

**Action Sheet for the April 7, 2004 Historic REGULAR MEETING
HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
1 JUNKINS AVENUE
City Council Chambers**

SITE WALK: Saturday, April 3, 2004 @ 9:30 a.m. at 195 Hanover Street

PLEASE NOTE: Because of the length of Agenda, the Agenda has been split as follows: Old Business A) and B), Public Hearings #1 through #11 and Work Session A) will be heard at the April 7, 2004 meeting and **Work Sessions B) through G) will be heard the following Wednesday, April 14, 2004 at 7:00 p.m. in the City Council Chambers.**

7:00 p.m.

April 7, 2004

I. OLD BUSINESS

A) The Commission **approved the Amendment to use the Morin A-Gorham Smooth brick and the Morin B-Brown Smooth brick and the mortar color “Quick Crete/Solomon 32X** for the project as well **approve the site for the electric transformer** to previous approval given on November 5, 2003 for the application of **Ocean National Bank, owner, and JSA Architects, applicant**, located at 325 State Street for approval of the brick and mortar sample at the site as requested by the Historic District Commission as well as approval of the site for the electric transformer. Said property is located on Assessor Plan 116 as Lots 001, 006 and 007 and lies within the Central Business B and Historic A districts.

B) The Commission **approved the Amendment to use Morin Red WaterStruck brick and the mortar used will white SGS60H** to previous approval given on March 5, 2003 for the application of **Tyroch Realty, owner, and DeStefano Architects, applicant**, on property located on 480 State Street for approval of the brick and mortar sample at the site as requested by the Historic District Commission. Said property is located on Assessor Plan 127 as Lot 014 and lies within the Mixed Residential Office and Historic A districts.

II. PUBLIC HEARINGS

1) The Commission **approved the petition as submitted for Scott Osgood, owner, for property** located at 133 Islington Street wherein permission is requested to allow exterior renovations to an existing structure (placement of new Anderson windows . Said property is shown on Assessor Plan 138 as Lot 015 and lies within the Central Business B and Historic A districts.

2) The Commission **approved the petition as submitted for Allen Kaufman, owner, and Anne Whitney, Architect**, for property located at 50 South School Street. Unit #4 to allow an amendment to an application previously approved on August 6, 2003 to allow exterior renovations to an existing structure (replace three existing skylights with smaller Velux units and add two casement windows to dormer addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 060 and lies within the General Residence B and Historic A districts.

3) The Commission **approved as amended the petition for Christos Papoutsy, owner**, for property located at 33 Bow Street wherein permission is requested to allow exterior renovations to an existing structure (install a fire escape to be used as a second means of egress to meet insurance company requirements) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 048 and lies within the Central Business A and Historic A districts.

4) The Commission **approved as submitted the petition for Portsmouth Housing Authority, owner, and, Rick Goduti, Architect** for property located at 5 Junkins Avenue (1895 Building/Old Cottage Hospital) wherein permission is requested to allow an amendment to original approval given on October 2, 2002 for screening of an HVAC unit and electrical equipment on the northwest façade at the corner of the building; and add infill door panels that were withdrawn from a previous application as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 001 and lies within the and Historic A districts.

5) The Commission **approved as submitted the petition for National Block Building, LLC, owner, and Mark A. McNabb, Applicant**, for property located at 48 Congress Street (corner of Congress and Fleet Streets) wherein permission is requested to allow exterior renovations to an existing structure (remove existing mechanical building located on the side of structure; and remove the two existing entryways on the Congress Street façade and replace with new wood-frame storefronts, glazing to match existing) as per plans on file in the Planning Department. Said property is show on Assessor Plan 117 as Lot 040 and lies within the Central Business B and Historic A districts.

6) The Commission **approved as submitted the petition for Tony and Tania Marino, owners**, for property located at 678 Middle Street wherein permission is requested to allow exterior renovations to an existing structure (replace front porch and side porch railings; replace porch columns, balusters and brackets; and, replace front door on farmers porch with a wood door with side lights) 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.

7) The Commission **approved** the petition with the **stipulation that a wrap sill with a 1-3/4" reveal be added for Paul and Gordon Sorli, owners, and DeStefano Architects, applicant**, for property located at 64 Market Street wherein permission is requested to allow exterior renovations to an existing structure (add two bay windows on the front façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 035 and lies within the Central Business B and Historic A districts.

