

**ACTION SHEET
FOR THE
DECEMBER 3, 2003 HISTORIC DISTRICT COMMISSION MEETING
PORTSMOUTH, NEW HAMPSHIRE
1 JUNKINS AVENUE
City Council Chambers**

7:00 p.m.

DECEMBER 3, 2003

MEMBERS PRESENT: Chairman John Rice, Vice-Chairman David Adams, Members Rick Becksted, Ellen Fineberg, John Golomb, City Council Representative Joanne Grasso; Planning Board Representative Paige Roberts; and, Alternates. Richard Katz and Sandra Dika

MEMBERS ABSENT: None

ALSO PRESENT: Roger Clum, Assistant Building Inspector

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Site Walk – November 29, 2003 – Saturday, 9:30 a.m. to 2 Bow Street

I. OLD BUSINESS

A) Work Session/Public Hearing for Petition for Jon W. Sobel, owner, for property located at 49 Sheafe Street wherein permission is requested to allow exterior renovations to an existing structure (replace existing wood single pane storm/double hung six over six and nine over six windows with insulated divided light vinyl six over six and nine over six windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 021 and lies within the Central Business B and Historic A districts. This application was tabled at the November 12, 2003 meeting to the December 3, 2003 meeting.

At the request of the owner, Mr. Becksted made a motion to table the application to the April 7, 2004 meeting; Mr. Golomb seconded and was approved with a 7 – 0 vote.

II. PUBLIC HEARINGS

1) Voted to approve the petition as amended for Eric Weinrieb, owner, for property located at 1 Jackson Hill Street wherein permission is requested to allow a new free-standing structure (6' high fence) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 030 and lies within the General Residence A and Historic A districts as follows:

- The Commission accepted your request to withdraw the portion of the fence located between the driveways; and,
- That this plan will create an “L” shaped fence and will allow for more privacy for the owner as well as the abutter

2) Voted to table the application for William F. Hopkins, owner to the next scheduled meeting on January 7, 2004 for a work session to discuss further options for the windows for property located at 57 Marcy Street wherein permission is requested to allow exterior renovations to an existing structure (replace three (3) windows on the first floor with twelve over twelve aluminum clad windows with simulated divided lights as per plans on file in the Planning

Department. Said property is shown on Assessor Plan 104 as Lot 002 and lies within the General Residence B and Historic A districts.

3) Voted to table the application to the next scheduled meeting on January 7, 2004 the petition of Brina Lampert, owner, and Ed Moriarty, applicant, for property located at 202 Islington Street wherein permission is requested to allow exterior renovations to an existing structure (remove existing signage on the top of front windows to raise front window from 72" to 103") as per plans on file in the Planning Department. Said property is shown on Assessor Plan 137 as Lot 021 and lies within the Central Business B and Historic A districts for the following to be presented:

- A manufacture spec sheet of the door that has been installed be presented; and,
- That the internally illuminated sign installed on the building that is in violation of the Historic District Commission's Ordinance be removed.

4) Voted to accept as presented the petition for Haymarket Square, LLC, owner, and Jonathan M. Flagg, applicant, for property located at 93 Middle Street wherein permission is requested to allow exterior renovations to an existing structure (remove teller window, remove overhang and night depository, replace two windows and add two windows to match existing; and move sign to below window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116, Plan 017 and lies within Central Business B and Historic A districts.

5) Voted to approve as amended the petition for Ann Breazeale, owner, for property located at 183 Gates Street wherein permission is requested to allow exterior renovations to an existing structure (installation of chimney cap to protect thermocrete chimney liners) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 005 and lies within the General Residence B and Historic A districts as follows:

- **that a "Bluestone" cap be used on the chimney similar to photograph "E" presented at the meeting**

6) Voted to approve as presented the petition for Norman Nardello, owner, and W. D. Flierl, architect, for property located at 140 Congress Street wherein permission is requested to allow exterior renovations to an existing structure (replace existing double aluminum entry door with a single aluminum door with side lights to meet building, fire and ADA codes) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126, Los 010 and lies within the Central Business B and Historic A districts.

7) Voted to approve as presented the petition for 2 Bow Street, LLC, owner, and McHenry Architecture, applicant, for property located at 2 Bow Street wherein permission is requested to allow exterior renovations to an existing structure (restaurant hood ductwork to extend from 1st to 3rd floor and above roof eave per code requirements on the exterior of the building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 023 and lies within the Central Business B and Historic A districts.

