

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 p.m.

**February 13, 2013
reconvened from February 6, 2013**

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

MEMBERS EXCUSED: Vice Chairman Tracy Kozak; Members Richard Katz, John Wyckoff

ALSO PRESENT: Nicholas Cracknell, Planning Consultant

6:30 p.m.

I. OLD BUSINESS

A. Petition of **B & M Wharf, LLC, owner, and McNabb Properties, LTD, applicant**, for property located at **70 & 80 State Street and 5 Atkinson Street**, wherein permission was requested to allow new construction to an existing structure (add roof dormers, build dumpster enclosure) and allow exterior renovations to an existing structure (replace windows and doors, removal/reconstruction of chimneys, replace HVAC equipment) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lots 14, 15, and 16 and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the February 6, 2013 meeting to a work session/public hearing at the February 6, 2013 meeting.)*

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

- 1) **The entrance doors at street level will use 3”-4”rails and an 8” rail at the bottom.**
- 2) **The two 6/6 windows on the Atkinson Street elevation will be centered between the existing door and window and the brick frame will be re-toothed to have the same visual appearance of the original windows.**
- 3) **The banding along the Atkinson Street façade will be discontinued and the eyelid canopy will be removed.**
- 4) **The door on Atkinson Street will be a six panel door and traditional hardware will be used.**

- 5) **The shutters will have traditional pentals and dogs.**

7:00 p.m.

II. OLD BUSINESS

1. Approval of minutes – October 3, 2012

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

2. Petition of **Hoefle, Phoenix, Gormley, and Roberts, P.A., owners**, for property located at **127 Parrott Avenue**, wherein permission was requested to allow an amendment to a previously approved design (replace five windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 115 as Lot 3 and lies within Mixed Residential Office and Historic Districts. *(This item was postponed at the February 6, 2013 meeting to the February 13, 2013 meeting.)*

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

- 1) **That Option 2 as presented shall be used.**

III. WORK SESSIONS

- A. Work Session requested by **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission was requested to allow new construction to an existing structure (construct addition) and allow exterior renovations to an existing structure (misc. renovations). Said property is shown on Assessor Plan 118 as Lot 4 and lies within the Central Business A, Historic, and Downtown Overlay Districts. *(This item was continued.)*

The Commission recommended another work session.

- B. Work Session requested by **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 four story mixed use building). Said property is shown Assessor Plan 124 as Lot 8 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the January 2, 2013 meeting to the February 13, 2013 meeting.)*

The Commission recommended another work session.

- C. Work Session requested by **OAL Properties, LLC, owner**, and **David Takis, applicant**, for property located at **103 Congress Street**, wherein permission was requested to allow new construction to an existing structure (install awning). Said property is shown on Assessor Plan 126 as Lot 6-106 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued.)*

D. Work Session requested by **Wright Avenue, LLC, owner**, for property located at **Wright Avenue**, wherein permission was requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct 4-5 story mixed use building). Said property is shown on Assessor Plan 105 as Lot 18 and lies within Central Business B and Historic Districts. *(This item was continued.)*

The Commission recommended another work session.

E. Petition of **Strawbery Banke, Inc.**, for property located at **14 Hancock Street (Visitors Center)**, wherein permission was requested to allow new construction to an existing structure (construct additions, construct deck/patio, misc. door and window changes). Said property is shown on Assessor Plan 104 as Lot 7 and lies within the Mixed Residential Office and Historic Districts.

The Commission recommended a public hearing.

F. Petition of **Patricia Bogardus Living Trust, owner, 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 two story garage with connector). Said property is shown on Assessor Plan 148 as Lot 44 and lies within General Residence A and Historic Districts.

The Commission recommended a public hearing.

G. Petition of **Rye Atlantic Property, LLC, owner, and Michael Labrie, applicant**, for property located at **361 Islington Street**, wherein permission was requested to allow demolition of an existing structure (demolish structure) and allow a new free standing structure (construct new 5,500 sq. foot building). Said property is shown on Assessor Plan 144 as Lot 23 and lies within the Mixed Residential Business and Historic Districts.

The Commission recommended another work session.

IV. ADJOURNMENT

At 11:30 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Recording Secretary