

ACTION SHEET

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

February 4, 2009

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

MEMBERS EXCUSED: Planning Board Representative Paige Roberts; Elena Maltese

ALSO PRESENT: David Holden, Planning Director

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I. NEW BUSINESS

A. Election of Officers – Chairman, Vice Chairman

Chairman Dika was unanimously re-elected as Chairman of the Historic District Commission.

Vice Chairman Richard Katz was unanimously re-elected as Vice Chairman of the Historic District Commission.

II. OLD BUSINESS

B. Approval of minutes – December 10, 2008

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

Approval of minutes – January 7, 2009

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

III. PUBLIC HEARINGS

1. Petition of **1827 Sheafe House Condominium Association, owner**, for property located at **159 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove existing slate roof on front elevation and replace with asphalt shingles, add snow guards) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 46-3 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 with the following amendments:

- 1) That GAF Grand Slate shingles are used.**
- 2) That the snow guards are to be made of copper or have a copper finish.**

2. Petition of **OAL Properties, LLC, owner, and Pesce Blue, applicant**, for property located at **103 Congress Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove door at left of building on front facade, relocate door to right of building on front facade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6-106 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.

3. Petition of **51 Islington Street, LLC, owner**, for property located at **51 Islington Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing building) and allow two new free standing structures (construct two multi-story buildings, one with a retail and residential component, and the other with residential units only, and where the applicant proposes to construct the structures in three phases) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 33 and lies within the Central Business B and Historic A Districts.

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

- 1) That the windows are set back a minimum of 2” on the Islington Street structure.**
- 2) That the “or equal” clause pertaining to the materials is removed from the application.**
- 3) That Exhibit 1 from the submitted color schemes set is used.**

IV. WORK SESSIONS

A. Work Session requested by **Walter G. Ziebarth and Michelle White, owners**, for property located at **3 Marsh Lane**, wherein permission was requested to allow demolition of an existing structure (demolish existing garage and mudroom) and allow new construction to an existing structure (construct two car garage with living space above). Said property is shown on Assessor Plan 123 as Lot 6 and lies within the General Residence A and Historic A Districts.

The Commission recommended a site walk and another work session.

B. Work Session requested by **Brent Schmitt and Alexandra A. Chan, owners**, for property located at **300 Cass Street, Unit 2**, wherein permission was requested to allow exterior renovations to an existing structure (add second story deck to rear elevation, install spiral staircase from deck to grade, replace existing window with door). Said property is shown on Assessor Plan 147 as Lot 21 and lies within Mixed Residential Office and Historic A Districts.

The Commission recommended a public hearing.

C. Work Session requested by **Alison J. and Christopher J. Pyott, owners**, for property located at **774 Middle Street, Unit #4**, wherein permission was requested to allow new construction to an existing structure (construct new two-story addition on west elevation). Said

property is shown on Assessor Plan 153 as Lot 9 and lies within the General Residence A and Historic A Districts.

The Commission recommended a public hearing.

V. ADJOURNMENT

At 10:20 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Recording Secretary