

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**May 6, 2015
to be reconvened on May 13, 2015**

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

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner

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A site walk was held prior to the meeting at 6:00 p.m. at 39 Dearborn Street.

I. APPROVAL OF MINUTES

A. April 1, 2015

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

II. ADMINISTRATIVE APPROVALS

1. 262-264 South Street
2. 86 Pleasant Street
3. 7 Portwalk Place
4. 30 Maplewood Avenue

Items #3 & 4 were presented and approved as presented. Item #2 was approved with the stipulation that the condenser is moved from the upper roof to the lower roof. Approval for item #1 was postponed to the June meeting so that a site walk could be scheduled.

III. OLD BUSINESS

A. Petition of **North End Properties, LLC, owner, and Deer Street Development Company, Inc., doing business in NH as HarborCorp of Portsmouth, applicant,** for property located on **Russell Street, Deer Street, and Maplewood Avenue,** wherein permission was requested to allow a Conditional Use Permit (construct a multi-story, mixed-use building where the height exceeds the 45' maximum height restriction) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 21, Assessor Plan 118 as Lot

28, Assessor Plan 124 as Lot 12, Assessor Plan 119 as Lot 1-1A, Assessor Plan 119 as Lot 1-1C, and lies within the Central Business B, Historic, and Downtown Overlay Districts.

The Commission voted to **continue** review of the application at the June 2015 meeting.

IV. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **Michael R. and Denise Todd, owners**, for property located at **262-264 South Street**, wherein permission was requested to allow an amendment to a previously approved design (install 6' cedar privacy 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.

The Commission voted that the request be approved as presented.

2. Petition of **Mark Wentworth Home, owner**, for property located at **346 Pleasant Street**, wherein permission was requested to allow an amendment to a previously approved design (change to style, size, and material of door) 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.

The Commission voted that the request be approved as presented.

3. Petition of **Hanover Apartments, LLC and Portwalk HI, LLC, owners**, for property located at **11 Portwalk Place**, wherein permission was requested to allow a new free standing structure (install mechanical equipment on roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The Commission voted that the request be approved as presented.

4. Petition of **Hanover Apartments, LLC and Portwalk HI, LLC, owners**, for property located at **15 Portwalk Place**, wherein permission was requested to allow a new free standing structure (install mechanical equipment on roof, install exhaust louver, install sidewall vent, install fresh air duct) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The Commission voted that the request be approved as presented.

5. Petition of **Worth Development Condominium Association, owner**, and **Gerry Hunter, applicant**, for property located at **121 Congress Street**, wherein permission was requested to allow exterior renovations to an existing structure (install wall mounted sign, replace existing canvas awning with new canvas material with signage, install panels on lower half of storefront) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The Commission voted that the request be approved as presented.

6. Petition of **National Society of Colonial Dames, owner, and Eport Properties I, LLC, applicant**, for property located at **154 Market Street**, wherein permission was requested to allow a new free standing structure (construct dumpster) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 8 and lies within the Civic, Historic, and Downtown Overlay Districts.

The Commission voted that the request be approved as presented.

7. Petition of **William T. and Annelise Ellison, owners, and Doug LeDuc, applicant**, for property located at **687 Middle 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 148 as Lot 34 and lies within the General Residence A and Historic Districts.

The Commission voted that the request be approved as presented.

V. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

8. Petition of **Michael Brandzel and Helen Long, owners**, for property located at **39 Dearborn Street (also known as 39 Dearborn Lane)** wherein permission was requested to allow demolition of an existing structure (remove various sections of the structure, remove chimney) and allow new construction to an existing structure (construct misc. additions, dormers, decks, and shed) and allow exterior renovations to an existing structure (replace remaining windows, doors, siding, and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 140 as Lot 3 and lies within the General Residence A and Historic Districts.

After due deliberation, the Commission voted to issue a **partial approval (shed)** as presented with plans dated 5-6-15 and submitted at the May 6, 2015 meeting with the following stipulations:

- 1) That the pork chop returns on the eave of the gable on the shed shall be removed.
- 2) That the shed design shall be consistent with the stipulations listed in the letter submitted to the Board of Adjustment dated 3-30-15.

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 **Haven School Condominium Association, owner,** and **John and Joan Burnap, applicants,** for property located at **50 South School Street, Unit 2,** wherein permission was requested to allow demolition of an existing structure (demolish existing deck) and allow new construction to an existing structure (construct new deck with composite materials) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 60 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):

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

10. Petition of **Nancy K. and Gary I. Gansburg, owners,** for property located at **89 New Castle Avenue,** wherein permission was requested to allow exterior renovations to an existing structure (convert closed porch to open porch, install fire escape) as per plans on file in the

Planning Department. Said property is shown on Assessor Plan 101 as Lot 51 and lies within the General Residence B and Historic Districts.

The Commission voted to **continue** review of the application at the June 2015 meeting with a site walk to be scheduled prior to the meeting, date and time to be determined. All interested parties will be notified.

11. Petition of **Martingale, LLC, owner**, for property located at **99 Bow Street**, wherein permission is requested to allow new construction to an existing structure (expand existing fixed pier) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 54 and lies within the CD 5, Historic, and Downtown Overlay Districts.

At the applicant's request, the Commission voted to **postpone** review of the application to the June 2015 meeting.

12. Petition of **143 Daniel Street, LLC, owner**, for property located at **143 Daniel Street**, wherein permission was requested to allow amendments to a previously approved design (change to mechanical vent locations, change PVC gutters to copper gutters, remove transoms at balcony doors, and add windows and doors to balcony side walls) 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.

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

13. Petition of **North End Master Development, LP, owner, and Deer Street Development Company, DBA Harborcorp of Portsmouth, applicant**, for property located at **Deer Street, Russell Street, and Maplewood Avenue**, wherein permission was requested to allow a new free standing structure (5 story mixed use development to include a hotel/event center, parking structure, condominiums, and retail space) as per plans on file in the Planning Department. Said property is shown on Assessor Plans 118, 119, 124, and 125 as Lots 28, 1-1A, 1-1C, 4, 12, and 21 and lies within the Central Business B and Historic Districts.

The Commission voted to **continue** review of the application at the June 2015 meeting.

VI. ADJOURNMENT

At 10:25 p.m., it was moved, seconded, and passes unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk