

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**April 5, 2017
to be reconvened on April 12, 2017**

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff;
Members Dan Rawling, Reagan Ruedig, Richard Shea John
Mayer; Alternates Martin Ryan and Molly Bolster

MEMBERS EXCUSED: City Council Representative Nancy Pearson

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. APPROVAL OF MINUTES

- A. March 1, 2017
- B. March 8, 2017

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

II. ADMINISTRATIVE APPROVALS

- 1. 9 Congress Street
- 2. 56 Dennett Street
- 3. 53 Green Street
- 4. 250 Market Street
- 5. 35 Park Street

Items # 2, 3, and 4 were approved as presented. Items #1 and 5 were approved with stipulations.

III. PUBLIC HEARINGS

- 1. Petition of **Rockingham House Condominium Association, owner,** and **Sean Tracey Associates,** for property located at **401 State Street,** wherein permission is requested to allow a new free structure (install free standing sign) and plans on file in the Planning Department.

Withdrawn

Said property is shown on Assessor Plan 116 as Lot 3 and lies within the CD 4, Historic, and Downtown Overlay Districts.

The application was withdrawn from further consideration.

2. Petition of **St. Jean Real Estate Holdings, LLC, owner**, for property located at **200 Marcy Street**, wherein permission was requested to allow new free standing structures (install two condensing units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 85-2 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 external conduit shall match the trim color or, if it is located against the siding it shall be field painted to match the siding.
- 2) The proposed HVAC unit shall be fully screened from Hancock and Marcy Streets with evergreen landscaping or a similar screening element.

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 applicant indicated that they would return for a public hearing.

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 **Hart House Condominium Association, owner, and Jeffrey L. and Delores P. Ives, applicants**, for property located at **306 Marcy Street**, wherein permission was requested to allow demolition of an existing structure (removing left front stairs) and allow new construction to an existing structure (construct new stairs) and allow exterior renovations to an existing structure (remove and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 75 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 band molding, lintels and sills shall match the existing dimensions.
- 2) The railings and balusters and posts shall be wood and shall be field-painted.
- 3) The steps and decking shall be picture framed.

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

4. Petition of **29-41 Congress Street, LLC, owner, and Gabriele Tise, applicant**, for property located at **37 Congress Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove awning, replace storefront facade with recessed wood panels, replace existing door with wood door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 10 and lies within 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) Fully dimensioned and detailed drawings shall be submitted to the Planning Department for an administrative approval prior to the issuance of a building permit.
- 2) The concrete crown at the top shall not be wrapped in metal.

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

5. Petition of **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 windows and door on Commercial Alley side of building) and allow new free standing structure (install condensing unit) 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.

At the applicant's request, this item was withdrawn from further consideration.

6. (Work Session/Public Hearing) Petition of **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 accessory structures) and allow new construction to an existing structure (construct two additions) 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.

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

- 1) The dormer detail shall be revised to be narrowed to show a wider casing and no clapboards below the lintels.
- 2) The second floor center window size shall match the historical opening.
- 3) The exposure for the clapboards shall not exceed 3 ³/₄".
- 4) The jamb color on all windows shall match the trim.
- 5) Half screens shall be used.
- 6) The exterior bulkhead, if used, shall be located on the rear elevation of the new addition.
- 7) All termination vents or stacks shall be located on the rear elevation.

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

7. 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 chimney, replace in-kind) and allow new construction to an existing structure (construct tower element on south elevation) and allow exterior renovations to an existing structure (remove and replace basement windows in-kind) 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 Tower E is approved.
- 2) The rear metal roofing shall match the color of the shingles.
- 3) The windows in the tower shall be double-hung.
- 4) The three new windows shall be solid wood sashes and painted to match the existing windows. The casing and muntin profile shall match the existing windows.

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

III. WORK SESSIONS

A. Petition of **Rockingham House Condominium Association, owner**, for property located at **401 State Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing side staircase) and allow new construction to an existing structure (construct new staircase) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 3 and lies within the CD 4, Historic, and Downtown Overlay Districts.

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

IV. ADJOURNMENT

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk