

ACTION SHEET

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

October 7, 2009

MEMBERS PRESENT: Chairman Sandra Dika; Vice-Chairman Richard Katz; Members; John Wyckoff, Tracy Kozak, Elena Maltese; Planning Board Representative Paige Roberts; Alternates Joseph Almeida, George Melchior

MEMBERS EXCUSED: City Council Representative Eric Spear

ALSO PRESENT: Roger Clum, Assistant Building Inspector

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A work session on sustainability was held prior to the meeting from 6:30 – 7:30 p.m.

I. OLD BUSINESS

A. Approval of minutes – August 5, 2009

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

Approval of minutes – September 2, 2009

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

B. Petition of **Streetscapes Properties, LLC, owner**, for property located at **110 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace first floor windows) as shown on the Planning Department. Said property is shown on Assessor Plan 107 as Lot 53 and lies within the Central Business B and Historic A Districts. *(This item was postponed at the September 2, 2009 meeting to the October 7, 2009 meeting.)*

At the applicant's request, the Commission voted to postpone the application to a time uncertain.

C. Petition of **Portsmouth Housing Authority, owner**, for property located at **140 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (storage shed) as shown on the Planning Department. **Withdrawn**

per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 38 and lies within the Mixed Residential Office and Historic A Districts.

The applicant has withdrawn the application from consideration at this time.

D. Petition of **Robert W. Morin III Revocable Trust, owner**, for property located at **20 Partridge 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 101 as Lot 8 and lies within the General Residence B and Historic A Districts. *This item was postponed at the September 2, 2009 meeting to the October 7, 2009 meeting.*)

After due deliberation, the Commission voted to approve the application as presented. The Commission also granted permission to replace the window sills and trim with Azek.

II. PUBLIC HEARINGS

1. Petition of **John R. Maher, owner, and Skye Maher, applicant**, for property located at **240 Middle Street**, wherein permission was requested to allow new construction to an existing structure (install solar hot water system on roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 10 and lies within the Mixed Residential Office and Historic A Districts.

After due deliberation, the Commission voted to postpone the application to the November 4, 2009 meeting for a site walk and a work session/public hearing.

2. Petition of **Sheri M. Keniston, owner**, for property located at **569 Middle Street**, wherein permission was requested to allow a new free standing structure (construct 8'x12' storage shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 147 as Lot 15 and lies within the Mixed Residential Office and Historic A Districts.

After due deliberation, the Commission voted to approve the application as presented.

3. Petition of **Robert A. Ricci Revocable Trust and Elizabeth Batick-Ricci Revocable Trust, owners**, for property located at **31 Richards Avenue**, wherein permission was requested to allow exterior renovations to an existing structure (construct new railing system) and to allow a new free standing structure (remove fencing, install new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 128 as Lot 2 and lies within the General Residence A and Historic A Districts.

After due deliberation, the Commission voted to approve the application as presented.

4. Petition of **James T. Ball, owner, and Timothy Finelli, applicant**, for property located at **297-299 South Street**, wherein permission was requested to allow a new free standing structure (install gate across driveway) as per plans on file in the Planning Department. Said

property is shown on Assessor Plan 111 as Lot 23 and lies within the General Residence B and Historic A Districts.

After due deliberation, the Commission voted to approve the application as presented.

5. Petition of **Middle Union Condominium Association, owner, and Alexandra Gamble, applicant**, for property located at **496 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace clapboards with composite material) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 21 and lies within the Mixed Residential Office and Historic A Districts.

After due deliberation, the Commission voted to deny the application for the following reasons:

1) The Commission felt the use of the composite material was inappropriate for the structure and its prominent location in the Historic District.

6. Petition of **Richard K. Horowitz and Catherine J. Baker, owners**, for property located at **127 Gates Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove wood gutters/downspouts, replace with aluminum gutters/downspouts) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 97 and lies within the General Residence B and Historic A Districts.

After due deliberation, the Commission voted to approve the application as presented with the following stipulation:

1) That the front downspouts are encased in wood.

7. Petition of **Argeris N. and Eloise M. Karabelas, owners**, for property located at **461 Court Street**, wherein permission was requested to allow new construction to an existing structure (construct pergola) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 7 and lies within the Central Business B and Historic A Districts.

After due deliberation, the Commission voted to approve the application as presented.

8. Petition of **Susan S. Lohse Revocable Trust, owner, Susan Lohse, trustee, and Neil F. Gallagher, applicant**, for property located at **478 Marcy Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace wood decking on porch and stairs with composite material) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 74 and lies within the General Residence B and Historic A Districts.

After due deliberation, the Commission voted to approve the application as presented.

9. Petition of **Deer Street Associates, owner**, for property located at **157 Deer Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove brick veneer, replace with vinyl siding and composite trim) 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, Historic A, and Downtown Overlay Districts.

After due deliberation, the Commission voted to postpone the application to the October 14, 2009 meeting so that the applicant can present other alternatives.

10. Petition of **51 Islington Street, LLC, and Arthur E. and Joan T. Jones, owners**, for property located at **51 Islington Street**, wherein permission was requested to allow amendments to a previously approved design (eliminate townhouse structure, addition of at-grade landscaped parking, minor adjustment to front building footprint, change of various windows to patio doors, addition of two inverted decks with brackets, addition of downspout locations) 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 to postpone the application to a work session/public hearing at the October 14, 2009 meeting.

III. ADJOURNMENT

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

Respectfully submitted,

Liz Good
HDC Recording Secretary