

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

7:00 p.m.

June 1, 2005

**MEMBERS PRESENT:** Chairman John Rice; Vice-Chairman David Adams; Councilor Joanne Grasso; Ellen Fineberg; and Alternates, Richard Katz and Sandra Dika

**MEMBERS EXCUSED:** Kenneth Smith and John Golumb

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

.....

**II. PUBLIC HEARINGS**

**1. Petition for Joseph and Jennifer Almeida, owners** for property located at 33 Blossom Street wherein permission is requested to allow exterior renovations to an existing building (remove vinyl siding and replace with clapboard, replacement of windows and doors, add granite steps to front entry and installation of a chimney cap) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 2 and lies within the General Residence B and Historic A districts.

**The Commission voted to: Approve the petition as presented with the stipulation that Vice Chairman David Adams give the final approval of the chimney cap after an onsite review.**

**2. Petition for Mark Moses, owner** for property located at 426 State Street wherein permission is requested to allow exterior renovations to an existing building (install 4 Velux wood hinged roof windows, 30<sup>5/8"</sup> x 55") as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 14 and lies within the Central Business B and Historic A districts.

**The Commission voted to: Approve the petition as presented with the amendment that there only be two skylights installed in the center of the roof, between the chimneys, as illustrated in the drawing submitted to the Commission.**

**3. Petition for Esther Kennedy, owner** for property located at 41 Pickering Ave. wherein permission is requested to allow exterior renovations to an existing building (install french doors at rear of house) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 25 and lies within the Waterfront Business and Historic A districts.

**The Commission voted to: Approve the petition as presented with the amendment that the applicant use the four (4) foot nominal french doors as indicated on the cut sheet submitted to the Commission.**

**4. Petition for Deer Street Associates, owner** for property located at 165 Deer Street wherein permission is requested to allow exterior renovations to an existing building (addition of a new covered entry and porte cochere and window replacement) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 17 and lies within the Central Business B and Historic A districts.

**The Commission voted to: Approve the petition as presented.**

**5. Petition for Whalesback Light, owner** for property located at 96 State Street wherein permission is requested to allow modifications to an existing approval (amend previously approved spiral staircase with mini JOMY retractable ladder) as per plans on file with the Planning Department. Said property is shown on Assessor Plan 107 as Lot 52 and lies within the Central Business B and Historic A districts.

**The Commission voted to: Approve the petition as presented.**

**6. Petition for Deirdre and Tom Hammer, owners** for property located at 115 Court Street wherein permission is requested to erect a new free standing structure (install fencing and downspouts) as per plans on file with the Planning Department. Said property is shown on Assessor Plan 116 as Lot 23 and lies within the Mixed Residential Office and Historic A districts.

**The Commission voted to: Approve the petition as presented with the addition of a flat board cap on the fence with a 6 ½ inch dimension.**

**7. Petition for Nina Shore, owner and Bob Maranhas, applicant** for property located at 18 Mt. Vernon Street wherein permission is requested to allow exterior renovations to an existing building (redesign roof, add shed dormer to the rear with windows, add patio door and a deck to the rear) as per plans on file with the Planning Department. Said property is shown on Assessor Plan 111 as Lot 27 and lies within the General Residence B and Historic A districts.

**The Commission voted to: Approve the petition as presented.**

### **III. WORK SESSIONS**

**A) Work Session for Paul J. Carney, owner** for property located at 54 Rogers Street wherein permission is requested to allow exterior renovations and perform new construction on an existing building (addition to the rear of existing house to convert from a two story to a three story, add shed dormers at roof level, add new front landing, add a second floor to existing garage/barn/carriage house and remove the existing aluminum siding and replace with clapboards) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 44 and lies within the Mixed Residential Office and Historic A districts.

**The Commission recommended: A public hearing.**

**B) Work Session for Michael and Claudette Barker, owners** for property located at 5 Hancock Street wherein permission is requested to allow exterior renovations and perform new construction on an existing building (remove existing roof and addition of second story with gable roof, add two story addition at right side and extensive exterior renovations). Said property is shown on Assessor Plan 103 as Lot 86 and lies within the Mixed Residential Office and Historic A

districts.

**The Commission recommended: A site walk and a public hearing.**

**C) Work Session for HarborCorp, LLC, owner** for property located on Russell St., Deer St., and Maplewood Avenue wherein permission is requested to erect a new free standing structure (to review preliminary proposals to construct a 200 room hotel with 20,000 ± sq. ft. conference facility and 680 ± car parking garage). Said property is shown on Assessor Plans 119 as Lot 001, Plan 118, Lot 28, Plan 124, Lot 12 and Plan 125, Lots 20 and 21 and lies within the Central Business A and Historic A districts.

**The Commission recommended: Another work session.**

**D) Work Session for Marilyn P. Rath, owner and Gretchen Porter, applicant** for property located at 112 Penhallow Street wherein permission is requested to allow exterior renovations and perform new construction on an existing building (build 2<sup>nd</sup> story on rear half of building attached to the existing 2<sup>nd</sup> story front half of the building). Said property is shown on Assessor Plan 106 as Lot 20 and lies within the Central Business B and Historic A districts.

**The Commission recommended: Another work session.**

**E) Work Session for David Perrault, owner** for property located at 300 Court Street wherein permission is requested to allow exterior renovations to an existing building (add decks and windows to rear of existing structure). Said property is shown on Assessor Plan 108 as Lot 12 and lies within the Mixed Residential Office and Historic A districts.

**The Commission recommended: A public hearing.**

#### **IV. ADJOURNMENT**

At 10:45 p.m. a motion was made to adjourn the meeting and the motion passed with a 6–0 vote.

Respectfully submitted,

Christina V. Staples  
Secretary for the HDC

/Cs