

ACTION SHEET

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

7:00 p.m.

May 5, 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; and, Alternates. Richard Katz and Sandra Dika

MEMBERS ABSENT:

ALSO PRESENT: Roger Clum, Assistant Building Inspector



I. OLD BUSINESS

A) The Commission **approved the amendment** to previous approval given on November 5, 2003 for the application of Christiana D’Adamo, owner and Chester P. Keefe, II, Architect, for property located at 54 Bridge Street to allow the approved Marvin windows to be upgraded with sill detail as discussed at that meeting as per plans on file in the Planning Department with the following **stipulation:**

- that should the mullion size be less than 7/8", the applicant return to the Commission for further approval.

Said property is shown on Assessor Plan 126 as Lot 053 and 054 and lies within the Central Business B and Historic A districts.



B) The Commission **approved of the presentation requested by Chester P. Keefe, II** regarding damages to granite and masonry surfaces of buildings within the Historic District A from indiscriminate and haphazard installation of signs, lighting and the installation of surface mounted utilities and suggested a site walk be scheduled at a later date to view various location to view the damages made to building in the Historic District area to discuss remedies to solve the problems. The Commission thanked Mr. Keefe for his excellent and informational presentation,.



C) The Commission **approved the Amendment to previous approval given on September 3, 2003 for the application of 86 Islington Street, LLC, owner** for property located at 86 Islington Street to allow the removal of the wheelchair lift and enclosure from rear of the building next to stair tower. Said property is shown on Assessor Plan 126 as Lot 25 and lies within the Central Business B and Historic A districts.



II. PUBLIC HEARINGS

1) The Commission **tabled** the petition **to the reconvened meeting on May 12, 2004 to allow for further options to be explored for Temple Israel, owner and Burrows and Burrows Real Estate, applicant**, for property located at 170 State Street wherein permission is requested to allow exterior renovations to an existing structure (install a 19' long x 3'6" wide x 3' high fixed awning on front of façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 065 and lies within the Central Business B and Historic A districts.

2) The Commission **approved** the petition as submitted for **Parade Office Mall, owner, and DeStefano Architects, applicant**, for property located at 195 Hanover Street, Lot #1 to construct a 5-story hotel and for 195 Hanover Street, Lot #2 to construct a 5-story retail/residential building w/parking on the rear of the first floor wherein permission is requested to allow an 116,000 s.f. new free-standing building for hotel, residential and retail uses) as per plans on file in the Planning Department with the following **stipulations**:

- **The Commission accepted your request to withdraw the awning portion of the application to be reviewed a second time by the Commission;**
- **That the underside of the wooden balconies be reviewed at a later date by the Commission;**
- **That a 4' x 4' brick and mortar sample be displayed at the site showing the jointing techniques to be reviewed by the Commission;**
- **That a significant sample of the stucco also be displayed at the site and reviewed by the Commission; and,**
- **That the clapboard samples be displayed and reviewed by the Commission.**

Said property is shown on Assessor Plan 125 as Lot 001 and lies within the Central Business B and Historic A districts

3) The Commission **approved** the petition as submitted for **Edmund L. Price, owner, and Anne Whitney, Architect**, for property located on a new vacant lot on Marcy Street wherein permission is requested to allow a new free-standing structure on a vacant lot (construct a 1,250 s.f. single family residence) as per plans on file in the Planning Department with the following **stipulation**:

- **That there be a 10 degree shift in site orientation to more closely align with the adjacent building.**

Said property is shown on Assessor Plan 101 as Lot 053-1 and lies within the General Residence B and Historic A districts.

4) The Commission **approved** the petition as submitted for **Eric Spear, owner, and Robert Maranhas, applicant**, for property located at 57 Mt. Vernon Street wherein permission is requested to allow new construction to an existing structure and demolition of existing garage (removal of garage and replace a new garage on same footprint with additional living space for living room, kitchen area and new roof over existing house to match new addition. New windows and trim will match existing. Said property is shown on Assessor Plan 111 as Lot 031 and lies within the General Residence B and Historic A districts.

5) The Commission **approved** the petition as submitted for **Norman Nardello, owner and John Meehan, applicant, d/b/a Flat Bread Company**, for property located at 138 Congress Street wherein permission is requested to allow exterior renovations to an existing building (replace front windows; restore front clerestory windows; add rooftop equipment at rear; remove shed at rear façade and add windows on rear facade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 010 and lies within the Central Business B and Historic A districts.

6) The Commission **tabled** the petition to the next scheduled meeting on **June 2, 2004 for a work session/public hearing to allow for further options to be explored** for **Mel Reisz, owner, and Home Depot At-Home Services, applicant**, for property located at 49 Market Street wherein permission is requested to allow exterior renovations to an existing structure (replace ten windows on 2nd, 3rd and 4th floors that will match existing grid configurations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 027 and lies within the Central Business B and Historic A districts.

7) The Commission **tabled** the petition to the reconvened meeting on **May 12, 2004 to allow for a site walk to the property at 6:30 p.m. on May 12, 2004 to allow for further options to be explored for the windows** for the petition for **Edward J. Mallon, owner, and Robert Ryan, applicant**, for property located at 42 Middle Street wherein permission is requested to allow exterior renovations to an existing structure (replace 22 windows with Harvey double hung vinyl windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 020 and lies within the Central Business B and Historic A districts.

8) The Commission **tabled** the petition to the reconvened meeting on **May 12, 2004 to allow for further options to be explored for the windows** for **Sandy Lorusso, owner, and James and Mary Reid, option holder**, for property located at 93 State Street wherein permission is requested to allow exterior renovations to an existing structure (replace 34 wood six over six windows with vinylclad six over six windows) as per plans on file in the Planning Department. (said property is shown on Assessor Plan 105 as Lot 020 and lies within the Central Business B and Historic A districts.

IV. ADJOURNMENT

At 11:00 p.m. the motion was made and seconded to adjourn the meeting and meet at the reconvened meeting on May 12, 2004 to complete the Agenda. The motion passed unanimously.

Respectfully submitted,

Joan M. Long
Secretary
Planning Department

/jml