

**ACTION SHEET**

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

7:00 p.m.

November 6, 2002

**TO:** John P. Bohenko, City Manager  
**FROM:** Joan M. Long, Planning Department  
**RE:** Actions taken by the Historic District Commission meeting held on November 6, 2002 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; City Council Representative, Joanne Grasso; Planning Board Representative, Paige Roberts; Alternates, Maija Hibbard and Richard Katz

**MEMBERS EXCUSED:** Rick Becksted

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

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**I. OLD BUSINESS**

**A)** Voted to accept a request to **withdraw** the petition for 325 State Street, LLC, owner, for property located on Porter Street to allow approved design (February 6, 2002) to remove three windows and provide access doors for the servicing of the sprinkler equipment at the Fleet Street façade of the lot. Said property is shown on Assessor Plan 117 as Lots 046 and 036-2 and lies within the Central Business B and Historic A districts.

**II. PUBLIC HEARINGS**

**1)** Voted to **grant as presented** the petition for Seacoast Newspapers, owner, for property located at 111 Maplewood Avenue wherein permission is requested to allow a new free-standing structure (erect a 10' x 12' shed on the right façade of existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 008 and lies within the Central Business A and Historic A districts.

**2)** Voted to **grant as presented** the petition for Frank Roth, owner, for property located at 84 Gates Street wherein permission is requested to allow exterior renovations to an existing structure (move two existing windows located on the third floor rear façade to the same façade only higher and closer together) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 075 and lies within the General Residence B and Historic A districts.

**3)** Voted to **grant as amended (that the three lite transom remain over the door)** the petition for Edward V. Sabatini, owner, for property located at 19 Rogers Street wherein permission is requested to allow exterior renovations to an existing structure (replace existing slider windows with true divided light windows resembling the original porch storm windows and remove existing aluminum siding and restore original wood clapboards underneath) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 040 and lies within the Mixed Residential Office and Historic A districts.

**4)** Voted to **grant as presented** the petition for Jay McSharry, owner, for property located at 244 South Street wherein permission is requested to allow exterior renovations to an existing structure (remove existing back porch and deck and construct a 28'6" x 14'8" deck onto the rear façade of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 003 and lies within the Single Residence B and Historic A districts.

**5)** Voted to **accept** a request to **withdraw** the segment of the application "*to possibly add a parapet to screen mechanical equipment*"; however, the Commission voted to **table** the remainder of the application for Fleet Bank, owner, and Petersen Engineering, applicant, to the next scheduled meeting on **December 4, 2002** to allow for further options to be explored for the placement of the HVAC units for property located at 3 Pleasant Street wherein permission is requested to allow exterior renovations to an existing structure (replace 2 existing rooftop HVAC units with 2 new units and possibly add parapet to screen mechanical equipment). Said property is shown on Assessor Plan 107 as Lot 031 and lies within the Central Business B and Historic A districts.

### **III. APPROVAL OF MINUTES**

Vice-Chairman Adams made a motion to approve the minutes from the meeting of October 2, 2002 and was seconded and approved unanimously with a 7 – 0 vote.

### **IV. WORK SESSIONS**

**A) Work Session requested by Lisa DeStefano for property owned by Black Swan Realty Trust**, located at 796 Middle Street. Said property is shown on Assessor Plan 153 as Lot 008 and lies within the General Residence A and Historic A districts. (Add addition to the rear to allow for condominium units to be built within the structure and barn).

- Paving will be broken up to allow for green space;
- The addition will be located in an extremely wooded area of the lot;
- Screening will remain and cannot be seen from the street;
- The west elevation shows a court yard;
- The Commission members felt the addition was massive for a New England style farm house;
- The character of the house will change and the addition will not enhance the neighborhood;
- The Commission feels the barn looks like a gift shop;
- The Commission members feel a site walk to the property would be very beneficial;
- The Commission feels the plans need to be tweaked further;

- The Commission feels the development of the building is inappropriate;
- Concerned about the vertical boards on the barn;
- Concerned the addition to too large for the site;
- Concerned about the scale of the project;
- Concerned about taking down a portion of the barn;
- The Commission felt the project had an institutional look and the area is very residential; therefore, a little more character should be added;
- The Commission felt that the North elevation is over-loaded with windows;
- Ms. DeStefano assured the Commission that there would be no large trees removed and that smaller trees would be added.

The Commission members and the applicant agreed that a Site Walk to the property would be scheduled for Saturday, November 23, 2002 at 9:30 a.m.

**B) Work Session requested by Steven McHenry for property owned by John and Nancy Grossman** located at 170 Mechanic Street. Said property is shown on Assessor Plan 102 as Lot 007 and lies within the General Residence B and Historic A districts. (Add a one-story addition to allow for a bedroom and bathroom on the north façade of existing house and add a small porch to the rear of home).

At the request of John and Nancy Grossman, this application has been withdrawn.

**C) Work Session requested by GZA Geo Environmental for property owned by The Salvation Army** located at 15 Middle Street. Said property is shown on Assessor Plan 126 as Lot 012 and lies within the Central Business B and Historic A districts. (replace windows)

- Using vinyl windows were discussed;
- The Commission suggested that the applicant look at a previously approved application for property located at 73 Daniel Street on the corner of Penhallow and Daniel Streets where the windows approved were the Anderson wood vinyl clad windows.

The Commission members and the applicant agreed to a Site Walk to the property would be scheduled on Saturday, November 23, 2002 at 9:00 a.m.

#### **IV. ADJOURNMENT**

At 9:30 p.m., the motion was made and seconded and approved unanimously to adjourn the meeting to the next scheduled meeting on December 4, 2002.

Respectfully submitted,

Joan M. Long  
Secretary

/jml