

ACTION SHEET

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

**October 1, 2008
to be reconvened on October 8, 2008**

MEMBERS PRESENT: Chairman Sandra Dika; Vice-Chairman Richard Katz; Members; John Wyckoff, Elena Maltese, Tracy Kozak; City Council Representative Eric Spear; Alternates Joe Almeida, George Melchior

MEMBERS EXCUSED: Planning Board Representative Paige Roberts

ALSO PRESENT: Roger Clum, Assistant Building Inspector

I. OLD BUSINESS

A. Approval of minutes - September 3, 2008

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

B. Petition of **Bow Street Condominium Association, owner**, and **Thomas A. Frangos, applicant**, for property located at **111 Bow Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace siding and trim with composite materials) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 55 and lies within the Central Business A, Historic A, and Downtown Overlay Districts. *(This item was postponed at the September 3, 2008 meeting to a work session/public hearing at the October 1, 2008 meeting.)*

After due deliberation, the Commission voted that the request be approved as presented with the following stipulations:

- 1) That clapboards remain on the visible sides of the original structure (street side and right side).**
- 2) That Hardiplank is used on the remainder of the structure (left side and entire addition).**
- 3) That Miratec (smooth finish) is used for the corner boards.**
- 4) That aluminum is used on the rakes of the gable ends on the non-visible side (right**

side.)

- 5) That aluminum is not used on the rakes of the gable ends on the visible side (right side).**

C. Petition of **7 Islington Street, LLC, owner**, for property located at **40 Bridge Street**, wherein permission is requested to allow an amendment to a previously approved design (change footprint at west elevation to reflect lot line adjustment, eliminate street level parking garage, retain two parking spaces at rear with gate, replace east gate and grilles with windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor plan 126 as Lot 52 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

D. Request for a one year extension of the Certificate of Appropriateness for 10 State Street – Submitted by Pier II, LLC

After due deliberation, the Commission voted to grant a one year extension of the approval dated October 3, 2007. The new approval now expires on October 1, 2009.

II. PUBLIC HEARINGS

1. Petition of **7 Islington Street, LLC**, for property located at **40 Bridge Street**, wherein permission was requested to allow an amendment to a previously approved design (change footprint on west elevation to reflect lot line adjustment, eliminate street level parking garage, replace parking garage gates and grilles with windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 52 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

After due deliberation, the Commission voted that the request be approved as presented.

2. Petition of **Gates Street Condominium Association, owner**, and **Dan Desrochers, applicant**, for property located at **213 Gates Street**, wherein permission was requested to allow exterior renovations to an existing structure (install gutters and downspouts) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 8 and lies within the General Residence B and Historic A Districts.

After due deliberation, the Commission voted that the request be approved as presented with the following stipulation:

- 1) That the downspouts are blind fastened to the structure.**

3. Petition of **Bernard A. Cohen, owner**, for property located at **28 Mark Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 53 and lies within the Mixed Residential Office and Historic A Districts.

After due deliberation, the Commission voted that the request be approved as presented.

4. Petition of **Joseph G. Cunningham, owner**, for property located at **195 Washington Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows, replace door, install gutters and downspouts, and restore rear trim/soffit to its original size) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 78 and lies within the General Residence B and Historic A Districts.

After due deliberation, the Commission voted that the request be approved as presented.

5. Petition of **John P. McGee, Jr., owner**, for property located at **222 Court Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 33 and lies within the Mixed Residential Office and Historic A Districts.

After due deliberation, the Commission voted that the request be approved as presented with the following stipulation:

- 1) **That the rear door will be style number S104 (rectangular pane of glass) as indicated on the submitted plans.**

6. Petition of **Naber Realty, LLC, owner**, and **Adnan Al-Darraji, applicant**, for property located at **515-517 Middle Street**, wherein permission was requested to allow demolition of an existing structure (demolish fire damaged area at rear of building) and allow new construction to an existing structure (construct two story addition on original footprint) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 17 and lies within the Mixed Residential Office and Historic A Districts.

After due deliberation, the Commission voted that the request be approved as presented with the following stipulation:

- 1) **That the garage door, model number HDG/2050 (Short Elegant, no windows) is used.**

7. Petition of **Gloria M. Guyette, owner**, for property located at **7 Hancock Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace first floor windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 87 and lies within the Mixed Residential Office and Historic A Districts.

After due deliberation, the Commission voted that the request be approved as presented with the following stipulation:

- 1) **That the windows of the house have a two over one grid pattern.**
- 2) **That the smaller windows on the sides of the bays, the small window on the second floor on the right side of the structure and the rear addition all have a one over one**

pattern.

- 3) That the grids are permanently applied to the exterior of the windows.**
- 4) That this approval applies to all windows in the structure.**

III. ADDITIONAL BUSINESS

A. Review of HDC Rules and Regulations Draft document – *(This item was postponed at the September 10, 2008 meeting to the October 1, 2008 meeting.)*

The Commission reviewed the document and recommended minor changes to it.

IV. ADJOURNMENT

At 9:30 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Recording Secretary