

ACTION SHEET

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

7:00 p.m.

January 7, 2004

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

MEMBERS ABSENT: None

ALSO PRESENT: Roger Clum, Assistant Building Inspector

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I. NEW BUSINESS

A) Election of Officers

Mr. Becksted made a motion to nominate John Rice as Chairman; Ms. Fineberg seconded and all agreed with a 9 – 0 vote.

Mr. Becksted made a motion to nominate Mr. Adams as Vice-Chairman; Mr. Golomb seconded and all agreed with a 9 – 0 vote.

Congratulations to both Chairman Rice and Vice-Chairman Adams for their continued support.

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B) Group Photo for the Web-site

Let the record reflect that the group photo will be taken when the Commission members take their break at 8:30 p.m..

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OLD BUSINESS

A) Petition for 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. This application was tabled at the December 3, 2003 meeting to the January 7, 2004 meeting.

Since there was no one present to speak to the application, Vice-Chairman Adams made a motion to table the application to the end of the Agenda. At the end of the Agenda, there still

was no one available to speak to the petition; therefore, the Commission tabled the application to the next scheduled meeting on February 4, 2004.



B) Work Session/Public Hearing for 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. This application was tabled at the December 3, 2003 meeting to the January 7, 2004 meeting.

Voted to approve as presented.



II. PUBLIC HEARINGS

1) Petition for Antonios Tzortzakis, owner, and Robert Cannon, applicant, for property located at 413-415 Islington Street wherein permission is requested to allow new construction to an existing structure (a one-story 165 s.f. addition being 11' x 15' in size and windows to match existing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 33 and lies within the Mixed Residential Business and Historic A districts.

Voted to table to the reconvened meeting on January 14, 2004 for a work session to discuss further options because of an incomplete application.



2) Petition for Elisabeth Blaisdell, owner, for property located at 77 Newcastle Avenue wherein permission is requested to allow exterior renovations to an existing structure (replace all windows with wood Brosco six over six windows with true-divided lights and replace two existing awning windows with windows to match the remainder of windows in size) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 50 and lies within the General Residence B and Historic A districts.

Voted to approve as presented.



3) Petition for Temple of Israel, owner, and Dr. Robert Chaikin, applicant, for property located at 200 State Street wherein permission is requested to allow exterior renovations to an existing structure (up-grade exterior lighting and add additional lighting per recommendation of the Portsmouth Police Department for safety reasons) as per plans on file in Planning Department. Said property is shown on Assessor Plan 107 as Lots 65, 66 and 75 and lies within the Central Business B and Historic A districts.

Voted to approve as presented.



4) Petition for Smith, Minc`h and Frost Properties, LLC, owners, and Sumner Davis Architects, applicant, for property located at 159-165 State Street wherein permission is requested to allow exterior renovations to an existing structure (masonry repair, new and replacement windows, re-working fire escapes, clapboard and roof repair, and ventilation/air conditioning equipment) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 46-3 and lies within the Central Business B and Historic A districts.

Voted to approve as presented with the following stipulations:

- That the Historic District Commission review replacement of brownstone as well as materials used;
- That the Historic District Commission review the brick/mortar samples;
- That the Historic District Commission review the materials used on the third floor window lintels.



IV. APPROVAL OF MINUTES

Meeting of December 3, 2003

Voted to approve the minutes with a 7 – 0 vote.



V. WORK SESSIONS

A) Work Session/Public Hearing for William F. Hopkins, owner, 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. This application was tabled at the December 3, 2003 meeting to the January 7, 2004 meeting for a work session.

Voted to approve the application with the following stipulations:

- That the windows be set back 1” from the wall to the original depth;
- That the window sills be fabricated to match original window sills; and,
- That the casing will duplicate
- the original casing.



B) 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).

There was no present to speak to the work session, the Commission voted to table the work session to the next scheduled meeting on February 4, 2004.

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C) Work Session requested by James P. D'Alessio, Inc. for property owned by Temple of Israel located at 200 State Street. Said property is shown on Assess Plan 107 as Lots 65, 66, and 75 and lies within the Central Business B and Historic A districts. (Renovations and expansions to the Community Center, entrance/lobby, parking and exterior façade. Upgrades and improvements to mechanical systems, circulation, safety and ADA compliance as well as aesthetic improvements to grounds.)

