

**SITE WALK – 11 MEETING HOUSE HILL ROAD – July 17, 2019 – 5:30 P.M.**

**ACTION SHEET  
HISTORIC DISTRICT COMMISSION  
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE  
CONFERENCE ROOM “A”**

**6:30 p.m.**

**July 17, 2019  
To be reconvened  
July 10, 2019**

**MEMBERS PRESENT:** Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; City Council Representative Doug Roberts; Members: Dan Rawling, Reagan Ruedig, Martin Ryan, Cyrus Beer; Alternates: Margot Doering and Heinz Sauk-Schubert

**MEMBERS EXCUSED:** N/A

**ALSO PRESENT:** Nicholas Cracknell, Principal Planner, Planning Department and Peter Stith, Principal Planner, Planning Department



**I. ADMINISTRATIVE APPROVALS**

- 1. 410-430 Islington Street -** *The Commission voted to **approve** the Administrative Approval as presented.*
  
- 2. 109-111 Bow Street -** *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*
  - 1. The gutter shall be painted to match the siding.*
  
- 3. 180 Washington Street (39 Gates Street) -** *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*
  - 1. The main elevations on Gates and Washington Streets shall have the Green Mountain window with the concealed jamb liner.*
  
- 4. 621 Islington Street -** *The Commission voted to **approve** the Administrative Approval as presented.*
  
- 5. 70 Court Street -** *The Commission voted to **approve** the Administrative Approval with the following **stipulation**:*
  - 1. The conduit shall be field-painted to match the siding.*

**II. PUBLIC HEARINGS (NEW BUSINESS)**

1. (Work Session/Public Hearing) requested by **56 Middle Street, LLC, owner**, for property located at **56 Middle Street**, wherein permission is requested to allow new construction to an existing structure (2-story rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 19 and lies within the Character District 4-L1 (CD 4-L1), Downtown Overlay, and Historic Districts.

*At the request of the applicant, the Commission voted unanimously to **withdraw** the petition.*

2. (Work Session/Public Hearing) requested by **Argeris & Eloise Karabelas, owners**, for property located at **11 Meeting House Hill Road**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows, siding, and trim) and construction to an existing structure (new rear shed dormers) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 59 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted unanimously to **approve** the Certificate of Approval application with the following **stipulations**:*

1. *The applicant shall update the window schedule to reflect the original sheet 4A dated June 14, 2019.*
2. *The original trim shall be submitted for Administrative Approval.*
3. *Half screens shall be used.*
4. *The applicant shall use wood-tone shingles.*
5. *The applicant shall use Old Port restoration brick.*

3. Petition of **Drew & Brittany Schulthess, owners** for property located at **15 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (extend roofline of the existing house over the attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 33 and lies within the General Residence B (GRB) and Historic Districts.

*At the request of the applicant, the Commission voted unanimously to **postpone** the petition to the August, 2019 meeting.*

### **III. WORK SESSIONS (OLD BUSINESS)**

A. Work Session requested by **PNF Trust of 2013, Peter N. Floros Trustee**, owner, for property located at **266-278 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (278 State Street) and new construction to an existing structure (4-5 story addition at 266 & 270 State Street) as per plans on file in the Planning Department. Said property is located on Assessor Map 107 as Lots 78, 79 & 80 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts. *(This item was postponed at the June 12, 2019 meeting to the July 2019 meeting.)*

*After due deliberation, the Commission voted unanimously to **continue** the work session to the August, 2019 meeting.*

B. Work Session requested by **Alan W. & Wendy G. Wong, owners**, for property located at **179 Pleasant Street**, wherein permission is requested to allow the construction of a new free-standing structure (garden pergola) and new construction to an existing structure (replace roof and structures of existing eaves and expand middle ell) as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 15 and lies within the Mixed Research Office (MRO) and Historic Districts. *(This item was continued at the June 12, 2019 meeting to the July, 2019 meeting.)*

*At the request of the applicant, the Commission voted unanimously to **postpone** the petition to the August, 2019 meeting.*

C. Work Session requested by **Dagny Taggart, LLC, owner**, and **Mark A. McNabb, applicant** for property located at **3 Pleasant Street**, wherein permission is requested to allow renovations and new construction to an existing structure (3-story, 2000 ± s.f. addition to the rear and modify the roof of the building with office space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 31 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item was continued at the June 12, 2019 meeting to the July, 2019 meeting.)*

*After due deliberation, the Commission voted unanimously to **end** the work session. The applicant indicated they would return for a work session/public hearing.*

D. Work Session requested by **Dagny Taggart, LLC, owner**, and **Mark A. McNabb, applicant** for property located at **Daniel Street**, wherein permission is requested to allow the construction of a new free-standing (3-story, 50,000 ± s.f.) commercial structure as per plans on file in the Planning Department. Said property is shown in Assessor Map 107 as Lot 27 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts. *(This item was continued at the June 12, 2019 meeting to the July, 2019 meeting.)*

*After due deliberation, the Commission voted unanimously to **continue** the work session to the August, 2019 meeting.*

#### **IV. ADJOURNMENT**

*At 10:30 p.m., the Commission voted unanimously to **adjourn** the meeting.*

Respectfully Submitted,

Izak Gilbo  
Planning Department Administrative Clerk