

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**March 6, 2013
to be reconvened on March 13, 2013**

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

MEMBERS EXCUSED: Richard Katz, George Melchior

ALSO PRESENT: Nicholas Cracknell, Principal Planner

I. OLD BUSINESS

A. Approval of minutes – November 7, 2012

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

II. PUBLIC HEARINGS

1. Petition of **Jane A. Nisbet Revocable Trust, Jane A. Nisbet, trustee and owner**, for property located at **139 South Street, Unit E**, wherein permission was requested to allow a new free standing structure (replace fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 7 and lies within General Residence B and Historic Districts.

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

2. Petition of **Josh R. Gagnon and Nicole S. Bandera, owners**, for property located at **152-154 South Street**, wherein permission was requested to allow demolition of an existing structure (remove solarium, decks), and allow new construction to an existing structure (construct addition, construct decks) and allow exterior renovations to an existing structure (replace windows, doors, siding, and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 65 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 2" x 2" square, painted wood lattice pattern will be located under the proposed deck and will be trimmed/paneled.**
- 2) That the 6' privacy fence shall have 1" x 6" overlapping painted wood boards and trim boards.**
- 3) That all vertical deck elements shall be painted to match the existing house.**
- 4) That the Azek shingle band on the windows, molding, and trim shall be milled to match the existing trim.**
- 5) That the deck surface and stair treads will be mahogany.**
- 7) That all ganged windows will be modified by adding a stud pocket.**
- 8) That the triple mulled window option will not be used.**
- 9) That all work related to Phase II (pertaining to the modifications to the c.1790 structure) shall not be included in this approval.**

3. Petition of **WSK Goddard, Limited Partnership, owner, and Deanna Pellegrino, applicant**, for property located at **214 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 67 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 stipulation:

- 1) That the proposed door will be a solid wood door.**

4. **(Work Session/Public Hearing) Petition of Worth Development Condominium Association, owner, and David Takis, applicant**, for property located at **103 Congress Street**, wherein permission was requested to allow new construction to an existing structure (install awning over outdoor seating area) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6-106 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 stipulations:

- 1) That white piping will be used on the top and bottom of the valance.**
- 2) That the awning shall be in use between the dates of April 1 and October 30 only.**

5. Petition of **General Porter Condominium Association, owner**, for property located at **32 Livermore Street**, wherein permission is requested to allow an amendment to a previously approved design (install lattice privacy screen) 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.

At the applicant's request, the Commission voted to postpone the application to the April 3, 2013 meeting.

6. Petition of **GSM Realty Trust, William Creighton, trustee and owner, and 299 Vaughan Street, LLC, applicant**, for property located at **299 Vaughan Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (install perimeter fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 10 and lies within Central Business A, 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 fence will not be included in the proposed project.**
- 2) That a photographic inventory of external facades shall be submitted to the Planning Department.**

7. Petition of **Michael B. Myers and Stephanie G. Taylor, owners**, for property located at **700 Middle Street**, wherein permission was requested to allow demolition of an existing structure (demolish deck) and allow new construction to an existing structure (construct new porch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 29 and lies within General Residence A and Historic Districts.

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

8. Petition of **Strawbery Banke, Inc., owner**, for property located at **14 Hancock Street (Visitors Center)** wherein permission was requested to allow new construction to an existing structure (construct addition, construct patio, replace misc. doors and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7 and lies in the Mixed Residential Office and Historic Districts.

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

- 1) That the addition shown on Page A1.01 will be extended to 9' and the double doors will be moved out 2'.**

III. WORK SESSIONS

A. Petition of **Patricia Bogardus Living Trust, owner, Patricia and Robert W. Bogardus, trustees and owners**, for property located at **26 Park Street**, wherein permission was requested to allow demolition of an existing structure (demolish one story addition and garage) and allow new construction to an existing structure (construct two story garage with connector). Said property is shown on Assessor Plan 148 as Lot 44 and lies within General Residence A and Historic Districts.

The Commission recommended a public hearing.

B. Work Session requested by **Timothy M. and Beth Finelli, owners**, for property located at **297 South Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing garage) and allow new construction to an existing structure (construct new garage). Said property is shown on Assessor Plan 111 as Lot 23 and lies within General Residence B and Historic Districts.

The Commission recommended a work session/public hearing.

C. Work Session requested by **Kathryn Saunders, owner**, for property located at **140 New Castle Avenue**, wherein permission was requested to allow demolition of an existing structure (demolish existing garage) and allow new construction to an existing structure (construct new garage with connector). Said property is shown on Assessor Plan 101 as Lot 26 and lies in Single Residence B and Historic Districts.

The Commission recommended a work session/public hearing.

IV. ADJOURNMENT

At 11:00 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
HDC Recording Secretary