

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**February 4, 2015  
to be reconvened on February 11, 2015**

**MEMBERS PRESENT:** Chairman Joseph Almeida; Vice Chairman/Planning Board Representative William Gladhill; Dan Rawling, Reagan Ruedig; Alternates Vincent Lombardi, Richard Shea

**MEMBERS EXCUSED:** John Wyckoff, George Melchior, City Council Representative Esther Kennedy

**ALSO PRESENT:** Nicholas Cracknell, Principal Planner

.....  
**I. APPROVAL OF MINUTES**

1. December 10, 2014
2. January 7, 2015
3. January 14, 2015

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

**II. ADMINISTRATIVE APPROVALS**

- A. 346 Pleasant Street
- B. Off Washington Street

It was moved, seconded, and passed unanimously to approve the administrative approval requests.

**III. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)**

1. Petition of **143 Daniel Street, LLC, owner**, for property located at **143 Daniel Street**, wherein permission was requested to allow an amendment to a previously approved design (remove rear decks from the Chapel Street and Daniel Street buildings) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 19 and lies within the CD 4, CD 5, Historic, and Downtown Overlay Districts.

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

2. Petition of **Ten State Street, LLC, owner**, for property located at **10 State Street**, wherein permission was requested to allow an amendment to a previously approved design (modification to the size of one window) 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.

3. Petition of **K & C Realty Trust, owner**, and **James Woodhouse, applicant**, for property located at **84/86 Pleasant Street**, wherein permission was requested to allow new construction to an existing structure (replace existing fan hood system with one new fan, install vent) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 77 and lies within the CD 4, Historic, and Downtown Overlay Districts.

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

4. Petition of **29-41 Congress Street, LLC, owner**, and **Dana Joy, applicant**, for property located at **39 Congress Street, Unit F**, wherein permission was requested to allow a new free standing structure (install condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 10 and lies within the CD 5, Historic, and Downtown Overlay Districts.

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

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

5. Petition of **William T. and Annelise Ellison, owners**, for property located at **687 Middle Street**, wherein permission was requested to allow new construction to an existing structure (reconfigure doors and window on rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 34 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. That no brick mold shall be used on the windows but instead, a flat casing to match the existing windows to remain shall be used.
2. A flat casing may also be used on the existing door.

**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. (Work Session/Public Hearing) Petition of **Katie C. and Jason R. Jenkins, owners**, for property located at **35 Mark Street**, wherein permission was requested to allow new construction to an existing structure (construct one story addition to main house, add dormers to garage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 50 and lies within the CD 4-L and Historic Districts.

After due deliberation, the Commission voted to **continue** review of the application at the February 11, 2015 meeting. A site walk has been scheduled prior to the February 11, 2015 meeting at 5:30 p.m.

**V. WORK SESSIONS**

A. 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 January meeting).*

The Commission voted to postpone the application to the March 2015 meeting.

B. Work Session requested by **Timothy and Alexandra Lieto, owners**, for property located at **454 Marcy Street**, wherein permission is requested to allow new construction to an existing structure (construct second story addition, window relocations on first floor of north, south, and west facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 77 and lies within the General Residence B and Historic Districts. *(This item was continued from the January meeting.)*

The Commission voted to postpone 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 January meeting.)*

The Commission voted to postpone the application to the March 2015 meeting.

D. Work Session requested by **7 Islington Street, LLC, owner**, for property located at **40 Bridge Street**, wherein permission is requested to allow demolition of an existing structure (demolish building) and allow a new free-standing structure (construct three story mixed use building with below grade parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 52 and lies within the CD4, Historic, and Downtown Overlay Districts. *(This item was continued from the January meeting.)*

The Commission voted to postpone the application to the March 2015 meeting.

E. Work Session requested by **Ronald C.J. Cogswell, owner**, for property located at **180 Islington Street**, wherein permission is requested to allow a discussion concerning the existing 2 story structure and options for site (including demolition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 137 as Lot 19 and lies within CBB and the Historic Districts. *(This item was continued from the January meeting.)*

The Commission voted to postpone the application to the March 2015 meeting.

## VI. ADJOURNMENT

Respectfully submitted,

Liz Good  
Administrative Clerk