

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**August 6, 2014
to be reconvened on August 13, 2014**

MEMBERS PRESENT: Chairman Joseph Almeida; John Wyckoff, Dan Rawling; City Council Representative Esther Kennedy; Planning Board Representative William Gladhill; Alternate Reagan Ruedig

MEMBERS EXCUSED: Vice Chairman Tracy Kozak; George Melchior

ALSO PRESENT: Nicholas Cracknell, Principal Planner

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I. APPROVAL OF MINUTES

1. July 9, 2014
2. July 16, 2014

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

II. ADMINISTRATIVE APPROVALS

- A. 53 Humphreys Court

Mr. Cracknell consulted the Commission on a proposal to change a light fixture design on a previously approved application. The Commission did not have an objection to the proposed change.

III. OLD BUSINESS (PUBLIC HEARINGS)

1. Petition of **Frank and Irja Cilluffo, owners**, for property located at **179 Pleasant Street**, wherein permission is requested to allow demolition of existing structure (remove widows walk) as per plans on file with the Planning Department. Said property is shown on Assessor Plan 108 as Lot 15 and lies within the Mixed Residential Office and Historic Districts. *(This item was postponed at the July 9, 2014 meeting to the August 6, 2014 meeting.)*

At the applicant's request, the Commission voted to postpone the application to the September 3, 2014 meeting.

2. Petition of **Carol J. Elliott Revocable Trust of 2011, owner**, for property located at **143 Gates Street** and **Jane A. Nelson, owner**, for property located at **143 Gates Street**, wherein permission is requested to allow exterior renovations to existing structures (repairs to the roof area where the two houses meet) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lots 98 and 99 and lies within the General Residence B and Historic Districts. *(This item was postponed at the July 9, 2014 meeting to the August 6, 2014 meeting.)*

At the applicant's request, the Commission voted to postpone the application to the September 3, 2014 meeting.

IV. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **David B. and Deborah A. Adams, owners**, for property located at **210 Gates Street**, wherein permission was requested to allow a new free standing structure (install condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 26 and lies within the General Residence B and Historic Districts.

The proposed application meets the purposes and objectives of the Historic District ordinance and the Review Criteria.

2. Petition of **Rebecca L. and Michael J. Bernier, owners**, for property located at **33 Northwest Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows, previously approved in 2012) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 27 and lies within the General Residence A and Historic Districts.

The proposed application meets the purposes and objectives of the Historic District ordinance and the Review Criteria.

3. Petition of **Portsmouth Athenaeum, owner**, for property located at **6-8 Market Square**, 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 117 as Lot 20 and lies within the CD5, Historic, and Downtown Overlay Districts.

The proposed application meets the purposes and objectives of the Historic District ordinance and the Review Criteria.

4. Petition of the **Society for the Preservation of New England Antiquities of MA, owner**, for property located at **143 Pleasant Street**, wherein permission was requested to allow demolition of an existing structure (remove chain link fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 14 and lies within the Civic and Historic Districts.

The proposed application meets the purposes and objectives of the Historic District ordinance and the Review Criteria.

5. Petition of **Harborside Associates, LP, owner**, for property located at **250 Market Street**, wherein permission was requested to allow new construction to an existing structure (install four mechanical vents) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 119 as Lot 1-1C and lies within the Central Business B, Historic, and Downtown Overlay Districts.

The proposed application meets the purposes and objectives of the Historic District ordinance and the Review Criteria.

6. Petition of **36 Market Street Condominium Association, owner**, and **John A. Brady, applicant**, for property located at **36 Market Street**, wherein permission was requested to allow a new free standing structure (install condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 29 and lies within the CD5, Historic, and Downtown Overlay Districts.

The proposed application meets the purposes and objectives of the Historic District ordinance and the Review Criteria.

V. REQUEST FOR ONE YEAR EXTENSION OF APPROVAL

A. Request for one year extension of the CUP approval granted to 173-175 Market Street on August 7, 2013 – submitted by Eport Properties 1, LLC, owner

After due deliberation, the Commission voted to postpone the application to the September 3, 2014 meeting for the following reasons:

- 1) So that the request may be referred to the Planning Board for comment.
- 2) So that the request may be posted as a public hearing.

VI. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

7. Petition of **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 side and rear additions) and allow exterior renovations to an existing structure (renovations to existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lots 3&4 and lies within the CD4, Historic, and Downtown Overlay Districts.

At the applicant's request, the Commission voted to postpone the application to the September 3, 2014 meeting.

8. Petition of **Jeremy N. Mard, owner**, for property located at **21 Dearborn Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing shed, build new shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 140 as Lot 5 and lies within General Residence A and Historic Districts.

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

- 1) That the roof pitch shall match the roof pitch of the principal structure (house).
- 2) That cementitious siding may be used if painted.

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

9. Petition of **KHP Properties, LLC, owner**, for property located at **428 Pleasant Street**, wherein permission was requested to allow amendments to a previously approved design (misc. changes) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 55 and lies within the 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 a 6" V joint solid tongue and groove cedar fence shall be used.
- 2) That utility conduit shall be plumb and painted to match the house.
- 3) That the wooden railing shall be 36" with an alternate accommodation for the 42" Requirement by using a 2" copper pipe.

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

10. (Work Session/Public Hearing) Petition of **393 New Castle Avenue, LLC, owner**, for property located at **393 New Castle Avenue**, wherein permission was requested to allow new construction to an existing structure (rebuild back addition (Unit 389) with added entry, rear porch, and dormers, raise roof height, at Unit 391 move entry door to rear and add dormer) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 5 and lies within Single 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 decorative fascia board detail with brackets in the main roof areas shall be used.
- 2) That the upper awning window on the rear porch shall be removed.
- 3) That all windows shall be 2/2.
- 4) That tongue and groove boards shall be used in the eave brackets.

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

11. Petition of **Benedict McGuinn Revocable Trust, owner**, for property located at **17 Gardner 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 14 and lies within the General Residence B and Historic Districts.

After due deliberation, the Commission voted to postpone the application to the August 13, 2014 meeting.

12. Petition of **Arthur L. and Deborah C. McManus, owners**, for property located at **115 South Street**, wherein permission is requested to allow construction to an existing structure (construct first floor addition with pergola) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 10 and lies within General Residence B and Historic Districts.

At the applicant's request, the Commission vote to postpone the application to the August 13, 2014 meeting.

13. Petition of **Harbor Place Group, LLC, owner**, for property located at **1 Harbor Place**, wherein permission is requested to allow exterior renovations to an existing structure (changes to the front doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2 and lies within the CD5, Historic, and Downtown Overlay Districts.

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

- 1) That the ADA door access switch shall be located within the vestibule area.

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

14. Petition of **Michele Duval and Jo-Ann Lepore, owners**, for property located at **112 Mechanic 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 25 and lies within the General Residence B and Historic Districts.

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

- 1) That the two wood windows shall be replaced “in-kind” with the same profile, placement, and appearance.
- 2) That half screens shall be used.

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

VI. ADJOURNMENT

At 10:20 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Administrative Clerk