

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 p.m.**

**October 5, 2011**

**MEMBERS PRESENT:** Chairman Sandra Dika; Vice-Chairman Richard Katz; Members; Tracy Kozak, Elena Whittaker; City Council Representative Anthony Coviello; Planning Board Representative William Gladhill; Alternates Joe Almeida, George Melchior

**MEMBERS EXCUSED:** John Wyckoff

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

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**I. OLD BUSINESS**

A. Approval of minutes – August 3, 2011

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

Approval of minutes – September 7, 2011

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

B. Petition of **Douglas F. Fabbriatore, owner**, for property located at **536 Marcy Street**, wherein permission is requested to **erect a new free standing structure (install fencing)** as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 56 and lies within the General Residence B and Historic Districts. *(This item was postponed at the September 7, 2011 meeting to the October 5, 2011 meeting.)*

**At the applicant's request, the application was withdrawn from consideration.**

C. Petition of **Guy and Jennifer B. Marshall, owners**, and **Dyke and Sara Shaw, applicants**, for property located at **27 Gardner Street**, wherein permission was requested to allow a new free standing structure (construct and install shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 15 and lies within General Residence B and Historic Districts. *(This item was postponed at the September 7, 2011 meeting to the October 5, 2011 meeting.)*

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

D. Petition of **147 State Street Condominium Association, owner, and Frederick J. Crory, III, applicant**, for property located at **147 State Street, Unit #2**, wherein permission was requested to allow exterior renovations to an existing structure (replace four windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 46-4B and lies within the Central Business B and Historic Districts. *(This item was postponed at the September 14, 2011 meeting to the October 5, 2011 meeting.)*

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

- 1) That JELD-WEN aluminum clad SDL windows are installed.**
- 2) That the plane of the glass will match the plane that currently exists.**
- 3) That a blanket approval is granted to the other unit owners to replace their windows at such time that they deem necessary with the same JELD-WEN window and specifications. The Association must provide documentation that those unit owners agree to install this window only. If another window manufacturer is desired, Historic District Commission approval will be necessary.**

E. Petition of **Capital Security Financial Services, c/o Steve and Doris Briggs, owners, and Assiah Russell, applicant**, for property located at **40 Market Street**, wherein permission was requested to allow new construction to an existing structure (install awning) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 30 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the September 14, 2011 meeting to the October 5, 2011 meeting.)*

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

## **II. PUBLIC HEARINGS**

1. **(Work Session / Public Hearing)** Petition of **Gilman Anderson and Winifred Amato, owners**, for property located at **129 State Street**, wherein permission was requested to allow new construction to an existing structure (construct rear garage addition) and allow exterior renovations to an existing structure (renovations to existing rear ell) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 47 and lies within Central Business B and Historic Districts.

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

- 1) That Sheet 5 of 10 is removed from the application.**
- 2) That the hip roof is the approved roofing system, shown on Sheet 7 of 10.**

- 3) That a 1"x 3" trim board is added to the eave detail, noted as Eave Detail 1.
- 4) That the decorative pediment detail, noted as Decorative Pediment Detail 3., will be added to the windows on the State Street and garden sides of the brick building.
- 5) That all of the windows in the existing brick building will be replaced.

2. Petition of **HarborCorp, LLC, owner**, for property located at **Deer Street, Russell Street, and Maplewood Avenue**, wherein permission was requested to allow a third one year extension of the Certificate of Appropriateness originally granted on February 21, 2007. Said property is shown on Assessor Maps 118, 125, and 124 as Lots 28, 21, and 12 and lies within Central Business B, Historic and Downtown Overlay Districts.

**After due deliberation, the Commission voted to grant the request for a third one year extension of the Certificate of Approval. The Certificate of Approval will now expire on October 8, 2012.**

3. Petition of **Harbour Place Condominium Association, owner**, for property located at **135 Bow Street**, wherein permission was requested to allow new construction to an existing structure (construct new covered entry) and allow exterior renovations to an existing structure (reconfigure windows at entry, install granite posts, install lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2-1 and lies within Central Business A, Historic and Downtown Overlay Districts.

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

- 1) That real copper is used as the roofing material.

4. Petition of **T.J. Martin and Christopher S. Martin, owners**, for property located at **508 Marcy Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows, reconfigure windows on north and west elevations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 57 and lies within General Residence B and Historic Districts.

**After due deliberation, the Commission voted to postpone the application to the November 2, 2011 for a work session/public hearing.**

5. Petition of **Nancy J. Ratliff Trust 2000, owner**, for property located at **180 New Castle Avenue**, wherein permission was requested to allow amendments to a previously approved design (delete two story addition, replace with one story mud room addition, rebuild entry porch, misc. window changes) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 23 and lies within Single Residence B and Historic Districts.

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

6. Petition of **Gibson B. Kennedy, Jr. and Patricia A. Kennedy, owners**, for property located at **267 Marcy Street**, wherein permission was requested to allow new construction to an existing structure (construct side porch addition, rebuild steps, replace misc. windows and doors, install fencing, add generator and HVAC unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 44 and lies in the General Residence B and Historic Districts.

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

7. Petition of **John R. Maher, owner**, for property located at **240 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows, replace front door, replace vinyl siding with composite siding, replace mudsill with composite material, renovate rear porch and gable roof, remove rear east chimney, lower two front chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 10 and lies within Mixed Residential Office and Historic Districts.

**After due deliberation, the Commission voted to postpone the application to the November 2, 2011 for a work session/public hearing.**

8. Petition of **Michael R. and Denise Todd, owners**, for property located at **254 South Street**, wherein permission was requested to allow a new free standing structure (install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 4 and lies within the Single Residence B and Historic Districts.

**Because no one was present to speak to the application, the Commission voted to postpone the application to the November 2, 2011 meeting.**

### **III. WORK SESSIONS**

A. Work Session requested by **Parade Office, LLC, owner**, for property located at **195 Hanover Street**, wherein permission was requested to allow a new free standing structure (construct mixed use, multi-story building). Said property is shown on Assessor Plan 125 as Lot 1 and lies within Central Business, Historic, and Downtown Overlay Districts.

**The Commission recommended another work session.**

B. Work Session requested by **Robert L. Vaccaro, owner**, for property located at **411 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove slate roof, replace with simulated slate roof) and allow new construction to an existing structure (install solar panels). Said property is shown on Assessor Plan 135 as Lot 2 and lies within Mixed Residential Office and Historic 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