

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**June 3, 2015**

**to be reconvened on June 10 & 17, 2015**

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

**MEMBERS EXCUSED:** George Melchior

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

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**I. APPROVAL OF MINUTES**

- A. May 6, 2015
- B. May 13, 2015

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

**II. ADMINISTRATIVE APPROVALS**

- 1. 262-264 South Street
- 2. 456 Middle Street
- 3. 275 Islington Street
- 4. 84-86 Pleasant Street
- 5. 220 South Street
- 6. 402 State Street

It was moved, seconded, and passed unanimously to accept the administrative approvals as presented.

**III. OLD BUSINESS (PUBLIC HEARINGS)**

- A. 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. *(This item was continued at the May 6, 2015 meeting to the June 3, 2015 meeting.)*

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

- 1) That granite steps and landing shall be used to access the courtyard (from both sides) as proposed and presented.
- 2) That the window trim shall be 5/4" x 5" 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

**B.** 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. *(This item was continued at the May 6, 2015 meeting to the June 3, 2015 meeting.)*

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

- 1) That the proposed post details shall match the image shown on the Fiber-Classic & Smooth Star specification sheet submitted (date-stamped 5-26-15).
- 2) That the door identified as S262 in the submission (date-stamped 5-26-15) shall be used 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

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

1. Petition of **44-46 Market Street, LLC, owner**, for property located at **44-46 Market Street**, wherein permission was requested to allow new construction to an existing structure (install two condensing units on rear roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 31 and lies within the 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 purposes and objectives of the Historic District Ordinance and the Review Criteria.

2. Petition of **Timothy K. Sheppard, owner**, for property located at **54 Ceres Street**, wherein permission was requested to allow a new free standing structure (install removable fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 44 and lies within the CD 4, 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 applicant shall install an open (50%) wood fence with fence caps and its height shall be no taller than 48” as modified and presented.
- 2) Prior to construction, the applicant shall provide a detailed drawing of the fencing plan to the Planning Department for review and approval.

**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 **J.R. Seely, LLC, owner**, for property located at **402 State Street**, wherein permission was requested to allow an amendment to a previously approved design (install venting and condensers) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 12 and lies within the CD 4-L, 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 purposes and objectives of the Historic District Ordinance and the Review Criteria.

4. Petition of **Wright Avenue, LLC, owner**, for property located at **67-77 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (change window and door manufacturers from Eagle and Norwood to Lepage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 18 and lies within the CD 5 and Historic Districts.

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

**Findings of Fact:** The proposed application meets the purposes and objectives of the Historic District Ordinance and the Review Criteria.

5. Petition of **Darle A. MacFadyen Revocable Trust of 2014, owner, Darle A. MacFadyen, trustee**, for property located at **272-274 New Castle Avenue**, 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 207 as Lot 37 and lies within the Single 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 purposes and objectives of the Historic District Ordinance and the Review Criteria.

6. Petition of **Peirce Block Condominium Association, owner, and Araujo Realty, LLC, applicant**, for property located at **20 Ladd Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove two existing mechanical units, replace/relocate with energy efficient/code compliant units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 17 and lies within the 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 purposes and objectives of the Historic District Ordinance and the Review Criteria.

7. 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 two condensers) 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.

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

**Findings of Fact:** The proposed application meets the purposes and objectives of the Historic District Ordinance and the Review Criteria.

8. Petition of **Ten State Street, LLC, owner**, for property located at **10 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (install light fixtures, venting, add matching door on roof top deck) 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.

**Findings of Fact:** The proposed application meets the purposes and objectives of the Historic District Ordinance and the Review Criteria.

9. Petition of **233 Vaughan Street, LLC, owner**, for property located at **233 Vaughan Street**, wherein permission was requested to allow amendments to a previously approved design (changes to the Deer Street balcony windows and doors, locate gas meters, light fixtures) as per plans 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.

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

**Findings of Fact:** The proposed application meets the purposes and objectives of the Historic District Ordinance and the Review Criteria.

## V. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

10. Petition of **Martingale, LLC, owner**, for property located at **99 Bow Street**, wherein permission was 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. (*This item was postponed at the May 6, 2015 meeting to the June 3, 2015 meeting.*)

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

- 1) That this approval is contingent on the granting of a State wetland permit.

**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

11. Petition of **Brick Act, LLC**, for property located at **102 State Street**, wherein permission was requested to allow an amendment to a previously approved design (construct thin brick chimney to match former chimney, modifications to right side wall for egress requirements) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 52 and lies within the CD 4, 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 rear elevation may be temporarily covered with a waterproof membrane.

**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

12. Petition of **Philip W. Hodgdon Revocable Trust, owner**, for property located at **65 Bow Street**, wherein permission was requested to allow exterior renovations to an existing structure (install rear door and window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 52 and lies within the CD 5, 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 door, window, and door frame and window casings shall be field-painted in a dark color.
- 2) That the door handle (“staple”) shall be replaced with a simple door handle.
- 3) That the final door and window plans shall be submitted to the Planning Department for review and approval prior to the issuance of a building permit.

**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 **Craig and Allison Jewett, owners**, for property located at **17 Gardner Street**, 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 103 as Lot 14 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

14. Petition of **Jamer Realty, Inc., owner**, for property located at **80 Hanover Street**, wherein permission was requested to allow exterior renovations to an existing structure (install new siding, folding doors, new storefront, canopy, glass block, and fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 2-1 and lies within the CD 5, 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 fence detail is removed from the application and will be revised and resubmitted under a separate application.

**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
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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

15. Petition of the **City of Portsmouth, owner, and Eversource, applicant**, for property located on **34 Hanover Street (High/Hanover Parking Garage)**, wherein permission was requested to allow new free standing structures (install underground power lines, including two above ground switch gear cabinets and two above ground transformers) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 1 and lies within the Municipal, 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

16. (Work Session/Public Hearing) Petition of **Hanover Apartments, LLC and Portwalk HI, LLC, owners**, for property located at **5 Portwalk Place**, wherein permission was requested to allow amendments to a previously approved design (change mullion pattern in transom windows above operable storefront) 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.

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

- 1) That the “as-built” option is approved (plans date-stamped 5-15-15).

**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

**VI. ADJOURNMENT**

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

Respectfully submitted,

Liz Good  
Planning Department Administrative Clerk