8) The Commission **approved as submitted the petition for 449 Court Street, LLC, and, DeStefano Architects, applicant**, for property located at 58 State Street wherein permission is requested to demolish the existing one-story back addition; construct a 582 s.f. three-story addition to the rear of building with retail on the first floor and residential on the second and third floors. Said property is shown on Assessor Plan 105 as Lots 012 and lies within the Central Business B and Historic A districts.

9) The Commission **approved as submitted the petition with the stipulation that detailed window specifications be submitted to the Planning Department for 449 Court Street, LLC, and DeStefano Architects, applicant**, for property located at 449 Court Street wherein permission is requested to demolish the one-story garage and construct a 1,197 s.f. three-story residential building with parking on the first floor and residential units on the second and third floors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 006 and lies within the Central Business B and Historic A districts.

10) The Commission **approved as submitted the petition for Sugar Shack Rental Proper, owner, and Lee Whitney, applicant**, for property located at 10 Commercial Alley wherein permission is requested to allow exterior renovations to an existing building (remove rusted air conditioner unit on side wall and replace with window that existed previously to improve the exterior façade) as per plans on file in the Planning Department. Said property is

shown on Assessor Plan 106 as Lot 010 and lies within the Central Business B and Historic A districts.

11) The Commission **approved as submitted the petition for Esther Kennedy, owner**, for property located at 41 Pickering Avenue wherein permission is requested to allow exterior renovations to an existing barn (replace existing siding with wood shake siding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 025 and lies within the Waterfront Business and Historic A districts.

III. WORK SESSION

A) 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 an 116,000 s.f. mixed use building for hotel, residential and retail uses.)

- Ms. DeStefano, the Architect for the project, presented a site plan showing where additional tree buffers would be placed;
- Tree landscaping will be added to screen the Hotel from The Hill;
- The loading area has been re-worked to show the accent corners;
- Vehicles will be forced out onto High Street eliminating the top parking level;
- Residential and retail area will on the first floor;
- A different type roof will be used to relate to The Hill structures;
- Different color red bricks will be used to give a little more depth to the structure;
- The Hill buildings will not be blocked by the Hotel;
- The penthouse will remain and it is not going away;
- Break down the length of the façade by recessing it in a little bit to allow the structure to give variety;
- Asphalt gray shingles will be used and clapboard will be used to separate the hotel from the residential areas;
- Fire wall will be brick and Ms. DeStefano asked the Commission for their comments;
- Chairman Rice stated he felt there was more work to be done on the rear façade since the rear is just as important as the front of the building;
- Chairman Rice asked if any Commission members were having a problem with the use of the clapboard as opposed to using some other rock type material;
- Vice-Chairman Adams stated he was not crazy about the clapboards and the windows that are being proposed are very large;
- Vice-Chairman Adams stated he feels the windows on the residential use will need to be operable;
- Mr. Golumb stated there should be more detail on the rear of the façade;
- Chairman Rice stated he did not want the rear of the building to look institutional;
- An abutter located at 62 Deer Street stated he was unsure of the traffic lanes into the project and out of the project because it will not allow two cars to pass each other. The way it is planned now, one car will have to wait until the other car has passed by;
- Mr. Almeida, an abutter located at 103 High Street inquired about the signage;
- Ms. DeStefano replied signage will be on two locations on the building; one at the corner and the other will be a marquee and of course there will be signage for the retail uses. The proposed lighting will be addressed at Site Review;

- Mr. John Grossman stated he visited the Portland, Maine hotel and added that this building as it is built does not belong in Portsmouth;
- Mr. Katz stated there are concerns with the materials and is not crazy about the clapboards. Something should be done with the rear of the hotel. It is very large and very plain;
- Ms. Fineberg stated her concerns were with the materials and the roof line in the rear section;
- Vice-Chairman Adams stated there are issues that he is overwhelmed about;
- Chairman Rice stated the Commission has worked very hard and wants to see the best possible hotel in appearance at this location. There are issues regarding the clapboards and the banding;
- Ms. Grasso stated she was also concerned about the rear of the building and does not want the plans rushed;
- Ms. Roberts stated she echoes the same concerns as other members of the Commission on the rear façade about being so plain as well as the roof line.
- Ms. Dika stated she appreciated the fact that the applicant has worked so hard on this application and how far it has come. The rear façade does need extra work;
- Ms. DeStefano stated she feels another Work Session would be in order for the reconvened meeting on April 14, 2004 and then on to a Public Hearing at the May 5, 2004 meeting.
- The Commission members all agreed.

Respectfully submitted,

Joan M. Long
Secretary

/jml