

**ACTION SHEET**

**HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE  
1 JUNKINS AVENUE  
City Council Chambers**

**7:00 p.m.**

**April 2, 2003**

**TO:** John P. Bohenko, City Manager

**FROM:** Joan M. Long, Planning Department

**RE:** Actions taken by the Historic District Commission meeting held on February 5, 2003 in the Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire

**MEMBERS PRESENT:** Chairman, John Rice; Vice-Chairman, David Adams; Members, Ellen Fineberg; John Golumb; Joanne Grasso; Paige Roberts; Rick Becksted, and Alternates, Richard Katz and Maija Hibbard

**MEMBERS EXCUSED:**

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

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**3-29-03 – 10:00 a.m. - Site Walk – 53 Rogers Street**

**I. OLD BUSINESS**

- A.** Voted to **grant** a Request for Rehearing to be heard at the next scheduled meeting on May 7, 2003 submitted by Attorney Bernard W. Pelech for Olde Harbour Condominiums for property located at 135 Market Street.
- B.** Voted to **approve** the request of Paul a Reardon d/b/a Seacoast Trolley Company to review signage for a trolley service for the up-coming season with the following **stipulations**:
  - That there will be no need to return annually to the Historic District Commission for signage approval unless there are any changes to the signage or if there are changes in the location of signage;
  - That the signs be erected no sooner than June 10, 2003; and
  - That the signs be removed no later than October 14, 2003.
- C.** Voted to **approve** the petition for Andrew McInnis, owner, and, Arthur McManus, option holder, for property located at 115 South Street wherein permission is requested to allow exterior renovations to an existing structure (replace all windows with Pella wood exterior Architect Series 2/1 windows with wood muntin bars adhered to interior and extruded aluminum muntin bars adhered to the exterior) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 010 and lies within the General Residence B and Historic A districts with the following **stipulation**:

- **The existing diamond pattern window on the front of the structure will not be replaced.**

- D. Voted to **approve** the petition for Andrew McInnis, owner, and, Arthur McManus, option holder, **with the understanding that the vinyl siding will be removed** for property located at 115 South Street wherein permission is requested to allow new construction to an existing structure (enclose existing back porch to allow for additional kitchen space, add a window in the rear and remove existing stairs and landing and construct a new landing and stairs to the middle of the rear of the dwelling) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 010 and lies within the General Residence B and Historic A districts.
- E. Voted to **approve** the petition for Andrew McInnis, owner, and, Arthur McManus, option holder, for property located at 115 South Street wherein permission is requested to allow two (2) free-standing structures (install two (2) HVAC systems 34" high x 29" wide x 23" deep to the rear of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 010 and lies within the General Residence B and Historic A districts. (This petition was tabled at the Commission's March 5, 2003, meeting to this meeting.)

## II. PUBLIC HEARINGS

1. Voted to **approve** the petition of the Nackey E. Scagliotti Trust, owner and applicant, for property located at 46 Livermore Street wherein permission is requested to allow a new free-standing structure (a 24' x 34' [816 s.f.] one-story garage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 021 and lies within General Residence B and Historic A districts with the following **clarification**:
  - That clapboards be eliminated on both sides of the structure and replaced with smooth boards.
2. Voted to **table to the next scheduled meeting on May 7, 2003 for a Work Session and Site Walk** the petition of Deborah Campbell, owner, and Brian Rodonets, applicant, for property located at 295 Maplewood Avenue wherein permission is requested to allow exterior renovations to an existing structure (replace and expand existing deck and stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 35 and lies within Mixed Residential Office and Historic A districts.
3. Voted to **approve** the petition of Thomas J. Kaufhold, owner and applicant, for property located at 53 Rogers Street wherein permission is requested to allow new construction and exterior renovations to an existing structure (a 16' x 15' second story addition over an existing structure, an "L" shaped porch on the first floor, the replacement and addition of windows on the left side to match others; and the replacement of a rear door and rear entry window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 115 as Lot 1 and lies within Mixed Residential Office and Historic A districts.
4. Voted to **approve** the petition of Coventry Assets, Ltd., owner and applicant, for property located at 30 Penhallow Street wherein permission is requested to allow exterior renovations to an existing structure (the addition of a dormer on the easterly side of the fourth floor of the recently completed addition and a roof change over an existing entranceway) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 42 and lies within Central Business B and Historic A districts.

5. Voted to **approve** the petition of Ben and Andrea St. Jean, owners, and Pella Windows, applicant, for property located at 54 Humphrey's Court wherein permission is requested to allow exterior renovations to an existing structure (replace all windows with Pella Architect series windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 46 and lies within General Residence B and Historic A districts.
6. Voted to **table** the petition of Worth Development Corporation, owner, and Pesce Blue Restaurant, applicant, **to a Work Session/Public Hearing on May 7, 2003 as well as a Site Walk to the property on May 7 2003 at 6:30 p.m.** for property located at 103 Congress Street wherein permission is requested to allow an exterior renovation to an existing structure (replace existing retractable awning with fixed frame awning) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6 and lies within Central Business B and Historic A districts.
7. Voted to **table** the petition of Worth Development Corporation, owner, and Pesce Blue Restaurant, applicant, **to a Work Session/Public Hearing on May 7, 2003 as well as a Site Walk to the property on May 7 2003 at 6:30 p.m.** for property located at 103 Congress Street wherein permission is requested to allow an exterior renovation to an existing structure (the installation of a 4' x 6' temporary structure to be used as a windbreak for winter use only) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6 and lies within Central Business B and Historic A districts.
8. Voted to **approve** the petition of Hart Mansion, LLC, owner and applicant, for property located on The Hill, the John Hart Mansion, wherein permission is requested to allow an exterior renovation to an existing structure (the replacement of a 4' x 8' double-hung window with a half round window on top with a similar unit with insulated glass and simulated divided lites) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 26-9 and lies within Central Business B and Historic A districts.
9. Voted to **approve** the petition of the Franklin Grossman Trust, owner, and Steven McHenry, applicant, for property located at 170 Mechanic Street wherein permission is requested to allow new construction and exterior renovations to an existing structure (the renovation of the existing sunroom into a screen porch; the construction of a one-story addition to the right side; the extension of the existing pantry/entry addition; new screen doors; new columns and railings at front porch and new second floor windows at rear) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 7 and lies within the General Residence B and Historic A districts with the following **clarifications**:
  - Accept the request to withdraw the screen porch from the application; and,
  - Change siding inside the front porch to cedar shingles.

### III. ADJOURNMENT

At 10:00 p.m., the motion was made and seconded and approved unanimously to adjourn the meeting and meet at the next scheduled meeting on May 7, 2003 in the City Council Chambers.

Respectfully submitted,

Joan M. Long  
Secretary

/jml