

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 p.m.**

**December 14, 2011  
reconvened from December 7, 2011**

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

**MEMBERS EXCUSED:** City Council Representative Anthony Coviello;

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

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**I. OLD BUSINESS**

A. Approval of minutes – November 2, 2011

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

B. Petition of **Amy K. Gant, owner**, for property located at **17 Hunking Street**, wherein permission is 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 36 and lies within the General Residence B and Historic Districts. *(This item was postponed at the December 7, 2011 meeting to a work session/public hearing at the December 14, 2011 meeting.)*

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

- 1) That the four first floor windows on the front façade will be restored.**
- 2) That the five second floor windows on the front façade will be Marvin Tilt Pac SDL wood exterior windows with a 5/8" muntin width, a black spacer bar and a half screen.**
- 3) That the remaining windows on the other facades will be Marvin Ultimate SDL aluminum clad windows with a bronze finish, a 5/8" muntin width, a black spacer bar, and a half screen.**
- 4) All of the glass in the proposed windows will be clear with no coating on it.**

## II. PUBLIC HEARINGS (CONTINUED)

7. Petition of **City of Portsmouth, owner, and Prescott Park Arts Festival, applicant**, for property located at Marcy Street (Prescott Park), wherein permission was requested to allow demolition of existing structures (demolish three support buildings) and allow a new free standing structure (construct new support building) and allow new construction to an existing structure (major renovations to and expansion of the pavilion building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 1 and lies within the Municipal and Historic Districts.

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

1) **That if possible, the exhaust fan on the pavilion building is painted to help disguise it.**

8. Petition of **William Jeffrey Bolster, owner**, for property located at **44 Gardner Street**, 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 103 as Lot 42 and lies within General Residence B and Historic Districts.

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

- 1) **That the windows will have a 5/8" muntin width.**
- 2) **That approval is given to replace the remaining windows in the structure provided the same window specifications are used.**

9. Petition of **Mark H. Brenner, owner**, for property located at **31-33 Market Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 11 and lies within Central Business B, Historic, and Downtown Overlay Districts.

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

10. Petition of **Olde Port Development Group, LLC, owner, and Theresa Fittante and Meaghan Vanhoogan, applicants**, for property located at **537 Islington Street**, wherein permission is requested to allow new construction to an existing structure (construct two dormers on rear of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 157 as Lot 4 and lies within the Business and Historic Districts.

11. **Petition of 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) as per plans on file in the Planning Department. Said property is shown on

Assessor Plan 125 as Lot 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 with the following amendments:**

- 1) **On Façade #1, the horizontal banding above the third floor windows shall be changed to a darker brick.**
- 2) **On Façade #2, the divided lights in the French door system shall be adjusted by maintaining one horizontal mullion in the middle and eliminating the other vertical and horizontal mullions above and below.**
- 3) **On Façade #2, the double hung windows shall be separated and centered on the storefront windows below.**
- 4) **On Façade #5, the streetscape on either side of the entrance tunnel to the parking structure shall return 24 feet under the arched openings.**
- 5) **On Page E2.12V, the pilaster location shall be centered with the window fenestration above.**
- 6) **All proposed changes to the building design, including but not limited to driveway, lighting, mechanicals, signs, and awnings shall require a new application and approval by the HDC.**

### III. WORK SESSIONS (CONTINUED)

B. Work Session requested by **233 Vaughan Street LLC, owner**, for property located at **233 Vaughan Street**, wherein permission is requested to allow amendments to a previously approved design (change first floor parking for commercial/retail space). Said property is shown on Assessor Plan 124 as Lot 1 and lies within Central Business A, Historic, and Downtown Overlay Districts. *(This item was postponed at the November 2, 2011 meeting to the December 7, 2011 meeting.)*

**The applicant has withdrawn the application from consideration at this time.**

C. Petition of **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow construction to an existing structure (add third floor to existing building). Said property is shown on Assessor Plan 125 as Lot 2 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the November 7, 2011 meeting to the December 7, 2011.)*

**The Commission voted to postpone the application to the January 4, 2011 meeting.**

D. Work Session requested by **North Mill Realty Trust, owner**, for property located at **319 Vaughan Street**, wherein permission was requested to allow exterior renovations to an existing structure (add windows, canopy, doors, and cladding). Said property is shown on Assessor Plan 124 as Lot 9 and lies within Central Business A, Historic, and Downtown Overlay Districts.

**The Commission recommended another work session.**

**IV. ADJOURNMENT**

**At 11:00 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.**

Respectfully submitted,

Liz Good  
HDC Recording Secretary