

**ACTION SHEET FOR THE HISTORIC DISTRICT COMMISSION MEETING OF JULY 7, 2004  
RECONVENED ON JULY 14, 2004**

**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; Paige Roberts; Joanne Grasso; Rick Becksted, and Alternates, Richard Katz and Sandra Dika

**MEMBERS EXCUSED:**

**ALSO PRESENT:** Roger Clum, Assistant Building Inspector

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**7-14-04 - Site Walk – 6:30 p.m. to 127 Parrott Avenue**

**7:00 p.m.**

**July 7, 2004  
RECONVENED ON  
July 14, 2004**

At this time, the Commission took a few minutes in memory of Dorothy Vaughan who had passed away early this morning.

**I. OLD BUSINESS**

At this time, Chairman Rice suggested that the rules be suspended and move Work Session “E” to the top of the Agenda. The motion was made and seconded to move Work Session “E” for the City of Portsmouth to the top of the Agenda. The motion passed unanimously with a 7 – 0 vote.

**E) Work Session requested by Peter Rice, City of Portsmouth Engineer, for property owned by the City of Portsmouth located 2 Deer Street (corner of Deer/Market Streets). Said property is shown on Assessor Plan 118 as Lot 012 and lies within the Central Business B and Historic A districts. (upgrade to wastewater pumping station)**

- Mr. Peter Rice, the Engineer for the Water and Sewer Department and Mr. David Allen, the Deputy Director/City Engineer stated that the City has a long term plan for raw sewerage.
- The EPA has directed that this pumping station be upgraded;
- The location of the pumping station is the gateway to the City.
- This project is been planning stages for quite a while and is within our budget to improve the aesthetics of this property.

- Have met with the Chamber of Commerce and abutters in preparation for this project;
- A rendering was presented for the project;
- The cupola design at the top of the rendering will not be used;
- Brick will be placed over two pipe vents to make it resemble chimneys;
- The Commission felt the roof design should be changed to a gable roof;
- The Commission inquired about the landscaping on the rendering if it was conceptual;
- Mr. Rice stated that there was money in the budget for a sidewalk; new lighting; landscaping; and there will be a new curb cut to allow vehicles for ingress to the site on Market Street or egress onto Deer Street;
- The Commission members all agreed that they approved of the plan with minor revisions and suggested the applicant make application for a Public Hearing.

**A) 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. This application was tabled at the July 7, 2004 meeting to the reconvened meeting on July 14, 2004.

- The Commission approved the petition as presented and advertised.

**B) Work Session/Public Hearing 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. This application was tabled at the July 7, 2004 meeting to the reconvened meeting on July 14, 2004.

- The Commission approved the petition as presented using the picket fence as pictured on the lower portion of the presentation made at the meeting.

## II. PUBLIC HEARINGS

**11) Work Session/Public Hearing for Charles and Meaghan Cullinane, owners,** for property located at 496 Middle Street wherein permission is requested to allow exterior renovations to an existing structure (replace eleven (11) windows with Harvey vinyl windows with simulated divided lights with permanently affixed exterior grids) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 021 and lies within the Mixed Residential Office and the Historic A districts.

- The Commission tabled the petition to the August 4, 2004 meeting to allow for other options to be explored.

**12) Petition for Arthur T. McDonald Realty Trust, owner, and Suzanne Brown, Trustee,** for property located at 67 Mark Street wherein permission is requested to allow exterior renovations to an existing structure (replace windows with Harvey vinyl double hung six over six windows with permanently affixed exterior grids or as an alternate choice – Majesty windows with interior wood, clad on outside) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 051 and lies within the Mixed Residential Office and Historic A districts.

- The Commission approved the petition using the Majesty windows as presented at the meeting.

**13) Work Session/Public Hearing requested by JSA Architects for property owned by the Parrott Avenue-Compass Care** and located at 127 Parrott Avenue wherein permission is requested to allow construction of a new two-story 539 s.f. addition onto an existing structure at rear façade of property and will match the addition completed in 2001) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 115 as Lot 003 and lies within the Mixed Residential Office and Historic A districts.

- The Commission approved the petition as presented.

**14) Work Session/Public Hearing requested by Chester P. Keefe, II**, for property located at 54 Bridge Street, to discuss window mullion samples with dimensions as requested by the Commission at the May 6, 2004 meeting. Said property is shown on Assessor Plan 126 as Lots 053/054 and lies within the Central Business B and Historic A districts.

- The Commission approved the request to use 7/8" mullions on the windows rather than use mullions that were less than 7/8".

**15) Work Session/Public Hearing for 100 Islington Street Condo Association, owner**, for property located at 100 Islington Street wherein permission is requested to allow exterior renovations to an existing structure (remove existing masonite siding and replace with Certainteed vinyl siding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 137 as Lot 025 and lies within the Central Business B and Historic A districts.

- The Commission tabled the petition to the August 4, 2004 meeting for a work session to discuss further options and a site walk has been scheduled on August 4, 2004 at 6:15 p.m. prior to the meeting.

**16) Petition for Coventry Assets, Ltd., owner**, for property located at 30 Penhallow Street wherein permission is requested to allow exterior renovations to an existing structure (removal of two (2) obsolete rooftop venting dormers in poor condition. Replacement of roof to be slate in same roof plane as existing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 042 and lies within the Central Business B and Historic A districts.

- The Commission approved the petition as presented.

**17) Petition for Arthur McManus, owner**, for property located at 115 South Street wherein permission is requested to allow new construction to existing structure (construct a 13' x 13' three-season porch in rear of existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110, Lot 10 and is located in the General Business B and Historic A districts.

- The Commission approved the petition as submitted with the stipulation the lattice work below the three-season porch be vertical to match the porch on the front façade rather than diagonal.

### III. WORK SESSIONS

**B) Work Session requested by William S. Dogan, Architect**, for property owned by Greenway Financial, LLC located at 79 Daniel Street. Said property is shown on Assessor

Plan 107 as Lot 10 and lies within the Central Business B and Historic A districts. (expansion to rear of building; restore street front; add two windows on left elevation; and, raise roof line)

- Mr. Dogan stated his client was proposing to expand the building to the rear to allow for condominiums as well as on the third floor;
- The increase in height at the ridge will be three to four feet and will extend back to the rear approximately ten feet;
- The existing building will be gutted out;
- The front façade will up-graded but there will be no physical alterations;
- Clapboards will be replaced with clapboards on the side of the building and front façade will remain brick;
- The Commission stated that a site walk would be a good idea before the next meeting on August 4, 2004 as well as another work session.

**C) Work Session requested by Matthew Moreland, for property owned by Hayscale Realty Trust** located at 327 Chapel Street. Said property is shown on Assessor Plan 135 as Lot 022 and lies within the Central Business B and Historic A districts. (add second floor to make three residential condo units).

**D) Work Session requested by Scott Warren, owner,** for property located at 132 Chapel Street. Said property is shown on Assessor Plan 106 as Lot 006 and lies within the Central Business B and Historic A districts. (remove aluminum siding and replace with cedar shingles; and, replace all windows except dormer windows)

- Scott Warren stated he was proposing to remove the aluminum siding and replace with cedar shingles as well as replace all windows with the exception of the dormer windows; however, he has not decided what kind of window to go with;
- When the wind is blowing, the salt pile causes problems to his building;
- His closest abutter is very much in favor of his proposal;
- The existing metal fencing will be replaced with cedar fencing;
- Presented photographs of the building to show the need for renovations;
- The Commission suggested another work session would be helpful after he looks into all the options for the windows and the siding.

#### 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 to the next scheduled meeting on August 4, 2004.

Respectfully submitted,

Joan M. Long  
Secretary

/jml