

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**April 3, 2013
to be reconvened on April 10, 2013**

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman Tracy Kozak; John Wyckoff, George Melchior; City Council Representative Esther Kennedy; Planning Board Representative William Gladhill; Alternates Dan Rawling, Reagan Ruedig

MEMBERS EXCUSED: Richard Katz

ALSO PRESENT: Nicholas Cracknell, Principal Planner

I. OLD BUSINESS

A. Approval of minutes – November 14, 2012

The Commission voted to postpone the approval of the minutes to the April 10, 2013 meeting.

B. Petition of **Josh R. Gagnon and Nicole S. Bandera, owners**, for property located at **152-154 South Street**, wherein permission was requested to allow demolition of an existing structure (remove solarium, decks), and allow new construction to an existing structure (construct addition, construct decks) and allow exterior renovations to an existing structure (replace windows, doors, siding, and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 65 and lies within the General Residence B and Historic Districts. *(This item was continued at the March 6, 2013 meeting to the April 3, 2013 meeting so that a site walk could be scheduled.)*

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

- 1) That all sills will either be retained or replaced in-kind.**
- 2) The all corner boards and trim will be wood.**
- 3) That the replacement sashes will be wood and a half screen will be used.**
- 4) That the windows will have a non-reflective coating only.**

C. Petition of **General Porter Condominium Association, owner**, for property located at **32 Livermore Street**, wherein permission is requested to allow amendment to a previously

Withdrawn

approved design (install lattice privacy screen) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 20 and lies within General Residence B and Historic Districts. *(At the applicant's request, this item was postponed at the March 6, 2013 meeting to the April 3, 2013 meeting.)*

At the applicant's request, the application was withdrawn from consideration at this time.

II. PUBLIC HEARINGS

1. Petition of **City of Portsmouth, owner**, for property located at **1 Junkins Avenue**, wherein permission was requested to allow exterior renovations to an existing structure (installation misc. vents and louvers to boiler plant) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 1 and lies within the Municipal and Historic Districts.

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

1) That the proposed louver for location #4 shall be resized to match louver #5.

2. Petition of **KHP Properties, LLC, owner**, for property located at **428 Pleasant Street**, wherein permission was requested to allow demolition of an existing structure (demolish rear additions) and allow new construction (an existing structure to construct three story rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 55 and lies within General Residence B and Historic Districts.

The Commission held a work session on the above referenced property.

3. Petition of **Lawrence P. McManus and Mary Elizabeth Herbert, owner**, and **David Lovelace, applicant**, for property located at **40 Pleasant Street**, wherein permission was requested to allow new construction to an existing structure (install doors, transom, and granite steps on side elevation) and allow exterior renovations to an existing structure (install lighting) and allow a new free standing structure (install additional fencing to match existing) as pre plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 81 and lies within Central Business B, Historic, and Downtown Overlay Districts.

After due deliberation, the Commission voted to approve the request as presented with the following stipulations:

- 1) That the handrails will match the handrails on the Pleasant Street entrance.**
- 2) That any fencing used will match the existing State Street fencing.**
- 3) That if necessary, the proposed landing and handrail may be adjusted in accordance with building code requirements.**
- 4) That the removed granite and window sash shall be preserved for future use.**
- 5) That the proposed period lights (3) shall match the existing City street lights and**

shall be located per photometric analysis.

6) That the sign lights shall be black.

7) That the granite steps should be Concord granite.

4. Petition of **Patricia Bogardus Living Trust, Patricia and Robert W. Bogardus, trustees and owners**, for property located at **26 Park Street**, wherein permission was requested to allow demolition of an existing structure (demolish one story addition and garage) and allow new construction to an existing structure (construct new garage with connector, replace associated windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 44 and lies within General Residence A and Historic Districts.

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

5. (*Work Session/Public Hearing*) Petition of **Kathryn Saunders, owner**, for property located at **140 New Castle Avenue**, wherein permission was requested to allow demolition of an existing structure (demolish existing garage) and allow new construction to an existing structure (construct new garage with connector) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 26 and lies within Single Residence B and Historic Districts.

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

6. Petition of **Elizabeth G. Vestner 1991 Trust, Elizabeth G. Vestner, trustee and owner**, for property located at **206 Northwest Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace misc. windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 122 as Lot 6 and lies within General Residence A and Historic Districts.

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

7. Petition of **Northern New England Telephone Operations, LLC, c/o Fairpoint Communications, Inc., owner**, and **Cellco Partnership d/b/a Verizon Wireless, applicant**, for property located at **56 Islington Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace existing antennas with new antennas) 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 application be approved as presented.

8. Petition of **Martingale Wharf Limited Partnership, owner**, for property located at **99 Bow Street**, wherein permission is requested to allow an amendment to a previously approved

design (changes to the dock structure) 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 application be approved as presented.

9. Petition of **Jeffrey H. Marple Revocable Trust of 2002, Jeffrey H. Marple, trustee and owner, and Dean Bowen, applicant**, for property located at **254 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace doors and transoms) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 72 and lies within Central Business B, Historic, and Downtown Overlay Districts.

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

III. ADJOURNMENT

At 10:15 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Recording Secretary