8) Voted to approve as amended the petition for Fred Lowell, owner, and McHenry Architecture, applicant, for property located at 62 Deer Street wherein permission is requested to allow exterior renovations to an existing structure (add two 6/6 Brosco wood double-hung windows with authentic divided lights on right façade of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 027 and lies within the Central Business B and Historic A districts with the following **stipulation**:

- **The proposed new six over six window on the first floor in the middle of the structure on the proposed right side elevation was withdrawn.**

9) Voted to approve as presented the petition for Pamela and Bruce Boley, owners, for property located at 88 Newcastle Avenue wherein permission is requested to allow exterior renovations to an existing structure (replace existing windows with Norco simulated divided light vinyl clad windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 030 and lies within the Single Residence B and Historic A districts.

10) Voted to table to the January 7, 2004 meeting to discuss further options the petition for Joseph and Jennifer Almeida, owners, for property located at 33 Blossom Street wherein permission is requested to allow the demolition of an existing garage and to allow a new free-standing structure (construction of a one and half story two car garage) as per plans on file in Planning Department. Said property is shown on Assessor Plan 110 as Lot 002 and lies within the General Residence B and Historic A districts.

III. WORK SESSIONS

A) Work Session requested by Carol and Barry Shore, owners, and Robert Rodier, architect, for property located at 91 South Street. (Said property is shown on Assessor Plan 102 as Lot 046 and lies within the General Residence B and Historic A districts. (construct a 14' x 18' 1-1/2 story addition onto an existing exterior deck footprint; add a 5' x 10' one story addition at rear; and revise roof configuration of existing garage.

- Mr. Rodier, the architect for the project presented a model showing exactly what the owner's were proposing to add on or to remove from their home;
- Existing deck will be removed;
- The reason the window is not centered in the rear is because of the design of the interior;
- A new entryway will be constructed from the garage to the court yard;
- The new dormer will go through the eaveline;
- Commission members feel there is too much glass with the windows being double mulled and is not appropriate;
- Mr. Rodier stated that there is a very small view from the home of the beautiful garden in the rear as it exists now;
- The focus of the renovations is for the gardens to be more visible from the house and there is no interaction the way it exists now;
- The Commission has some concern with fenestration and did not want to get into a debate at this time with anyone.
- The Commission was concerned about the Johnson Court elevation; however, they liked the proposed new garage and raising the pitch of the roof.
- Mr. Rodier and the Shore's will return for another work session on January 7, 2004.

B) Work Session requested by DeStefano Architects for property owned by Parade Mall and located at 195 Hanover Street (corner of High Street and Hanover Street). Said property is shown on Assessor Plan 125 as Lot 001 and lies within the Central Business B and Historic A districts. (construct a 116,000 s.f mixed use building for hotel, residential and retail uses)

- Lisa DeStefano, the architect for the project, stated the proposed site is one acre in area at the Parade Mall on the upper corner of Hanover and High Streets that will be located directly across from Fleet Street;
- A site plan was shown was presented showing existing parking for "The Hill" and the Parade Mall;

- The proposed structure will be a hotel entity having approximately 120 rooms; retail space and condominiums and will be a mixed use building;
- Looking to create street space and open space;
- Would like to the Commission to address the massing of materials for the site;
- The existing parking where the structure will be located will be dispersed to other parts of the lot once we know where we stand with the zoning requirements;
- There will be some services at the hotel for customers; however, most of the clients will shop and eat at other locations in the downtown area that will create good energy for the community.
- A recent completion of this hotel was visited up in Portland, Maine and the only way to describe it was “spectacular” and asked the Commission members to take time to visit it;
- The Commission felt the houses on “The Hill” will look like a zoo and something will be needed to mass and anchor the corner of High and Hanover Streets;
- The Commission felt that no matter what is put into the corner it will seem huge;
- The Commission felt that something else should be used rather than “red brick” for the building and not be a carbon copy other buildings in town;
- The Commission is concerned about the scale of the building and that it may be too high for this particular corner;
- Karen Logan, the owner of the Mermaid restaurant, asked if the building could be smaller and perhaps sit the building in reverse of what is being planned;
- Mr. Almeida, who owns property on High Street, stated that many neighbors are excited about the proposal and added there is a need for a building at this location;
- Mr. John Grossman, representing the Advocates, stated there was a wonderful article in the Boston Globe on “Why does Boston always have to be red brick”.

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IV. ADJOURNMENT

At 10:15 p.m., the motion was made, seconded, and approved unanimously to adjourn the meeting and meet at the next scheduled meeting on January 7, 2004 in the City Council Chambers.

Respectfully submitted,

Joan M. Long
 Secretary

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