

**ACTION SHEET  
HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**January 7, 2015  
to be reconvened on January 14, 2015**

**MEMBERS PRESENT:** Chairman Joseph Almeida; John Wyckoff, George Melchior, Dan Rawling; City Council Representative Esther Kennedy; Planning Board Representative William Gladhill

**MEMBERS EXCUSED:** Alternate Reagan Ruedig

**ALSO PRESENT:** Jessa Berna, Associate Planner

**I. APPROVAL OF MINUTES**

- December 3, 2014

It was moved, seconded, and passed unanimously to approve 1 set of minutes.

**II. PUBLIC HEARING (OLD BUSINESS)**

A. Petition of **Nobles Island Condominium Association, owner**, for property located at **500 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (new shingles, new windows, Azek trip, cedar impressions) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 120 as Lot 2 and lies within the Central Business A and Historic Districts. *(This item was continued from the December meeting).*

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

- 1) That the siding shingles for the entire building shall be cedar.

**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 (CONSENT AGENDA ITEMS)**

1. Petition of **Peter H. Jarvis and Sons, LLC and Simeon P. Jarvis Revocable Trust 1999**, owners, for property located at **1 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (relocate and replace signage lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 14 and lies within the CD5, Historic, and Downtown Overlay Districts.

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

2. Petition of **Eric G. Gustafson Revocable Trust**, owner, for property located at **145-147 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (install outside condensing unit) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 127 as Lot 3 and lies within the CD4-L and Historic Districts.

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

3. Petition of **30 Maplewood, LLC**, owner, of property located at **30 Maplewood Avenue**, wherein permission is requested to amend previous approval (lighting manufacturer, awning dimensions, vent and rail designs) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 125 as Lot 2 and lies within the CD4 and the Historic Districts.

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

4. Petition of **10 State Street, LLC**, owner of property located at **10 State Street**, wherein permission is requested to amend previous approval (add windows inadvertently removed at a previous work session) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 105 as Lot 4 and lies within the CD4 and Historic Districts.

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

**IV. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)**

5. Petition of **Timothy J. Andrews and Sarah Ann Raboin**, owners, for property located at **647 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (add window, restore windows, replace decking, add shutters) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 148 as Lot 31 and lies within the GRA and Historic Districts.

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

- 1) That all the decking shall be mahogany;
- 2) That the existing storm windows shall be replaced with triple track, double hung storm windows;
- 3) That the new window proposed on the rear façade shall be 3/3;
- 4) That the shutters proposed shall be removed from the application.

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- 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

6. Petition of **Robert and Charlotte Holster**, owners, for property located at **46 Livermore Street**, wherein permission is requested to allow renovations to an existing structure (new exterior stairs, condenser, change roofing material, change window & door manufacturer, add generator) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 109 as Lot 21 and lies within the GRB and Historic Districts.

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

- 1) That the drip edge at the roofline shall be copper.

**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
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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

7. Petition of **John Breneman**, owner of property located at **11 Market Street, #3**, wherein permission is requested to allow renovations to existing structure (add dormer, deck to 3<sup>rd</sup> floor addition) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 106 as Lot 13-3 and lies within the CD5 and Historic Districts.

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
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**B. Review Criteria:**

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- Yes  No - Compatibility of innovative technologies with surrounding properties

8. Petition of **Edward Benway**, owner of property located at **303 Islington Street**, wherein permission is requested to allow renovations to an existing structure (dormers, side roofs, balconies, 2<sup>nd</sup> floor addition) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 144 as Lot 11 and lies within the GRC and the Historic Districts.

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

- 1) That the Islington Street façade shall remain as is.

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

**A. Purpose and Intent:**

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- 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
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**B. Review Criteria:**

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- Yes  No - Compatibility of innovative technologies with surrounding properties

9. Petition of **Katie and Jason Jenkins**, owners of property located at **35 Mark Street**, wherein permission is requested to allow renovations to an existing structure (dormers on Mark St elevation) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 116 as Lot 50 and lies within the CD4-L and the Historic Districts.

After due deliberation, the Commission voted that the request be **denied** as presented for the following reasons:

- 1) Given that the garage was considered a prominent element of the streetscape, the Commission felt that the dormers were too large and too heavy for the structure and as a result, overwhelmed the garage and the streetscape.
- 2) The Commission also felt that approval of this application would have implications for other proposals on the site currently being considered under a work session by HDC.

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

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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
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- Yes  No - Compatibility of innovative technologies with surrounding properties

**V. WORK SESSIONS**

A. Work Session requested by **Katie and Jason Jenkins** owners, property located at **35 Mark Street**, wherein permission is requested to allow new construction to an existing structure (to remove porch, roofing, increase ridge, construct new 1 story addition, replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 50 and lies within CD4-L and Historic Districts.

The Commission voted to **continue** review of the application to the February, 2015 meeting.

B. Work Session requested by **Nobles Island Condominium Association, owner**, for property located at **500 Market Street**, wherein permission is requested to allow new construction to an existing structure (install solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 120 as Lot 2 and lies within Central Business A and Historic Districts. (*This item was continued from the December meeting*).

The Commission voted to **postpone** review of the application to the March, 2015 meeting.

C. Work Session requested by **Hayscales Real Estate Trust, owner**, for property located at **236 Union Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing structure) and allow a new free standing structure (construct two family residential home) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 22 and lies within the General Residence C and Historic Districts. (*This item was continued from the December meeting.*)

The Commission voted to **postpone** review of the application to the February, 2015 meeting.

D. 30 Maplewood Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue (46-64 Maplewood Avenue)**, wherein permission is requested to allow a new free standing structure (construct mixed use, 3 ½ to 5 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 the Central Business B, Historic, and Downtown Overlay Districts. (*This item was continued to the December meeting. The applicant has asked to postpone to the February 2015 meeting.*)

The Commission voted to **postpone** review of the application to the February, 2015 meeting.

**VI. ADJOURNMENT**

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

Respectfully submitted,

Doris M. Lachance

Temporary Administrative Clerk