

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**February 3, 2016
to be reconvened on February 17, 2016**

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman/Planning Board Representative William Gladhill; Dan Rawling, Reagan Ruedig, Vincent Lombardi; City Council Representative Nancy Pearson; Alternates Richard Shea, John Mayer

MEMBERS EXCUSED: John Wyckoff

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. APPROVAL OF MINUTES

- A. January 6, 2016
- B. January 13, 2016

It was moved, seconded, and passed unanimously (7-0) to approve the minutes as amended.

II. ADMINISTRATIVE APPROVALS

- 1. 687 Middle Street (This item was postponed to the Feb. 17, 2016 meeting)
- 2. 135 Market Street
- 3. 765 Middle Street
- 4. 177 Mechanic Street

The Commission voted unanimously (7-0) to approve items # 2, 3, and 4 as presented.

III. PUBLIC HEARING (OLD BUSINESS)

- 1. Petition of **Harbour Place Condominium Association, owner**, for property located at **135 Bow Street**, wherein permission is requested to allow a new free standing structure (install fencing with gates) as per plans on file in the Planning Department. Said property is shown on Assessor Plan105 as Lot 2-1 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(The applicant has requested to postpone the application to the February 17, 2016 meeting.)*

At the applicant's request, the Commission voted to postpone review of the application to the February 17, 2016 meeting.

IV. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

1. Petition of **David A. and Joyce C. Marr, owners**, for property located at **1B Jackson Hill Street**, wherein permission was requested to allow new construction to an existing structure (remove rear window and construct dormer on existing shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 30-2 and lies within the General Residence A and Historic Districts.

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

- 1) The shed dormer shall be 11' in width.
- 2) Cedar shingles shall be used on the roof.
- 3) The dormer windows shall be vertically proportioned and the final window design for the dormer shall be submitted to the Planning Department for Administrative Approval prior to installation.

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

2. Petition of **Pier II, LLC, owner, and 10 State Street, LLC, applicant**, for property located at **10 State Street**, wherein permission was requested to allow amendments to a previously approved design (change approved sun sails to retractable awnings, change green roof concept to concrete pedestal pavers, add two gates to existing fencing) as per plans on file in the

Planning Department. Said property is shown on Assessor Plan 105 as Lot 4 and lies within the CD 4 and Historic Districts.

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

- 1) The sailboat icon on the south elevation shall be removed.

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

3. Petition of **Hayscales Real Estate Trust, Robert Krieger, owner and trustee**, for property locate at **236 Union Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct a new two story, two unit building) and other 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. *(The applicant has asked to postpone review of the application to the February 17, 2016 meeting.)*

At the applicant's request, the Commission voted to postpone review of the application to the February 17, 2016 meeting.

4. Petition of **Middle Street Baptist Church, owner, and Richard Cyr and Lisa DeStefano, applicants**, for property located at **640 Middle Street**, wherein permission was requested to allow amendments to a previously approved design (add rear window, replace existing window on side façade, expand rear deck, rebuild rear stairs, replace fencing, install two

condensing units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 147 as Lot 20 and lies within the General Residence A and Historic Districts.

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

- 1) The treads for the proposed rear stairs shall be mahogany as presented.
- 2) The decking material shall match the existing decking or be mahogany and installed at the same dimensions with a tongue and groove design.

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

5. Petition of **Mark Wentworth Home, owner**, for property located at **346 Pleasant Street**, wherein permission was requested to allow new construction to an existing structure (install new window and trimmed panel next to main entry) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 10 and lies within the General Residence B 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
- 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):

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- Yes No - Compatibility of design with surrounding properties
- Yes No - Compatibility of innovative technologies with surrounding properties

V. ADJOURNMENT

At 8:00 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk