior to coming before the Commission to obtain approval. She does not want the public to feel like the Commission is rubber stamping anything.

Chairman Rice agreed; however, he will also support the application reluctantly.

The motion to grant passed with a 5 – 1 vote with Mr. Becksted voting in the negative.

8) Petition of James Broom, owner, for property located at 369 Pleasant Street, to allow a free-standing structure on the side of home (40' of 6' high solid board fencing and a 12' slide gate and 20' of 4' high solid board fencing for protection of their children) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 65 and lies within the General Residence B and Historic A districts.

SPEAKING IN FAVOR OF THE PETITION

Mr. James Broom, the owner of the property, stated that he wanted to put up fencing to delineate his property from the apartment building on the adjacent property. Due to tenants coming and going on the property, he feels that he needs some level of security for his children. The fence will be wood with 6' high solid board and taper to a 4' high solid board fence at the street. He added that 4" x 4" wood posts will be used.

Mr. Becksted stated he was pleased to see that the fence will be reduced to 4' at the street level.

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

DECISION OF THE COMMISSION

Mr. Becksted made a motion to approve the application as presented; Ms. Grasso seconded. Ms. Grasso stated that Mr. Broom is the Commission's very first applicant requesting fencing.

The motion passed with a 6 – 0 vote.

9) Petition for Franklin Grossman Trust, owner and John and Nancy Grossman, applicants for property located at off Mechanic Street to allow exterior renovations to an existing structure (a 12' x 9'6" x 8' high awning with canvas top and screen sides to be erected at the rear of property) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as lot 035 and lies within the Waterfront Business and the Historic A districts.

There being no one present to speak to the application, the motion was made and seconded to table the application to the end of he meeting and was approved with a 6 – 0 vote.

10) Petition for Ben and Andrea St. Jean, owners, for property located at 54 Humphrey's Court wherein permission is requested to allow exterior renovations to an existing structure (add railings to existing front porch and stairs, supporting balusters to match existing structural columns using cedar and mahogany materials) 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.

SPEAKING IN FAVOR OF THE PETITION

Mrs. Andrea St. Jean, stated that mahogany material will be used for the project for decking.

Mr. Becksted asked if the whole project would be wood? Mrs. St. Jean replied that was correct. Mr. Becksted asked the applicant to describe the tops of the columns? Mr. St. Jean replied that they would be the conventional copper tops.

FURTHER SPEAKING IN FAVOR OF THE PETITION

Mr. Harold Whitehouse, an abutter located at 58 Humphrey's Court, stated he was in support of the application and that the 4" x 4" posts will make the street much safer.

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

DECISION OF THE COMMISSION

Mr. Becksted made a motion to approve the request; Mr. Golomb seconded and was approved with a 6 – 0 vote.

11) Petition for Leah Caswell, owner, for property located at 37 South Street to allow exterior renovations to existing structure (add railing from deck to the ground at the rear of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 51 and lies within the General Residence B and Historic A districts.

Withdrawn

9) Petition for Franklin Grossman Trust, owner and John and Nancy Grossman, applicants for property located at off Mechanic Street to allow exterior renovations to an existing structure (a 12' x 9'6" x 8' high awning with canvas top and screen sides to be erected at the rear of property) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as lot 035 and lies within the Waterfront Business and the Historic A districts.

A motion was made and seconded to take the application off the table and approved with a 6 – 0 vote.

Since there was no one present to speak to the application, the motion was made to table to the next scheduled meeting on June 4, 2003; was seconded and passed with a 6 – 0 vote.

I. APPROVAL OF MINUTES

Mr. Becksted made a motion to approve the minutes from the meeting of April 2, 2003; Mr. Golomb seconded.

Mr. Katz stated that on page six under Decision of the Board the following was stated: that Mr. Katz would rather look at an elevation drawing rather than a rendering. The sentence should have reflected that **Mr. Katz stated he would rather look at a rendering rather than look at an elevation drawing**. Let the record reflect this change has been made. The motion passed with a 6 – 0 vote.

II. WORK SESSIONS

A) Work Session requested by Chester P. Keefe, II, for property owned by Portsmouth Press Herald Organization for property located at 111 Maplewood Avenue. Said property is located on Assessor Plan 124 as Lot 8 and lies within the Central Business A and Historic A districts. (swap locations of overhead door and standard door at the rear of the structure and add new materials for a delivery ramp to allow for product to be rolled up to the loading dock.

- West elevation drawings were shown that illustrated the locations for the overhead door and standard door that are proposed to be swapped and where the new locations would be located. The elevation drawing also illustrated the proposed delivery ramp on the north elevation.
 - The Commission members discussed the plans and added that they felt the application would be ready for a Public Hearing on June 4, 2003.
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V. ADJOURNMENT

There being no further business to come before the Commission, the motion was made and seconded to adjourn to the next scheduled meeting on June 4, 2003 to be held in the City Council Chambers.

Respectfully submitted,

Joan M. Long
Secretary
Planning Department

/jml