

**ACTION SHEET**

**MEETING OF THE HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE  
1 JUNKINS AVENUE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 p.m.**

**June 13, 2007  
to be reconvened on June 20, 2007**

**MEMBERS PRESENT:** Chairman Sandra Dika, Vice-Chairman John Golumb; Members, David Adams, Ellen Fineberg, Richard Katz, City Council Representative Ned Raynolds, and Alternates John Wyckoff and Elena Maltese

**MEMBERS EXCUSED:** Planning Board Representative Jerry Hetjmanek

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

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**I. OLD BUSINESS**

A) Approval of minutes – April 25, 2007

**It was moved, seconded, and passed unanimously to approve the minutes as presented.**

Approval of minutes – May 2, 2007

**It was moved, seconded, and passed unanimously to approve the minutes as presented.**

B) Request for one year extension of the Certificate of Appropriateness for 10 Commercial Alley and at Penhallow Street – Perry Silverstein.

**The Commission voted (7-0) to grant the one year extension of the Certificate of Appropriateness.**

**II. PUBLIC HEARINGS**

1. Petition of **Robert F. and Diane R. Vieira, owners**, for property located at **32 Manning Street**, wherein permission is requested to allow a new free standing structure (install condenser at corner of house) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 68 and lies within the General Residence B and Historic A Districts.

**After due deliberation, the Commission voted (7-0) that the request be approved as presented.**

2. Petition of **National Block II, LLC, owner**, for property located at **111 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace double entrance doors, replace single door, replace four first floor windows with custom operable folding windows) and allow new construction to an existing structure (construct portico over entrance) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 50 and lies within the Central Business B and Historic A Districts.

**After due deliberation, the Commission voted (5-2) to deny the request based on the following reasons: the Commission had concerns with the first floor window proposal, in particular, the design and look of the screens. In addition, they felt that the portico proposed for the front entrance door was not in keeping with Article 10, Section 10-1004, B 1. of the city's Zoning Ordinance.**

3. Petition of **Middle Street Townhouse Association, owner**, and **Brian Maguire, applicant**, for property located at **774 Middle Street**, wherein permission is requested to allow new free standing structures (install wall mounted fence, install privacy fence) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 153 as Lot 9 and lies within the General Residence A and Historic A Districts.

**After due deliberation, the Commission voted (7-0) that the request be approved as presented with the withdrawal of the privacy fence from the application.**

4. Petition of **Kathryn C. Saunders, owner**, for property located at **140 Newcastle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (remove aluminum siding to expose existing wood clapboards, restore door surround and replace corbels) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 26 and lies within the Single Residence B and Historic A Districts.

**After due deliberation, the Commission voted (7-0) that the request be approved as presented.**

5. Petition of **March Twenty-Two, LLC, owner**, for property located at **58 State Street**, wherein permission is requested to allow an amendment to a previously approved design (add spiral staircase from 3<sup>rd</sup> floor deck to 4<sup>th</sup> floor deck, change door and window combination to a pair of windows on 3<sup>rd</sup> floor, add masonry opening in faux firewall on 3<sup>rd</sup> floor, combine two shed dormers into one on 4<sup>th</sup> floor, change single French door to double French doors on 4<sup>th</sup> floor, change pair of windows to a door and window on 4<sup>th</sup> floor) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 12 and lies within the Central Business B and Historic A Districts.

**After due deliberation, the Commission voted (6-1) that the request be approved as presented.**

6. Petition of **Kyle Engle, owner**, for property located at **24 Hunking Street**, wherein permission is requested to allow a new free standing structure (construct 5' x 7' storage shed) as per plans on file in the Planning Department. Said property is located on Assessor Plan 102 as Lot 10 and lies within the General Residence B and Historic A Districts.

**After due deliberation, the Commission voted (7-0) that the request be approved as presented with the stipulation that the roof pitch be 12/12.**

7. Petition of **Jonathan Watson Sobel Revocable Trust, owner**, for property located at **49 Sheafe Street**, wherein permission is requested to allow demolition of an existing structure (demolish 49 Sheafe Street garage) and allow a new free standing structure (construct new garage) and allow new construction to an existing structure (repair and reconstruct garage on Custom House Court with single family dwelling above) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 21 and lies within the Central Business B and Historic A Districts.

**After due deliberation, the Commission voted (7-0) that the request be approved as presented with the withdrawal of the Custom House Court garage with dwelling unit from the application.**

8. Petition of **Jeffrey H. Marple, owner**, for property located at **37, 39 and 51 Hanover Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace wood clapboard with cementitious clapboard, replace all windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 24 and 24-1 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

**After due deliberation, the Commission voted (7-0) that the request be approved as presented with the stipulations that smooth Hardi siding be used and that the windows be aluminum clad with wood interiors.**

### **III. WORK SESSIONS**

A) Work Session requested by **Catalpa Realty, LLC, owner**, for property located at **249 Islington Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing addition) and allow new construction to an existing structure (construct new addition with residential units). Said property is shown on Assessor Plan 138 as Lot 43 and lies within the Central Business B and Historic A Districts.

**The Commission recommended another work session.**

**IV. ADJOURNMENT**

**At 10:35 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.**

Respectfully submitted,

Liz Good  
HDC Secretary