- Mr. D'Alessio has been working on renovations for this property for the past year ;
- The last renovation to the building was in 1967:
- The proposed work session will be very helpful to allow us to further explore what options we have;
- Presented copies of the building exterior to the Commission members;
- The Court Street façade will be our primary focus;
- Proposing a 20' x 65' two story addition on the on the side of the building that does not have street frontage;
- The existing addition was completed in 1967 and is very modern; however, it was prior to the HDC;
- Parking will be increased at the site;
- We are proposing to eliminate the curb cut;
- Proposing to put another level of parking on;
- The wall will be brick or possibly granite;
- The applicant will return for another work session.

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D) Work Session requested by Anne Whitney, Architect for property owned by Kathleen Beauchamp located at 21 Blossom Street. Said property is shown on Assessor Plan 110 as Lot 003 and lies within the General Residence B and Historic A districts. (Remove existing one-story garage and replace with a one-1/2 story garage; build a one-story addition between existing residence and new garage that will include an entry porch.)

- Ms. Whitney presented a site plan of the property showing where the addition will be placed;
- Plans indicate existing garage will be removed;
- A 16' x 20' one and a half story garage is being proposed;
- A 15' x 16' connector between the garage and the main house is being proposed with an entry porch;
- The reason for the additions is because Ms. Beauchamp's fiancé has a disability that requires that he be inside and the small cape will be converted into one story living for him;
- Windows will be Eagle double hung with divided lights;
- The Commission asked if there was a way to soften the look of the pitch of the roof;
- The Commission felt this is a darling cape that already has a couple of additions on it and what is being proposed is crowding;
- The proposed garage is bigger than the house;

- Ms. Whitney stated you would not want to live in this house without having some protection to get inside;
- Mr. Zabarsky, a direct abutter stated that zoning requires 25' setback from the property line and the Board of Adjustment granted a 4-1/2' setback from his property line. This is blocking air and light to his property;
- Ms. Beauchamp stated this is a disability case and we are trying to do the best we can;
- The Commission feels that you run into problems when you get into quality of life issues since we are a Design Review Board;
- The Commission felt that the connector from the main house to the garage should be larger and the garage should be smaller;
- The Commission asked what the function of the door on the garage was for? Ms. Whitney explained it was for the lawn mower as well as an egress to the back yard;
- Ms. Whitney and Ms. Beauchamp indicated they would be back for another work session on February 4, 2004.

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E) Work Session requested by Mary and Erik Maurer, owners, for property located at 65 Rogers Street. Said property is shown on Assessor Plan 115 as Lot 002 and lies within the Mixed Residential Office and Historic A districts. (Change house from a duplex to a single family; demolish a neglected barn and replace with a barn on same footprint; attach barn to house and move southerly 4' away from property line); add a half story walk-up; raise existing roof to 5'6" to accommodate for headroom; and renovate existing three-season porch.)

- Frank Hyer, the Architect for the project, stated the applicant is converting their duplex home into a single family home since the owner's have one child and are now expecting twins next week;
- The existing barn is right on the property line and we will be maintaining the same footprint only bring the barn in so that it does not impose on the setbacks anymore than what is existing;
- Proposing two skylights on the third floor on the south façade and this is our busiest elevation;
- Existing barn will be demolished;
- New barn will create storage and a play room for the children upstairs in the garage;
- Clapboards will be used on the barn.
- The Commission feels the proposed windows on rear are uncharacteristic for the house and the neighborhood;
- The Commission would like to see the fenestration re-worked;
- A Commission member feels that some of the windows are quite large and there are windows that are almost non-existent;
- The Commission advised the applicant to make sure that skylights are needed since justification will be needed;
- The Commission feels the center section of the plans should be smaller and the barn larger;
- The height of the structure should be increased;
- A Commission members feels the barn should be called a shed;
- The Commission members feel the cornice line should be changed; and that another work session should be scheduled;
- The applicant agreed that another work session would be in order.

II. ADJOURNMENT

At 9:45 p.m. ,the Commission voted to adjourn the meeting and meet at the reconvened meeting on January 14, 2004 to complete the Agenda.

Respectfully submitted,

Joan M. Long
Secretary

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