

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 p.m.**

**September 7, 2011  
to be reconvened September 14, 2011**

**MEMBERS PRESENT:** Chairman Sandra Dika; Vice-Chairman Richard Katz; Members; John Wyckoff, Tracy Kozak, Elena Whittaker; City Council Representative Anthony Coviello; Planning Board Representative William Gladhill; Alternates Joe Almeida, George Melchior

**MEMBERS EXCUSED:**

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

---

**I. OLD BUSINESS**

A. Approval of minutes – July 13, 2011

**It was moved, seconded, and passed (6-0) with on abstention to approve the minutes as presented.**

B. Petition of **Carol J. Elliott, owner**, for property located at **143 Gates 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 103 as Lot 99 and lies within General Residence B and Historic Districts. *(This item was postponed at the August 3, 2011 meeting to the September 7, 2011 meeting.)*

**After due deliberation, the Commission voted to approve the request as presented with the following stipulations:**

- 1) That Jeld-wen Tradition Plus Wood Pocket SDL windows with Ultravue full screens are the approved windows.**
- 2) That any gaps incurred during installation are filled.**

**II. PUBLIC HEARINGS**

1. Petition of **Douglas F. Fabbriatore, owner**, for property located at **536 Marcy Street**, wherein permission was requested to allow a new free standing structure (install fencing) as per

plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 56 and lies within the General Residence B and Historic Districts.

**Because no one was present to speak to the application, the Commission voted to postpone the application to the October 5, 2011 meeting.**

2. Petition of **Kristin Alexander, owner**, for property located at **64 Mt. Vernon Street**, wherein permission was requested to allow demolition of an existing structure (remove fencing) and allow new free standing structures (new railing, install new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 30 and lies within General Residence B and Historic Districts.

**After due deliberation, the Commission voted to postpone the application to a work session/public hearing and a site walk at the September 14, 2011 meeting.**

3. Petition of **Pier II, LLC, owner**, for property located at **10 State Street**, wherein permission was requested to allow amendments to a previously approved design (new door locations, new entry canopy, remove windows at two locations, changes rooftop greenhouse) as per plans on file in the Planning Department. Said property was shown on Assessor Plan 105 as Lot 4 and lies within the Central Business A and Historic Districts.

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

4. Petition of **Kearsarge House Association, LTD, owner**, for property located at **104 Congress Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace trim, replace skylights, replace decorative urns and brackets) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 8 and lies within Central Business B, Historic, and Downtown Overlay Districts.

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

5. Petition of **Gilman Anderson and Winifred Amaturro, owners**, for property located at **129 State Street**, wherein permission was requested to allow new construction to an existing structure (construct rear addition) and allow exterior renovations to an existing structure (misc. changes to existing rear ell) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 47 and lies within Central Business B and Historic Districts.

**At the request of the applicant, the Commission voted to postpone the application to a work session at the September 14, 2011 meeting.**

6. Petition of **Strawbery Banke, Inc., owner**, for property located at **420 Court Street and 454 Court Street**, wherein permission was requested to allow new free standing structures (install mailbox receptacles) as per plans on file in the Planning Department. Said property is

shown on Assessor Plan 104 as Lot 7 and lies within the Mixed Residential Office and Historic Districts.

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

7. Petition of **Strawbery Banke, Inc., owner**, and **3S Artspace, applicant**, for property located at **92 Marcy Street**, wherein permission was requested to allow a new free standing structure (install temporary "T" shaped wall) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7 and lies within the Mixed Residential Office and Historic Districts.

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

**1) That the wall is allowed to be in place from September 8, 2011 through October 10, 2011.**

8. Petition of **South Mill Condominium Association, owner**, and **Hubbard Family Trust Agreement 2007, Christopher W. and Kathi J. Hubbard, applicants** and trustees, for property located at **139 South Street, Unit D**, wherein permission was requested to allow new free standing structures (install fencing and lamp post) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 7-4 and lies within the General Residence B and Historic Districts.

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

9. Petition of **Guy and Jennifer B. Marshall, owners**, and **Dyke and Sara Shaw, applicants**, for property located at **27 Gardner Street**, wherein permission was requested to allow a new free standing structure (construct and install shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 15 and lies within General Residence B and Historic Districts.

**After due deliberation, the Commission voted to postpone the application to the October 5, 2011 meeting so that additional information could be submitted.**

10. Petition of **Fall Line Properties, LLC, owner**, and **226 State Street, LLC, applicants**, for property located at **220-226 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (misc. changes to windows, add door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 68 and lie within the Central Business B, Historic, and Downtown Overlay Districts.

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

### III. WORK SESSIONS

A. Work Session requested by **Old City Hall, LP, owner**, for property located at **126 Daniel Street**, wherein permission was requested to allow new construction to an existing structure (construct dormer to accommodate vertical clearance for elevator). Said property is shown on Assessor Plan 106 as Lot 1 and lies within Central Business B, Historic, and Downtown Overlay Districts.

**The Commission recommended a public hearing.**

B. Work Session requested by **Piscataqua Savings Bank, owner**, for property located at **15, 21 and 27 Pleasant Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows). Said property is shown on Assessor Plan 107 as Lots 32, 33, and 34 and lies within Central Business B, Historic, and Downtown Overlay Districts.

**The Commission recommended a public hearing.**

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

**The Commission recommended a work session/public hearing and a site walk.**

### IV. ADJOURNMENT

At 11:15 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
HDC Recording Secretary