

ACTION SHEET FOR THE JULY 7, 2004 HISTORY DISTRICT COMMISSION

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

TO: John P. Bohenko, City Manager

FROM: Joan M. Long, Planning Department

RE: Actions taken by the Historic District Commission meeting held on July 7, 2004 in the Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire

MEMBERS PRESENT: Chairman, John Rice; Vice-Chairman, David Adams; Members, Ellen Fineberg; John Golumb; Joanne Grasso; Rick Becksted, and Alternates, Richard Katz and Sandra Dika

MEMBERS EXCUSED: Paige Roberts

ALSO PRESENT: Roger Clum, Assistant Building Inspector

.....

PLEASE NOTE: Due to the length of the Agenda, the meeting has been split with Old Business #A, and #B, Public Hearings #1 through #10 and Work Session "A" will be heard on July 7, 2004 in the City Council Chambers; **however, Public Hearings #11 through #17 and Work Sessions "B" through "E" will be heard on the following Wednesday, July 14, 2004 at 7:00 p.m. in the City Council Chambers**

7-07-04 – Site Walk – 6:15 p.m. to 24 Hunking Street
7-07-04 - Site Walk - 6:30 p.m. to 496 Middle Street
7-14-04 - Site Walk – 6:30 p.m. to 127 Parrott Avenue

7:00 p.m.

July 7, 2004

I. OLD BUSINESS

A) Amendment to approval received on January 7, 2004 for the application of Smith, Minch and Frost Properties, owner, located at 159-165 State Street for approval of the brick mortar, the brown stone and the crown molding displayed at the site for Commission members to review as stipulated by the Historic District Commission. Said property is shown on Assessor Plan 107 as Lot 046-3 and lies within the Central Business B and Historic A districts.

The Commission approved the Amendment as presented with the exception of the brown stone that will be approved at a later date.

B) Amendment requested by R.R.J. Properties for property located at 99 Bow Street to an existing approval received on October 1, 2003 wherein permission is requested to

allow exterior fencing at the edge of the parking lot at each side of the building on the river façade as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 054 and lies within the Central Business A and Historic A districts.

The Commission approved the Amendment as presented.

.....

II. PUBLIC HEARINGS

1) Petition for Olde Port Development, owner and DeStefano Architects, applicant, for property located at 125 State Street wherein permission is requested to allow a minor revision to previous approval (west elevation windows and west elevation façade changes) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as lot 057 and lies within the Central Business B and Historic A districts.

The Commission approved the Application as presented.

.....

2) Petition for Kyle Engle, owner, for property located at 24 Hunking Street wherein permission is requested to allow exterior renovations to an existing structure (add skylight to the rear façade “shed” addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 010 and lies within the General Residence B and Historic A districts.

The Commission approved the Application as presented.

.....

3) Work Session/Public Hearing for Joseph M. Coco, owner, for property located at 240 Union Street wherein permission is requested to allow exterior renovations to an existing structure (add a copper ice belt on front façade; replace existing wood windows with Pella wood windows; move door on front façade; add 14 door infill panels; install a rear window; and, add pipe case around existing vent pipe on roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 012 and lies within the Mixed Residential Office and Historic A districts.

The Commission approved the Application as presented.

.....

4) Petition for Judith Tausch, owner, and, Patrick Somers, applicant, for property located at 108 Penhallow Street wherein permission is requested to allow exterior renovations to an existing structure (remove existing gutters and replace with aluminum gutters on Penhallow Street façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 019 and lies within the Central Business B and the Historic A districts.

.....

Since there was no one present to speak to the Application, the Commission tabled the Application to the reconvened meeting on July 14, 2004.

.....

5) Petition for Eric Spear, owner, for property located at 49 Mt. Vernon Street wherein permission is requested to allow replacement of existing fence with a vinyl picket fence as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 31 and lies within the General Residence B and Historic A districts.

The Commission tabled the Application to the reconvened meeting on July 14, 2004 to allow for further options to be discussed at a Work Session/Public Hearing.



6) Petition for Portsmouth Athenaeum, owner and Dowling Corporation, applicant, for property located at rear of 9 Market Square wherein permission is requested to allow a new freestanding structure (an air conditioning condenser at rear of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 026 and lies within the Central Business B and Historic A districts.

The Commission voted that the Application be approved as presented.



7) Petition for Perry Sylverstein, owner, for property located at 19-25 Market Street wherein permission is requested to allow exterior renovation to existing structure (replace a mesh six-panel steel door with a solid six-panel steel door painted to match surrounding wood on rear façade at the bottom of fire escape) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 012 and lies within the Central Business B and Historic A districts.

The Commission voted to table the Application to a work session/public hearing at the next scheduled meeting on August 4, 2004 to allow for further options to be explored.



8) Petition for Riversedge Realty Trust, owner and H. James Balcam, trustee, for property located at 135 Bow Street wherein permission is requested to allow exterior renovations to an existing structure (replace five (5) rotted casement windows with five (5) aluminum clad windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2-1-16 and lies within the Central Business A and Historic A districts.

The Commission voted to approve the application as presented.



9) Petition for David Kirpatrick, owner and Brian Bednarek, option holder, for property located at 10 Humphrey's Court wherein permission is requested to allow exterior renovations to an existing structure (replace garage doors; add aluminum gutters to front and rear façade; and remove awning over front door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 043 and lies within the General Business B and Historic A districts.

The Commission voted to approve the application as presented; however, the Commission found that the request to replace the garage doors is a maintenance issue and does not required Historic District Commission approval.

.....

10) Petition for Nobles Island Condominium Association, owner and Charles Thibedeau, applicant, for property located at 500 Market Street wherein permission is requested to allow exterior renovations to an existing structure (re-roof the rear façade of buildings A, B & C with a Sporema product) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 120 as Lot 002 and lies within the Central Business A and Historic A districts.

The Commission voted to approve the application as presented and advertised.

.....

III. WORK SESSION

A) Work Session requested by McHenry Architecture for property owned by 6-16 Congress, LLC, located at 6-16 Congress Street. Said property is shown on Assessor Plan 117 as Lot 037, 038 and 039 and lies within the Central Business B and Historic A districts. (demolish building and erect a mixed use building for retail, office, and residential condominiums).

- Steve McHenry, the Architect for the project, presented packets to the Commission members adding that this project is important to entire Market Square community and are working hard to make the area an enhancement to the square and, he added, that he felt he completed the job;
 - As far as the records go back, this building was built in 1804 and then added onto little by little; nothing is original;
 - The existing building will be demolished;
 - He explained the elevation drawing to the Commission members;
 - The plan showed that the design of the buildings looks like three building; however, there will be only one building;
 - Underground parking will be through Church Street and will be for egress and ingress of vehicles as well as stairways;
 - Retail space will be on the first floor;
 - He exhibited on the plan where the mechanical equipment and the skylights will be placed;
 - We are negotiating with the City on available street parking;
 - He showed the east and west elevation drawings of the proposed building;
 - The roof will be a composite material that will look like slate and will have a 50 year warranty;
 - The last packet of information was a list of all the materials that will be used on the building;
 - The Commission members all agreed that they approved of the plan and had no problems with it
 - Mr. McHenry felt that he was ready for a Public Hearing at the next scheduled meeting on August 4, 2004;
 - The Commission members all agreed that the application was ready for a Public Hearing.
-

IV. ADJOURNMENT

There being no further business to come before the Commission, at 10:00 p.m. the motion was made and seconded to adjourn and meet at the reconvened meeting on July 14, 2004 the following Wednesday to complete the Agenda.

Respectfully submitted,

Joan M. Long
Secretary
Planning Department

jml