

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**April 12, 2017
reconvened from April 5, 2017**

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

MEMBERS EXCUSED:

ALSO PRESENT: Nick Cracknell, Principal Planner

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A site walk was held at 46-64 Maplewood Avenue prior to the meeting at 5:45 p.m.

I. ADMINISTRATIVE APPROVALS

A. 28 Dennett Street

The Commission voted to approve the request with the following stipulations:

1. The proposed basement window design shall not be used.
2. The basement windows shall be three light SDL with an exterior grill to resemble the appearance of the existing windows.
3. The basement windows shall be recessed 4-5 inches from the face of the masonry wall to resemble the appearance of the existing windows.
4. A composite or vinyl window may be used.
5. For compliance purposes, a image or representation of the revised basement window shall be presented to the Planning Department prior to installation.

II. PUBLIC HEARINGS (CONTINUED from 4-5-17)

8. (Work Session/Public Hearing) Petition of **Islington Street Homeowners Association, owner, and E.J. Cheney, applicant**, for property located at **239 Islington Street**, wherein permission was requested to allow exterior renovations to an existing structure (install steps, railings, planters, landscaping) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 138 as Lot 45 and lies within the CD 4-L2 and Historic Districts.

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

- 1) Seven shade trees shall be included in the location as shown on the original plan (Sheet A2) and any modifications shall require an administrative approval.
- 2) A fabral standing seam metal roof over the canopies shall be used.
- 3) A mock-up of polycarbonate panels and details shall be submitted for administrative approval.
- 4) A 1" x 6" cladding of natural wood (Douglas Fir) shall be used on the wooden screen walls.
- 5) The vertical face and cap shall be a composite material.

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 **Jamer Realty, Inc., owner**, and **Julian Armstrong, applicant**, for property located at **178 Fleet Street, Unit 4**, wherein permission was requested to allow exterior renovations to an existing structure (replace glass block windows with clear glass and wood treatment, add artwork to east elevation, add second story glass conservatory at rear of building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 2-4 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) All new external lighting shall be connected internally with no external conduit.
- 2) The brick face shall not be painted.
- 3) The glass blocks shall be preserved in place for potential future exposure.

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 (CONTINUED from 4-5-17)

B. Work Session requested by **Unitarian Universalist Church, owner**, for property located at **206 Court Street**, wherein permission is 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. *(This applicant has asked to postpone review of the application to the May 2017 meeting.)*

The Commission voted to postpone review of the application to the May 2017 meeting.

C. 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. (*This applicant has asked to postpone review of the application to the March 2017 meeting.*)

The applicant indicated they would return for another work session.

D. Work Session requested by **Deer Street Associates, owner**, for property located at **163 Deer Street (Lot 4)**, wherein permission is requested to allow demolition of existing structure (demolish structure) and allow new free standing structure (construct new mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lots 17-2 and 17-3 and lies within CD 5, Historic District, and Downtown Overlay Districts.

The Commission voted to postpone review of the application to the May 2017 meeting.

E. Work Session requested by **Deer Street Associates, owner**, for property located at **157, 159, 161 Deer Street (Lot 5)**, wherein permission is requested to allow demolition of existing structure (demolish structure) and allow new free standing structure (construct new mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lots 17-2 and 17-3 and lies within CD 5, Historic District, and Downtown Overlay Districts.

The Commission voted to postpone review of the application to the May 2017 meeting.

F. Work Session requested by **299 Vaughan Street, LLC, owner**, for property located at **299 Vaughan Street**, wherein permission was requested to allow a new free standing structure (construct mixed use building to include a hotel and associated parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 10 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The applicant indicated they would return for another work session.

G. Work Session requested by **Worth Development Condominium Association, owner**, and the **Friendly Toast, applicant**, for property located at **113 Congress Street**, wherein permission was requested to allow new construction to an existing structure (replace storefront windows with retractable windows with screens) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6-104 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The applicant indicated they would return for another work session.

H. Work Session requested by **Bluestone Properties of Rye, LLC, owner**, for property located at **135 Congress Street**, wherein permission is requested to allow new construction to an existing structure (construct glass addition on rear of building) and to allow exterior renovations to an existing structure (renovation of exterior façade) as per plans on file in the Planning

Department. Said property is shown on Assessor Plan 126 as Lot 5 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The applicant indicated they would return for another work session.

IV. ADJOURNMENT

At 11:15 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk