

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**November 13, 2013
reconvened from November 6, 2013**

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

MEMBERS EXCUSED: George Melchior

ALSO PRESENT: Nicholas Cracknell, Principal Planner

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I. APPROVAL OF MINUTES (CONTINUED)

Approval of minutes - February 13, 2013

It was moved, second, and approved to accept the minutes as presented.

Approval of minutes - August 7, 2013 (complete version)

It was moved, second, and approved to accept the minutes as presented.

II. OLD BUSINESS (PUBLIC HEARING)

A. Update on Form Based Code (continued)

Mr. Cracknell gave a power point presentation on Form Based Code.

B. (Work Session/Public Hearing) Petition of **Middle Union Condominium Association, owner, and Paula A. Chalfin, applicant**, for property located at **496 Middle Street**, wherein permission is requested to allow new construction to an existing structure (construct a two story addition and a one story addition on rear of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 21-1 and lies within Mixed Residential Office and Historic Districts. *(This item was postponed at the November 6, 2013 meeting to the November 13, 2013 meeting.)*

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

Findings of Fact: The proposed application meets the following purposes of the Historic District ordinance (as applicable):

A. Purpose and Intent:

- ✓ Yes No - Preserve the integrity of the District
- ✓ Yes No - Maintain the special character of the District
- ✓ Yes No - Assessment of the Historical Significance
- ✓ Yes No - Complement and enhance the architectural and historic character
- Yes No - Conservation and enhancement of property values
- Yes No - Promote the education, pleasure & welfare of the District to the city residents and visitors

The proposed application also meets the following review criteria of the Historic District ordinance (as applicable):

B. Review Criteria:

- Yes No - Consistent with special and defining character of surrounding properties
- Yes No - Relation to historic and architectural value of existing structures
- Yes No - Compatibility of design with surrounding properties
- Yes No - Compatibility of innovative technologies with surrounding properties

III. PUBLIC HEARINGS (CONTINUED)

10. Petition of **Michael R. and Denise Todd, owners**, for property located at **262-264 South Street**, wherein permission is requested to allow new construction to an existing structure (construct boxed bay on front elevation, remove existing rear stairs and construct new two story deck structure) and allow exterior renovations to an existing structure (changes to three season rooms on west elevation, replace windows, replace siding and trim with composite materials, add gutters and downspouts, replace roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 5 and lies within the Single Residence B and Historic Districts.

After due deliberation, the Commission voted that the request be **postponed** to the December 4, 2013 meeting for additional review.

11. (*Work Session/Public Hearing*) Petition of **143 Daniel Street, LLC, owner**, for property located at **143 Daniel Street**, wherein permission is requested to allow demolition of an existing structure (demolish gymnasium building) and allow new construction to an existing structure (construct mixed use, multi-story building) and allow exterior renovations to an existing structure (restore existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 19 and lies within Central Business B, Historic, and Downtown Overlay Districts.

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

- 1) That approval is given for the Section 1 and Section 2 plans only. Note that with this approval, the HDC understands and acknowledges that the existing gym building addition will be demolished as proposed.
- 2) That the downspout termination on the Section 2 plans will be in an iron pipe.
- 3) That the circular windows on the Chapel Street elevation of the Section 2 plans will be removed.
- 4) That the palladium window on the Daniel Street elevation of the Section 2 plans will be removed and will be replaced with a transom window whose size will be comparable to what is shown on the plans or to a sign band also shown on the plans.
- 5) That the 1" clapboard next to the proposed door on the Daniel Street elevation of the Section 2 plans will be removed.
- 6) That Pella windows shall be used on the Section 1 and Section 2 proposed structures.
- 7) The Section 2 plans will be revised to show a 7 ¼" cornerboard and a 10 ½" skirtboard.

Findings of Fact: The proposed application meets the following purposes of the Historic District ordinance (as applicable):

A. Purpose and Intent:

- ✓ Yes No - Preserve the integrity of the District
- Yes No - Maintain the special character of the District
- ✓ Yes No - Assessment of the Historical Significance
- Yes No - Complement and enhance the architectural and historic character
- Yes No - Conservation and enhancement of property values
- Yes No - Promote the education, pleasure & welfare of the District to the city residents and visitors

The proposed application also meets the following review criteria of the Historic District ordinance (as applicable):

B. Review Criteria:

- Yes No - Consistent with special and defining character of surrounding properties
- Yes No - Relation to historic and architectural value of existing structures
- Yes No - Compatibility of design with surrounding properties
- Yes No - Compatibility of innovative technologies with surrounding properties

IV. WORK SESSIONS

A. Work Session requested by **Judith L. Hiller and John B. Wilkens, owners**, for property located at **18 Manning Street**, wherein permission is requested to allow new construction to an

existing structure (add dormer on north elevation, relocate side entrance to rear elevation, replace double windows on 3rd floor with French doors and balcony) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 67 and lies within General Residence B and Historic Districts.

The Commission recommended a public hearing.

B. Work Session requested by **Bradley Boisvert and Karen Bannon Boisvert, owners**, for property located at **124 State Street**, wherein permission is requested to allow new construction to an existing structure (add elevator at rear of building, construct stair access, construct walkout decks and add doors at 2nd and 4th levels, construct dormer, add skylights, and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 55 and lies within Central Business B and Historic Districts.

After due deliberation, the Commission voted to **continue** review of the application to the December 4, 2013 meeting.

C. Work Session requested by **Dale W. and Sharyn W. Smith, owners**, and **Green and Company, applicant**, for property located at **275 Islington Street**, wherein permission is requested to allow demolition of an existing structure (demolish building) and allow a new free standing structure (construct new building). Said property is shown on Assessor Plan 144 as Lot 8 and lies within Central Business B and Historic Districts. *(This item was continued at the October 9, 2013 meeting to the November 13, 2013 meeting.)*

After due deliberation, the Commission voted to **postpone** review of the application to the December 4, 2013 meeting.

D. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct new, mixed use, four story structure) as per plans on file in the Planning Department. 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 continued at the October 9, 2013 meeting to the November 13, 2013 meeting.)*

At the applicant's request, the Commission voted to **postpone** review of the application to the December 4, 2013 meeting.

E. Work Session requested by **General Porter Condominium Association, owner**, for property located at **32 Livermore Street**, wherein permission to allow amendments to previously approved designs (changes to rear stairs, railing, entryway, foundation) and allow exterior renovations to an existing structure (installation of HVAC equipment and removal of fence) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 20 and lies within General Residence B and Historic Districts. *(This item was continued at the October 9, 2013 meeting to the November 13, 2013 meeting.)*

At the applicant's request, the Commission voted to **postpone** review of the application to the December 4, 2013 meeting.

V. ADJOURNMENT

At 12:35 a.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Recording Secretary