

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**December 3, 2014
to be reconvened on December 10, 2014**

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

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner



I. APPROVAL OF MINUTES

- November 5, 2014

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

II. REQUESTS FOR ONE YEAR EXTENSION

A. Request for one year extension of the Certificate of Approval for 138-140 Maplewood Avenue application – requested by Donna P. Pantelelakos Revocable Trust

The Commission granted the request for a one year extension of the Certificate of Approval. The Certificate of Approval will now expire on December 4, 2015.

B. Request for a one year extension of the Certificate of Approval for 18 Mt. Vernon Street application – requested by Nina Shore

The Commission granted the request for a one year extension of the Certificate of Approval. The Certificate of Approval will now expire on December 4, 2015.

III. PUBLIC HEARINGS (OLD BUSINESS)

1. Petition of **Bruce A. Erickson and Elizabeth A. Levey-Pruyn, owners**, for property located at **35 Salter Street**, wherein permission was requested to allow amendments to a

previously approved design (remove slate roof, replace with asphalt, replace metal roofing material with zinc or copper, remove and relocate one window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 29 and lies within the Waterfront Business and Historic Districts. *(This item was postponed at the November 5, 2014 meeting to the December 3, 2014 meeting.)*

After due deliberation, the Commission voted to **postpone** review of the application to the December 10, 2014 meeting.

IV. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

2. Petition of **Michael R. and Denise Todd, owners**, for property located at **262-264 South Street**, wherein permission was requested to allow a new free standing structure (install fencing) 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.

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

3. Petition of **Mark Wentworth Home, owner**, for property located at **346 Pleasant Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace existing iron railings with new iron railings) 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.

4. Petition of **Roxy James Realty, LLC, owner**, for property located at **110 Chapel Street**, wherein permission was requested to allow demolition of an existing structure (remove existing fencing) and allow a new free standing structure (install new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 3 and lies within the CD4, Historic, and Downtown Overlay Districts.

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

5. Petition of **Worth Development Condominium Association, owner**, for property located at **113 Congress Street**, wherein permission was requested to allow exterior renovations to an existing structure (install mechanical equipment on rooftop) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6 and lies within the CD5, Historic, and Downtown Overlay Districts.

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

V. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

6. Petition of **Nobles Island Condominium Association, owner**, for property located at **500 Market Street**, wherein permission was requested to allow exterior renovations to an

existing structure (replace roof, windows, siding and trim) 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.

After due deliberation, the Commission voted to postpone review of the application to the January 7, 2015 meeting.

7. Petition of **Portwalk HI, LLC, owner**, and **Bob Wongsachua, applicant**, for property located at **35 Portwalk Place**, wherein permission was requested to allow new construction to an existing structure (install awnings, add louver venting above door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the CD5, Historic, and Downtown Overlay Districts.

After due deliberation, the Commission voted to **postpone** review of the application to the December 10, 2014 meeting so that additional plans can be submitted and reviewed.

8. Petition of **Ten State Street, LLC, owner**, for property located at **10 State Street**, wherein permission was requested to allow amendments to a previously approved design (change window manufacturer, coordinate MEP/FP systems design, and screening, modifications to some roof elements) as per plans on file in the Planning Department. Said property is shown on 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 with the following stipulations:

- 1) That the tide clock shall be installed as presented.
- 2) That the sail shades shall be retained as previously designed and approved.

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 **Sylvia H. Marple Revocable Trust of 2012, owner**, for property located at **4 Market Street**, wherein permission was requested to allow new construction to an existing structure (expand fire escape stairs to third floor) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 22 and lies within the CD5, Historic, and Downtown Overlay 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

VI. WORK SESSIONS

A. Work Session requested by **303 Islington Street, LLC, owner**, for property located at **303 Islington Street**, wherein permission is requested to allow new construction to an existing structure (construct third floor dormers, construct rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 11 and lies within the General Residence C and Historic Districts. *(This applicant has asked to postpone the application to the December 10, 2014 meeting.)*

At the applicant's request, the Commission voted to **postpone** review of the application to the December 10, 2014 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.

After due deliberation, the Commission voted to **postpone** review of the application to the January 7, 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.

The Commission voted to **continue** review of the application at the January 7, 2015 meeting.

VII. ADJOURNMENT

At 9:40 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Administrative Clerk