

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**July 10, 2013  
to be reconvened on July 17, 2013**

**MEMBERS PRESENT:** Chairman Joseph Almeida; Vice Chairman Tracy Kozak; Richard Katz, John Wyckoff, George Melchior; Planning Board Representative William Gladhill; Alternate Dan Rawling

**MEMBERS EXCUSED:** City Council Representative Esther Kennedy; Alternate Reagan Ruedig

**ALSO PRESENT:** Nicholas Cracknell, Principal Planner

.....  
**I. OLD BUSINESS (PUBLIC HEARINGS)**

A. **(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 June 12, 2013 meeting.)*

**After due deliberation, the Commission voted that the request be postponed to a work session/public hearing at the August 7, 2013 meeting.**

B. Petition of **508 Islington Street Condominium Association, owner**, and **Robert Maynard, applicant**, for property located at **508 Islington Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace storefront windows with double hung windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 156 as Lot 2 and lies with the Mixed Residential Business and Historic Districts. *(This item was postponed at the June 5, 2013 meeting to the July 10, 2013 meeting.)*

**After due deliberation, the Commission voted to postpone the application to the July 17, 2013 meeting for a work session/public hearing.**

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

1. Petition of **Robert and Laura Nute, owners**, for property located at **46 Mark Street**, wherein permission was requested to allow a new free standing structure (replace existing

fencing, install new fencing and gate) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 52 and lies within Mixed Residential Office and Historic Districts.

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

2. Petition of **Fifty-Five Congress Street Condominium Association, owner, and T-Mobile Northeast, LLC, applicant**, for property located at **55 Congress Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove three antennas and replace with six new antennas) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 9 and lies within Central Business B, Historic, and Downtown Overlay Districts.

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

3. Petition of **F.A. Gray, Inc., owners, and Debbie Oliver, applicant**, for property located at **30 Daniel Street**, wherein permission was requested to allow new construction to an existing structure (install retractable awning) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 16 and lies within Central Business B, Historic, and Downtown Overlay Districts.

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

4. Petition of **Lawrence P. McManus, Jr., owner, and Mary Beth Herbert, applicant**, for property located at **112 Gates Street**, wherein permission was requested to allow new free standing structures (install two condensing units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 71 and lies within General Residence B and Historic Districts.

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

5. Petition of **Streetscapes Properties, LLC, owner**, for property located at **110 State Street**, wherein permission was requested to allow new free standing structures (install two condensing units) and allow exterior renovations to an existing structure (replace second and third floor windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 53 and lies within Central Business B and Historic Districts.

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

- 1) **That condenser lines shall be hung from the wooden deck and not penetrate the historic brick wall at any location.**

- 2) **That 3/3 window patterns/grilles shall be used on the third floor.**
- 3) **That the window plane shall be consistent with the existing window (sash shall be in the same location).**
- 4) **That half screens shall be used.**

6. Petition of **Ryan P. and Crystal L. Cronin, owners**, for property located at **180 Gates Street**, wherein permission was 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 18 and lies within General Residence B and Historic Districts.

**Because no one was present to speak to the application, the Commission voted to postpone the application to the July 17, 2013 meeting.**

7. Petition of **Warner House Association, owner**, for property located at **150 Daniel Street**, wherein permission was requested to allow demolition of an existing structure (remove existing fencing) and allow a new free standing structure (install new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 58 and lies within Central Business B and Historic Districts.

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

8. Petition of **Michael De la Cruz, owner**, for property located at **75 Congress Street**, wherein permission was requested to allow new construction to an existing structure (install poster boxes on side of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 5 and lies within Central Business B, Historic, and Downtown Overlay Districts.

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

9. Petition of **36 Market Street Condominium Association, owner**, and **John Brady, applicant**, for property located at 36 Market Street (also 9 Ladd Street), wherein permission was requested to allow new construction to an existing structure (add one window to the south façade and two windows to the west façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 29-3 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 amendment:**

- 1) **That a wall-mounted vent is approved and shall be made of copper and mounted at the location shown on the submitted plan.**

### **III. ADJOURNMENT**

At 10:35 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
HDC Recording Secretary