

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

March 1, 2017

MEMBERS PRESENT: Chairman Vincent Lombardi; Members Dan Rawling, John Mayer; City Council Representative Nancy Pearson, Alternates Martin Ryan and Molly Bolster

MEMBERS EXCUSED: Vice Chairman Jon Wyckoff; Reagan Ruedig, Richard Shea

ALSO PRESENT: Nick Cracknell, Principal Planner

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Site walks were held at 73 Prospect Street (5:15 p.m.) and 437 Marcy Street (5:30 p.m.) prior to the meeting.

I. ADMINISTRATIVE APPROVALS

1. 36 Market Street
2. 414 State Street
3. 500 Market Street
4. 33 Howard Street
5. 238 State Street

Items # 1, 2, 3, and 5 were approved as presented. Item #4 was approved with the following stipulation: that the lattice shall be horizontal instead of diagonal.

II. PUBLIC HEARINGS

1. (Work Session/Public Hearing) Petition of **Stephen J. Boyle, owner**, for property located at **437 Marcy Street**, wherein permission was requested to allow demolition of an existing structure (remove shed, remove and replace fencing) and allow new construction to an existing structure (construct third floor dormer on rear façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 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) The front balcony window shall be retained as original triple hung window.

- 2) The railings on the rear porch shall be relocated opposite the newel post. Additionally, the front porch may use the same design.
- 3) The tower and dormer options shall be removed from the application at this time.

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

2. (Work Session/Public Hearing) Petition of **Michael De La Cruz, owner**, for property located at **75 Congress Street**, wherein permission was requested to allow new construction to an existing structure (restore historic pediments, add dormers, decks, and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 5 and lies within the CD 5, Historic, and Downtown Overlay District.

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

- 1) A shop drawing for the proposed roof cresting and railings shall be submitted for review prior to construction.
- 2) A revised drawing showing the copper cladding on the historic pediment shall be a Transposed version of Sheet R2 and such shall require administrative approval.
- 3) The garage door shall be removed from the application until such time as the Planning Board has approved a site plan.

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

III. WORK SESSIONS

A. Work Session requested by **Ten Walker Street Realty, LLC, owner**, for property located at **73 Prospect Street**, wherein permission was requested to allow demolition of an existing structure (demolish porch and shed structures) and allow new construction to an existing structure (construct two additions, reconstruct exterior chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 142 as Lot 28 and lies within the General Residence A and Historic Districts.

The applicant indicated they would return for a work session/public hearing in the near future.

B. Work Session requested by **Friends of the Music Hall, owner**, for property located at **28 Chestnut Street**, wherein permission was requested to allow new construction to an existing structure (remove existing marquee and four vertical banners, replace with new marquee and vertical blade sign) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 7 and lies within the CD 4, Historic, and Downtown Overlay Districts.

The applicant indicated that they would return for a public hearing.

C. Work Session requested by **Twenty Three Rue Du High Realty, owner**, and **Nelson Enterprises, LLC, applicant**, for property located at **9 Commercial Alley** wherein permission was requested to allow exterior renovations to an existing structure (remove and replace existing windows and door, install new door in back alley, install HVAC unit on roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 32 and lies within the CD 4, Historic, and Downtown Overlay Districts.

The applicant indicated they would return for a work session/public hearing at a future date.

IV. ADJOURNMENT

At 10:15 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted.

Liz Good
Planning Department Administrative Clerk