

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**December 4, 2013
to be reconvened on December 11, 2013**

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

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner

.....

I. APPROVAL OF MINUTES

- Approval of minutes – March 6, 2013
- Approval of minutes – March 13, 2013
- Approval of minutes – April 3, 2013

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

II. OLD BUSINESS

1. (*Work Session/Public Hearing*) Petition of **Donna P. Pantelakos Revocable Trust, owners, G.T. and D.P. Pantelakos, trustees and Chris Crump, applicant**, for property located at **138 Maplewood Avenue**, wherein permission was requested to allow new construction to an existing structure (infill area in rear, construct second floor roof deck, reface existing chimneys) and allow exterior renovations to an existing structure (reconfigure misc. windows, replace windows, replace siding, trim, and shutters with composite materials) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 6 and lies within the Central Business A and Historic Districts. (*This item was postponed at the November 6, 2013 meeting to the December 4, 2013 meeting.*)

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

- 1) That the windows and door casings shall be 4” banded casings and the corner board shall be 4 ½ ” corner boards.

- 2) That the siding on the front of the structure shall be wood, either restored or replaced and have the same exposure and design as the existing siding.
- 3) That the existing window openings on the left façade (south side) shall be preserved.
- 4) That the handrail and post cap will be dimensioned 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

2. Petition of **Michael R. and Denise Todd, owners**, for property located at **262-264 South Street**, wherein permission was 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. (*This item was postponed at the November 13, 2013 meeting to the December 4, 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

3. (Work Session/Public Hearing) Petition of **143 Daniel Street, LLC, owner**, for property located at **143 Daniel Street**, wherein permission was 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. (This item received partial approval at the November 13, 2013 meeting.)

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

- 1) That the brick used shall be Old Port blend, narrow flashed range, as presented and a mock-up shall be provided to the Commission for inspection prior to installation.
- 2) That the option as amended and shown for the rear entryway is acceptable.
- 3) All mechanicals, including vents shall be located on the rear roof of the south elevation or in the clapboard section of the south elevation (Sheet 3.8) as presented and shall be screened from public view.
- 4) The area ways and louvers for venting the garage shall be as presented.
- 5) The whole plane of the ground floor shall project to the face of the ornamental "soldier" course.
- 6) The windows as presented shall have a sculpted sill at the brick.
- 7) That option C for the plaza is acceptable.
- 8) That the light fixture as presented is acceptable.
- 9) That the applicant will submit a mechanical plan for approval by the Commission prior to the installation of mechanical equipment.

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

1. (Rehearing) Petition of **Judith L. Hiller and John B. Wilkens, owners**, for property located at **18 Manning 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 67 and lies within 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 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

2. Petition of **Judith L. Hiller and John B. Wilkens, owners**, for property located at **18 Manning Street**, wherein permission was requested to allow new construction to an existing structure (construct dormer, relocate side entrance door to rear elevation, construct landing and stairs, replace third floor window with French doors, construct 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.

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

- 1) That a Juliet balcony shall be used instead of the traditional balcony originally proposed. The Juliet balcony shall be painted wood and the railing shall match the existing railing on the house.
- 2) That 1” diagonal wood lattice with trim skirting shall be used under the proposed rear porch.

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 **M. Judy Nerbonne Revocable Trust, M. Judy and G. Patrick Nerbonne, owners and trustees**, for property located at **189 Gates Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace garage doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 6 and lies within 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 clear glass panels shall be used (“Clear Short”).
- 2) That the garage doors shall be field painted white.

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

4. Petition of **Brian M. Regan and Susan M. Regan, owners**, for property located at **28-30 Dearborn Street**, wherein permission is requested to **Request To Postpone** demolish existing concrete wall) and allow a new freestanding structure (construct new wood wall) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 140 as Lot 1 and lies within General Residence A and Historic District.

At the applicant’s request, the Commission voted to postpone the application to the January 8, 2014 meeting.

5. Petition of **Nina Shore, owner**, for property located at **18 Mt. Vernon Street**, wherein permission was requested to allow a new free standing structure (remove existing fencing, install new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 27 and lies within 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):

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 **36 Market Street Condominium Association, owner**, and **Rob Sevigny, applicant**, for property located at **36 Market Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove existing chain link fence, replace with composite fence) and allow new construction to an existing structure (install two mechanical ventilation units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 29-1 and lies within the 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 the fence material shall be wood.
- 2) That the rooftop mechanical equipment shall be painted black.

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

7. Petition of **Craig W. Welch and Stefany A. Shaheen, owners**, for property located at **77 South Street**, wherein permission was requested to allow an amendment to a previously approved design (replace second/third floor addition with a second floor balcony) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 48 and lies within 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 color of the scuppers shall match the roof surface.

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

8. Petition of **233 Vaughan Street, LLC, owner**, for property located at **233 Vaughan Street**, wherein permission is requested to allow construction of a previously approved design (changes to the roof) which has been on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 14 and lies within the Central Business A, Historic, and Downtown Overlay Districts.

Request to Postpone

At the applicant's request, the Commission voted to postpone the application to the January 8, 2014 meeting.

IV. WORK SESSIONS

A. Petition of **Evon Cooper, owner**, and **Joseph A. Reynolds, applicant**, for property located **287 Maplewood Avenue**, wherein permission is requested to allow new construction to an existing structure (construct rear one story addition, previously approved in 2007) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 36 and lies within Mixed Residential Office and Historic Districts.

The Commission recommended a public hearing.

V. ADJOURNMENT

At 11:05 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
 HDC Recording Secretary