

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 p.m.**

**December 8, 2010**

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

**MEMBERS EXCUSED:** Elena Maltese; City Council Representative Anthony Coviello

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

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**I. OLD BUSINESS**

A. Approval of minutes – October 6, 2010

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

Approval of minutes – October 13, 2010

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

**II. PUBLIC HEARINGS**

1. Petition of **Franklin C. Grossman Revocable Trust and Katherine R. Grossman Revocable Trust, owners**, for property located at **170 Mechanic Street**, wherein permission is requested to allow exterior renovations (replace windows) 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 Districts.

**At the applicant's request, the Commission voted that the application be postponed to the January 5, 2011 meeting.**

2. Petition of **Portsmouth Historical Society, owner**, for property located at **43 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (install gutters, install gabled roof above rear door) as per plans on file in the Planning

Department. Said property is shown on Assessor Plan 116 as Lot 2 and lies within Central Business B, Historic, and Downtown Overlay Districts.

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

- 1) That the gabled roof details (excluding the brackets) will match as closely as possible the details shown in the submitted historic photo.**

3. Petition of **Helen T. Steele and Huldah Lashar, owners**, for property located at **53 Pray Street**, wherein permission was requested to allow new construction to an existing structure (extend rear dormer, extend kitchen addition, replace deck railing, replace fencing, install awning) and allow exterior renovations to an existing structure (replace misc. windows and doors, misc. renovations to the garage and boathouse) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 17 and lies within the Waterfront Business and Historic Districts.

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

4. Petition of **Peirce Block Condominium Association, owner**, and **True North Property Management, applicant**, for property located at **3 Market Square**, wherein permission was requested to allow exterior renovations to an existing structure (replace third floor windows) 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, Historic, and Downtown Overlay Districts.

**After due deliberation, the Commission voted to approve the application as presented with the following stipulation:**

- 1) That a piece of painted wood trim is inserted underneath the new window sill.**

5. Petition of **The Hill Condominium Association, owner**, and **Four Phoebe Hart, LLC, applicant**, for property located at **Deer Street (404 The Hill)** wherein permission was requested to allow a new free standing structure (install condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 26 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

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

- 1) That landscaping is planted to provide screening of the area.**

6. Petition of **Northern New England Telephone Operations, LLC, Fairpoint Communications, owner**, and **Cellco Partnership d/b/a as Verizon Wireless, applicant**, for property located at **56 Islington Street**, wherein permission was requested to allow a new free standing structure (install generator) as per plans on file in the Planning Department. Said

property is shown on Assessor Plan 126 as Lot 23 and lies within Central Business B and Historic Districts.

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

**1) That a fence is added to help screen the unit from view.**

7. **Gregory E. and Jennifer L. Sancioff, owners**, for property located at **62 Deer Street**, wherein permission was requested to allow new free standing structures (install fencing, construct shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 27 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

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

8. Petition of **Timothy K. Sheppard, owner**, for property located at **54 Ceres Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace window with door, install exhaust fan, install awning) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 44 and lies within Central Business A and Historic Districts.

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

**1) That the stainless steel duct will be painted to match the building colors behind it.**

9. Petition of **Zazloo Properties, LLC, owner**, and **True North Property Management, applicant**, for property located at **206 Market 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 118 as Lot 11 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

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

10. Petition of **Kaffee Von Solln, LLC, owner**, for property located at **79 Daniel Street, Unit 1**, wherein permission was requested to allow exterior renovations to an existing structure (replace front window with sliding window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 9 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

**After due deliberation, the Commission voted that the request be postponed to the January 5, 2011 meeting for a work session / public hearing. A site walk will also be scheduled prior to the meeting.**

### **III. WORK SESSIONS**

A. Work Session requested by **233 Vaughan Street, LLC, owner**, for property located at **233 Vaughan Street**, wherein permission was requested to allow amendments to a previously approved design (misc. modifications). Said property is shown on Assessor Plan 124 as Lot 14 and lies within Central Business A, Historic, and Downtown Overlay Districts.

**The Commission recommended a public hearing.**

B. Work Session requested by **Donald S. and Beth S. Margeson, owners**, for property located at **24 Marcy Street**, wherein permission was requested to allow changes to an existing structure (move house to new location on lot). Said property is shown on Assessor Plan 105 as Lot 8 and lies within the Central Business B and Historic Districts.

**The Commission recommended a public hearing.**

### **IV. ADJOURNMENT**

At 9:45 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
HDC Recording Secretary