

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 p.m.**

**August 3, 2011**

**MEMBERS PRESENT:** Chairman Sandra Dika; Vice-Chairman Richard Katz; Members; John Wyckoff, Elena Whittaker; City Council Representative Anthony Coviello; Planning Board Representative William Gladhill; Alternate George Melchior

**MEMBERS EXCUSED:** Tracy Kozak, Alternate Joe Almeida

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

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**I. OLD BUSINESS**

A. Approval of minutes – June 8, 2011

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

Approval of minutes – July 6, 2011

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

B. Request for one year extension of the Certificate of Approval for 180 New Castle Avenue – requested by Nancy J. Ratliff Revocable Trust 2000, Nancy J. Ratliff, trustee

**The Commission voted to grant a one year extension of the Certificate of Approval granted on September 1, 2010. The Certificate of Approval will now expire on September 1, 2012.**

C. Petition of **Carol J. Elliott, owner**, for property located at **143 Gates 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 103 as Lot 99 and lies within General Residence B and Historic Districts. *(This item was postponed at the July 6, 2011 meeting to the August 3, 2011 meeting.)*

**After due deliberation, the Commission voted that the request be postponed to a work session/public hearing at the September 7, 2011 meeting so that additional information could be reviewed.**

## **II. PUBLIC HEARINGS**

1. Petition of **57 Market Street Condominium Association, owner, and Jeff and Gina Abood, applicants**, for property located at **55 Market Street, Unit C**, wherein permission was requested to allow exterior renovations to an existing structure (replace five windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 25-3 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.**

2. Petition of **Martingale Wharf Limited Partnership, owner**, for property located at **99 Bow Street**, wherein permission was requested to allow amendments to a previously approved design (install lighting, install screening on roof, install gates, approve west elevation parapet, approve door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 54 and lies within Central Business A, Historic, and Downtown Overlay Districts.

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

3. Petition of **82-86 Congress Street, LLC, owner**, for property located at **82-86 Congress Street**, wherein permission was requested to allow amendments to a previously approved design (add rooftop enclosure, add window to east elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 45 and lies within Central Business B, Historic, and Downtown Overlay Districts.

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

4. Petition of **Shoot The Moon, LLC, owner**, for property located at **106 Penhallow Street**, wherein permission was requested to allow a new free standing structure (install new HVAC unit on rooftop) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 33 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.**

5. Petition of **Christopher D. and Tracy Kozak, owners**, for property located at **28 Walden Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace existing windows, replace trim around front door, replace bulkhead, and

lattice) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 19 and lies within the General Residence A and Historic Districts.

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

6. Petition of **51 Islington Street, LLC and Arthur E. and Joan T. Jones, owners**, for property located at **51 Islington Street**, wherein permission was requested to allow amendments to a previously approved design (install lighting, infill one window, add dormer, install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 33 and lies within Central Business B and Historic Districts.

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

7. Petition of **Jeffrey H. Marple, owner**, for property located at **37 Hanover 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 24 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 **Jeffrey H. Marple, owner**, for property located at **51 Hanover 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 24-1 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.**

### **III. WORK SESSIONS**

A. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission was requested to allow a new free standing structure (construct 4 and 5 story mixed use building). Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

**The Commission recommended another work session.**

B. Work Session requested by **Gilman Anderson and Winifred Amaturro, owners**, for property located at **129 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (renovations to back ell and second floor) and new

construction to an existing structure (construct garage). Said property is shown on Assessor Plan 107 as Lot 47 as lies within Central Business B and Historic Districts.

**The Commission recommended a public hearing.**

C. Work Session requested by **68 State Street, LLC, owner**, for property located at **68 State Street**, wherein permit **Withdrawn** requested to allow new construction to an existing structure (add roof deck). Said property is shown on Assessor Plan 105 as Lot 13 and lies within the Central Business B and Historic Districts.

**At the applicant's request, the application was withdrawn from consideration at this time.**

**IV. ADJOURNMENT**

**At 9:55 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.**

Respectfully submitted,

Liz Good  
HDC Recording Secretary