

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

7:00 p.m.

October 5, 2005

**MEMBERS PRESENT:** Chairman John Rice; Vice-Chairman David Adams; City Council Representative, Joanne Grasso; Members, Ellen Fineberg, John Golomb and Richard Katz; Alternates, Sandra Dika and John Wycoff

**MEMBERS EXCUSED:** Planning Board Representative, Kenneth Smith

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

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**II. PUBLIC HEARINGS**

**1. Petition for Brad and Alyssa Duncan, owners** for property located at 36 Rogers Street wherein permission is requested to allow exterior renovations to an existing building (install a “pit” style bulkhead in place of an existing basement window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 46 and lies within the Mixed Residential Office and Historic A districts.

**The Commission voted to: approve as presented.**

**2. Petition for TEJA Realty, LLC, owner and Teddy Czyz, applicant** for property located at 163 Islington Street wherein permission is requested to allow exterior renovations to an existing building (replace existing single pane windows with double pane and replace the trim on front of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 138 as Lot 13 and lies within the Central Business B and Historic A districts.

**The Commission voted to: approve as presented.**

**3. Petition for Cotton House Associates, owner and Peter J. Loughlin, applicant** for property located at 144 Washington Street wherein permission is requested to allow exterior renovations to an existing building (replace existing front entry and columns) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 4 and lies within the Mixed Residential Office and Historic A districts.

**The Commission voted to: approve as submitted.**

**4. Petition for Elizabeth Larsen, owner and Chris Redmond, applicant** for property located at 668 Middle Street wherein permission is requested to allow exterior renovations to an existing building (reconstruct section of the front porch previously removed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 147 as Lot 18 and lies within the General Residence A and Historic A districts.

**The Commission voted to: approve as presented.**

5. **Petition for Jennifer Winkelman and Jim Ziesig, owners** for property located at 31 Sheafe Street wherein permission is requested to allow exterior renovations to an existing structure (replace windows, patio door, skylight and resize rear kitchen window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 18 and lies within the Central Business B and Historic A districts.

**The Commission voted to: approve as presented with the added stipulations that (1) the outline of the existing kitchen window would remain and the new window have a false panel beneath so as to connect it to the horizontal banding below it and (2) the replacement skylight size be smaller than the existing skylight.**

6. **Petition for Dennett-Prospect Realty Investments, owner and McHenry Architecture, applicant** for property located at 69-73 Prospect Street wherein permission is requested to allow exterior renovations to an existing building (convert existing accessory building to two apartments and exterior renovations to primary building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 142 as Lots 28 and 29 and lies within the General Residence A and Historic A districts.

**The Commission voted to: approve as presented with the added stipulations that (1) the new exterior trim applied to the old building clapboard be 5/4 and (2) a corner board be added to the east elevation of the proposed carriage house to better delineate the 1 vs. 2 story.**

7. **Petition for Seacoast Properties, owner and McHenry Architecture, applicant** for property located at 117 Bow Street wherein permission is requested to allow exterior renovations to an existing structure (replacement of existing windows and entry doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 57A and lies within the Central Business A and Historic A districts.

**The Commission voted to: approve as presented with the added stipulation that the brick and mortar samples be reviewed onsite.**

8. **Petition for Peirce Block Condominiums, owner and Donald Rosella, applicant** for property located at 3 Market Square wherein permission is requested to allow exterior renovations to an existing structure (replace existing windows facing Market Square and High Street with vinyl windows containing the grids inside the glass) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 17 and lies within the Central Business B and Historic A districts.

**The Commission voted to: table the petition to the following month's meeting and to come back as a work session/public hearing.**

### III. WORK SESSIONS

A) **Work Session requested by Jon and Cheryl Booth, owners** for property located at 19 South School Street wherein permission is requested to allow exterior renovations to an existing structure (convert two-story structure into a two-story structure and a one-story addition off of rear of existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 73 and lies within the General Residence B and Historic A districts.

B) **Work Session requested by Martingale Wharf, LLC, owners and TMS Architects, applicant** for property located at 99 Bow Street wherein permission is requested to allow exterior renovations to an existing structure (additions to an existing building creating a mixed-

use building composed of restaurants, retail, offices and residential units). Said property is shown on Assessor Plan 106 as Lot 54 and lies within the Central Business A and Historic A districts.

**The Commission recommended the applicant come to next month's meeting as a public hearing.**

#### **IV. ADJOURNMENT**

At 9:30 PM, a motion was made and seconded to adjourn to the following month's meeting.

Respectfully Submitted,

Christina V. Staples  
HDC Secretary

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