

**REVISED ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

November 2, 2016

MEMBERS PRESENT: Chairman Joseph Almeida; Members Jon Wyckoff, Dan Rawling, Reagan Ruedig, Vincent Lombardi; City Council Representative Nancy Pearson; Alternates Richard Shea and John Mayer

MEMBERS EXCUSED:

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. APPROVAL OF MINUTES

- A. October 5, 2016
- October 12, 2016

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

II. ADMINISTRATIVE APPROVALS

- 1. 112 State Street
- 2. 53 Green Street
- 3. 13 Salter Street
- 4. 64 Mt. Vernon Street
- 5. 212 Summer Street
- 6. 774 Middle Street, Unit 2
- 7. 517 Middle Street
- 8. 154 Maplewood Avenue
- 9. 16 Court Street
- 10. 178 Fleet Street

Each item was approved with stipulations added to items #5 & #9.

III. PUBLIC HEARINGS

- 1. Petition of **City of Portsmouth, owner**, for property located at **95 Mechanic Street**, wherein permission was requested to allow demolition of an existing structure (wharf removal and replacement) as per plans on file in the Planning Department. Said property is shown on Assessor Plan103 as Lot 29 and lies within the Waterfront Business and Historic Districts.

Due to the documentation submitted and presented relating to the structural deficiencies of the pier and associated structures, the Commission supports the requested demolition and the in-kind replacement of the pier. Given the historical significance of the existing pier and associated structures to the city's working waterfront, the Commission also recommends the City consider documenting the existing buildings through photographs, historical maps or other documentation as encouraged through the newly-adopted Demolition Ordinance. If appropriate, the city should also consider installation of a historic marker/sign that describes, through photographs, maps and a narrative, the historical significance of the site.

2. Petition of **Martingale Wharf, LP, owner**, for property located at **99 Bow Street**, wherein permission was requested to allow new construction to an existing structure (add awnings, add shade sails to deck, add new railings to deck) as per plans on file in the Planning Department. Said property is shown on Assessor 106 as Lot 54 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 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 **Portsmouth Housing Authority, owner**, for property located at **140 Court Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace all windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 161 as Lot 38 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 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:

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- Yes No - Compatibility of design with surrounding properties
- Yes No - Compatibility of innovative technologies with surrounding properties

4. Petition of **Amy K. Gant Revocable Living Trust, Amy K. Gant, trustee and owner,** and **Katherine C. Cook, applicant,** for property located at **17 Hunking Street,** wherein permission was requested to allow a new free standing structure (install shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 36 and lies within the General Residence B and Historic Districts.

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

- 1) Floor plan #2 (on plans dated stamped 10-27-16) shall be used.
- 2) Cornerboards and clapboards shall be used and shall match the existing historic structure in size and dimensions.
- 3) The transom window shall be TDL and shall be all wood and cased like the door trim and use rear bracing.
- 4) The barn doors shall be tongue and groove boards with a bead on one side.
- 5) Cedar siding shall be used and stained on both sides.
- 6) Roof shakes shall match the existing historic structure.

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- 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

5. Petition of **Sheafe Street Properties, Inc., owner**, for property located at **18 & 20 Sheafe Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace window, remove window, replace door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 46 as Lots 1 & 2 and lies within 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) The fiberglass door shall be field-painted.
- 2) A closed shutter look shall be used on the window on the rear elevation and the old window frame and sill shall not be removed.

Findings of Fact: The proposed application meets the following purposes of the Historic District Ordinance (as applicable):

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- 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:

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- Yes No - Relation to historic and architectural value of existing structures
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- Yes No - Compatibility of innovative technologies with surrounding properties

6. Petition of **Thirty Three Richmond Real Estate, LLC, owner**, for property located at **33 Richmond Street**, wherein permission was requested to allow new construction to an existing structure (demolish small rear addition, construction new addition on same footprint) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 17 and lies within the Mixed Residential Office and Historic Districts.

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

- 1) The casings and historic sill and profile design and dimensions shall all match the existing historic structure.
- 2) The proposed Marvin window shall be all wood, 9/6 SDL to match the historic windows on the existing historic structure.
- 3) The cornerboards and clapboards shall have the same exposure as the historic structure.
- 4) The rake board and frieze board (if necessary) shall match the historic structure.
- 5) A white, aluminum drip edge shall be used.

Findings of Fact: The proposed application meets the following purposes of the Historic District Ordinance (as applicable):

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- Yes No - Assessment of the Historical Significance
- Yes No - Complement and enhance the architectural and historic character
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The proposed application also meets the following review criteria of the Historic District Ordinance (as applicable):

B. Review Criteria:

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- 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 **Middle Street Townhouse Association, owner, and Brian T. and Melissa J. Maguire, applicants**, for property located at **774 Middle Street, Unit 3**, wherein permission was requested to allow new construction to an existing structure (construct rear dormer, demolish existing deck, construct new deck, install venting and heat pump unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 153 as Lot 9-3 as 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) The clapboards and trim shall match the design and material of the historical structure.
- 2) The dormer shall be set back at least 2' from the roof edge.
- 3) The cornerboards, fascia, rake, and shadow boards shall match the existing house.
- 4) The window casing shall be 1" x 4" with a 1 1/2" historic sill.
- 5) The HVAC unit shall be mounted no higher from the ground than required by code.
- 6) The gable end window on the north elevation shall match the specific dormer window with a 1/1 window pattern.

Findings of Fact: The proposed application meets the following purposes of the Historic District Ordinance (as applicable):

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- Yes No - Assessment of the Historical Significance
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B. Review Criteria:

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- 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. WORK SESSIONS

A. Work Session requested by **Unitarian Universalist Church, owner**, for property located at **206 Court Street**, wherein permission was requested to allow new construction to an existing structure (construct 3 story addition) and allow exterior renovations to an existing structure

(misc. renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 34 and lies within the Mixed Residential Office and Historic Districts.

The Commission recommended another work session. The applicant must re-apply to request another work session.

B. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein permission was requested to allow a new free standing structure (construct new mixed use, 3 to 3 ½ story building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the CD 4, Historic, and Downtown Overlay Districts.

The Commission recommended another work session. The applicant must re-apply to request another work session.

C. Work Session requested by **Edward B. Kitfield IV, owner**, for property located at **46 State Street**, wherein permission was requested to allow new construction to an existing structure (build privacy screen, mahogany planters on existing deck, construct middle deck with new door, construct upper deck, install spiral stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 11 and lies within the CD 4, Historic, and Downtown Overlay Districts.

The Commission recommended another work session. The applicant must re-apply to request another work session.

V. ADJOURNMENT

At 11:20 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk