

ACTION SHEET

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

CONFERENCE ROOM "A"

7:00 p.m.

**May 14, 2008
reconvened from May 7, 2008**

MEMBERS PRESENT: Chairman Sandra Dika; Vice-Chairman Richard Katz; Members; John Wyckoff, Elena Maltese, Tracy Kozak; Alternates Joe Almeida, George Melchior

MEMBERS EXCUSED: City Council Representative Eric Spear

ALSO PRESENT: Roger Clum, Assistant Building Inspector

Prior to the meeting, from 6:00 – 7:00 p.m., the Commission heard a presentation from Richardson and Associates regarding the Islington Street Corridor project. Also in attendance for the presentation were Nancy Carmer, Economic Development Program Manager and David Holden, Planning Director.

I. OLD BUSINESS

A. Petition of **Jonathan Watson Sobel Revocable Trust, owner**, for property located at **49 Sheafe Street**, wherein permission was requested to allow demolition of an existing structure (partial demolition) and new construction to an existing structure (repair and reconstruct garage with residence above) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 21 and lies within the Central Business B and Historic A Districts. *(This item was tabled to a work session/public hearing at the May 7, 2008 meeting.)*

After due deliberation, the Commission voted to deny the request citing Section 10-1004 B. (1) of the City's Zoning Ordinance for its reason for denial. The Commission felt the massing was excessive for the site and its surroundings.

B. Petition of **Frank M. and Kiska B. Alexandropoulos, owners**, for property located at **699 Middle Street**, wherein permission was requested to allow new construction to an existing structure (construct 26' x 26' garage addition with living space above) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 35 and lies within the General Residence A and Historic A Districts. *(This item was tabled to a work session/public hearing at the May 7, 2008 meeting.)*

After due deliberation, the Commission voted to grant a Certificate of Appropriateness for the application with the following stipulation:

- 1) **That the windows include inside spacer bars.**

II. PUBLIC HEARINGS

11. Petition of **Gregory J. and Amanda B. Morneault, owners**, for property located at **137 Northwest Street**, wherein permission was requested to allow a new free standing structure (install fencing, arbor, and gates) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 122 as Lot 2 and lies within the General Residence A and Historic A Districts.

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

12. Petition of **Catherine C. Stone Revocable Trust, owner**, and **Susan Paige Trace**, applicant, for property located at **28 South Street**, wherein permission was requested to allow a new free standing structure (install fencing and gates) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 43 and lies within the General Residence B and Historic A Districts.

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

13. Petition of **Jonathan and Susan Paige Trace, owners**, for property located at **27 Hancock Street**, wherein permission was requested to allow new construction to an existing structure (rebuild chimneys) and allow exterior renovations to an existing structure (re-roof using architectural asphalt shingles, replace front and back doors with custom doors, replace front and back steps with granite steps, add handrail to front steps, add lighting on front façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 100 and lies within the Mixed Residential Office and Historic A Districts.

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

III. WORK SESSIONS

A. Work Session requested by **Baer Real Estate, LLC, owner**, for property located at **51 Islington Street**, wherein permission was requested to allow demolition of an existing structure (demolish building) and allow a new free standing structure (construct mixed use, multi-story building). Said property is shown on Assessor Plan 126 as Lot 33 and lies within the Central Business B and Historic A Districts.

The Commission recommended another work session.

B. Work session requested by **Chad and Laura Morin, LLC, owners**, for property located at **36 Market Street**, wherein permission was requested to allow new construction to an existing structure and exterior renovations to an existing structure (changes to the rear elevation). Said property is shown on Assessor Plan 117 as Lot 29 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

The Commission recommended a public hearing.

C. Work session requested by **Mill Gate Condominium Association, owner**, and **Kristin Goodwillie, applicant**, for property located at **17 South Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace existing windows, add new windows and doors, remove garage doors, lower entry door and add steps to yard, add chimney). Said property is shown on Assessor Plan 102 as Lot 53 and lies within the General Residence B and Historic A Districts.

The Commission recommended a public hearing.

D. Work session requested by **Jose Luis and Myong S. San Miguel, owners**, for property located at **24 Holmes Court**, wherein permission was requested to allow demolition of an existing structure (demolish garage) and allow a new free standing structure (rebuild garage) and allow exterior renovations to an existing structure (new siding, windows, and roof). Said property is shown on Assessor Plan 101 as Lot 15 and lies within the General Residence B and Historic A Districts.

The Commission recommended a public hearing.

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