

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**August 7, 2013
to be reconvened on August 14 & 21, 2013**

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

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner

I. APPROVAL OF MINUTES

1. January 2, 2013

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

January 23, 2013

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

II. OLD BUSINESS (PUBLIC HEARINGS)

A. **(Work Session/Public Hearing)** Petition of **508 Islington Street Condominium Association, owner, and Robert Maynard, applicant,** for property located at **508 Islington Street**, wherein permission is requested to allow exterior alterations to an existing structure (replace storefront windows with double hung windows) as per plans on file in the Planning Department. Said property is on Assessor Plan 156 as Lot 2 and lies with the Mixed Residential Business **Request to Postpone** Public Districts. *(This item was postponed at the July 17, 2013 meeting to a work session/public hearing at the August 7, 2013 meeting.)*

At the applicant's request, the Commission voted to postpone the application to a work session/public hearing at the August 14, 2013 meeting.

B. **(Work Session/Public Hearing)** Petition of **Maplewood and Vaughan Holding Company, LLC, owner,** for property located at **111 Maplewood Avenue**, wherein permission was requested to allow a new free standing structure (construct multi-story mixed use building)

as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 8 and lies within Central Business A, Historic, and Downtown Overlay Districts. *(This item was continued at the July 10, 2013 meeting.)*

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

C. Petition of **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission was requested to allow exterior renovations to an existing structure (renovations to existing building) and allow new construction to an existing structure (construct mixed use, multi-story addition to rear and sides of the building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 4 and lies within Central Business A and Historic Districts. *(This item was continued at the July 17, 2013 meeting.)*

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

- 1) **That the shutters shall be hung traditionally in the open position.**

III. NEW BUSINESS (PUBLIC HEARINGS)

1. Petition of **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission was requested to allow a Conditional Use Permit (for a four story building where three stories is the maximum allowed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lots 3&4 and lies within the Central Business A and Historic Districts.

The Commission finds that the following significant and direct benefits to the city are included in the building design and therefore granted the Conditional Use Permit:

1. **Other than minor changes to the roof design, the façade of the existing historic building at 175 Market Street is being restored to its original period.**
2. **The overhead utility lines on and immediately adjacent the properties are being buried which will provide less visual clutter and removal of an adverse visual impact on the neighborhood.**
3. **The proposed parking for the building is being relocated from the exterior surface spaces behind the building to the basement level which will provide less visual clutter and removal of an adverse visual impact on the neighborhood.**
4. **The applicant is providing a publically accessible sidewalk along the rear of the building.**

2. Petition of **City of Portsmouth, owner**, for property located at **1 Junkins Avenue**, wherein permission was requested to allow an amendment to a previously approved design (install exhaust hoods in place of approved louvers) 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 that the request be approved as presented.

3. Petition of **B & M Wharf, LLC, owner**, for property located at **70 & 80 State Street and 5 Atkinson Street**, wherein permission was requested to allow an amendment to a previously approved design (remove existing canopy, change decorative canopy, add lighting, add safety rail and privacy screen on back roof and wall adjacent to HVAC, replace and relocate skylights on Atkinson elevation, remove rear skylights) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lots 14, 15, & 16 and lies within the Central Business B and Historic Districts.

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

4. Petition of **RNA, Inc., owner**, for property located at **1 Market Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace small section of roof with copper or slate) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 14 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 roof shall be standing seam copper.

5. Petition of **Temple of Israel, owner**, for property located at **170 & 200 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (install metal grid work on State Street doors, add opaque film to misc. windows, install fence and gate between two structures, install granite posts and chain) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 66 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 window film shall be gray.

6. Petition of **98 Court Street, LLC, owner**, for property located at **98 Court Street**, wherein permission was requested to allow new free standing structures (install six condensing units under rear porch) and allow exterior renovations to an existing structure (remove third floor window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 47 and lies within the Mixed Residential Office and Historic Districts.

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

1) That approval is also given for the removal of the third floor door.

7. Petition of **Sundance Holding, LLC, owner**, for property located at **77 Daniel Street**, wherein permission was requested to allow demolition of an existing structure (remove existing fire escape) and allow new construction to an existing structure (install new fire escape) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 10 and lies within Central Business B, Historic, and Downtown Overlay Districts.

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

8. Petition of **242-250 State Street Condominium Association, owner**, for property located at **242-250 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace trim with composite material) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 70 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.

9. Petition of **Portsmouth Historical Society, owner**, and **Jonathan Sandberg, applicant**, for property located at **43 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (misc. repairs to the carriage house) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 2 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 stipulations:

- 1) That the shed door casings shall resemble the same casing style and details as the door above it.**
- 2) That clapboards or vertical ship lap siding shall be used.**
- 3) That only natural wood shall be used.**

10. Petition of **Galaro Properties, LLC, owner**, and **Alex McDonald, applicant**, for property located at 175 High Street, wherein permission was requested to allow new construction to an existing structure (relocate existing hood fan to side of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 16 and lies within Central Business B, Historic, and Downtown Overlay District.

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

11. **Petition of Peter J. and Nancy H. Loughlin, owners**, for property located at **58 Washington Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace two windows on rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 9 and lies in the Mixed Residential Office and Historic Districts.

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

IV. ADJOURNMENT

At 11:50 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Recording Secretary