

**ACTION SHEET**

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 p.m.**

**September 3, 2008  
to be reconvened on September 10, 2008**

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

**MEMBERS EXCUSED:**

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

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**I. OLD BUSINESS**

A. Approval of minutes – August 6, 2008

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

B. Petition of **7 Islington Street, LLC, owner**, for property located at **40 Bridge Street**, wherein permission was requested to allow an amendment to a previously approved design (eliminate parking below building, replace gates and grills with windows and doors, change footprint at west elevation to reflect lot line adjustment) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 52 and lies within the Central Business B, Historic A, and Downtown Overlay Districts. *(This item was postponed at the August 6, 2008 meeting to the September 3, 2008 meeting.)*

**The applicant requested that the application be withdrawn from consideration.**

C. 21 Richmond Street HDC approval  
*(This item was postponed at the August 13, 2008 meeting to the September 3, 2008 meeting.)*

**The Commission discussed a height discrepancy and determined that they were satisfied with the height of the structure as built. They noted that this decision was in no way setting precedence for future applications.**

D. Petition of **Richard and Patricia Bagley, owners**, for property located at **213 Pleasant Street**, wherein permission was requested to allow a new free standing structure (install fence) as per plans on

file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 16-1 and lies within the Mixed Residential Office and Historic A Districts. *(This item was postponed at the August 13, 2008 meeting to the September 3, 2008 meeting.)*

**The applicant requested that the application be withdrawn from consideration.**

## **II. PUBLIC HEARINGS**

1. Petition of **Bow Street Condominium Association, owner,** and **Thomas A. Frangos, applicant,** for property located at **111 Bow Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace siding and trim with composite materials) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 55 and lies within the Central Business A, Historic A, and Downtown Overlay Districts.

**After due deliberation, the Commission voted to postpone the application to a Work Session /Public Hearing at the October 1, 2008 meeting.**

2. Petition of **Paul G. and Patricia L. Elkins, owners,** for property located at **35 Rogers Street**, wherein permission was requested to allow demolition of an existing structure (remove rear porch) and allow new construction to an existing structure (rebuild porch) and allow exterior renovations to an existing structure (replace door, remove existing siding, restore and replace wood siding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 42 and lies within the Mixed Residential Office and Historic A Districts.

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

3. Petition of **Lars Erik Arnell and Kymberly Jo Arnell, owners,** and **Hans Walter, applicant,** for property located at **18 Pickering Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows, replace wood fence posts with granite fence posts) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 23 and lies within the General Residence B and Historic A Districts.

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

**1) That the windows are simulated divided light with 5/8" muntins.**

4. Petition of **7 Islington Street, LLC, owner,** for property located at **40 Bridge Street**, wherein permission was requested to allow an amendment to a previously approved design (change footprint at west elevation to reflect lot line adjustment, eliminate parking garage, retain two parking spaces at rear with gate, replace east gate and all grills with windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor plan 126 as Lot 52 and lies within the Central Business B, Historic A, and Downtown Overlay Districts.

**At the applicant's request, the Commission voted to postpone the application to the October 1, 2008 meeting.**

5. Petition of **David P. and Ellen B. Ronka, owners**, for property located at **21 South Street**, wherein permission was requested to allow new construction to an existing structure (construct exterior landing and stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 53-4 and lies within the General Residence B and Historic A Districts.

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

6. Petition of **Charles R. and Jill E. Lemay, owners**, for property located at **774 Middle Street, Unit 2**, wherein permission was requested to allow exterior renovations to an existing structure (reconfigure and replace second floor windows on rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 153 as Lot 9-1 and lies with General Residence A and Historic A Districts.

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

7. Petition of **Dennett Street, LLC, owner**, for property located at **46 Dennett 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 140 as Lot 12 and lies within the General Residence A and Historic A Districts.

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

8. Petition of **Joseph G. Cunningham, owner**, for property located at **195 Washington Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove asbestos siding, repair, replace, and restore clapboard siding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 78 and lies within the General Residence B and Historic A Districts.

**After due deliberation, the Commission voted to postpone the request to the September 10, 2008 meeting so that additional samples could be reviewed.**

9. Petition of **Martin F. and Cristina Galli Kurowski, owners**, for property located at **111 New Castle Avenue**, wherein permission was requested to allow a new free standing structure (remove existing fence, install new fencing on front, right and left side of property) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 53 and lies within the General Residence B and Historic A Districts.

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

- 1) **That only two fence styles are used – the “neighbor friendly” and the “spaced board” styles that were presented in the submitted plans.**

10. Petition of **City of Portsmouth, owner, and Players’ Ring, applicant**, for property located at **105 Marcy Street**, wherein permission was requested to allow demolition of an existing structure

(remove chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 3 and lies within the Municipal and Historic A Districts.

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

### **III. ADJOURNMENT**

At 8:55 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
HDC Recording Secretary