

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

June 7, 2017

to be reconvened on June 14, 2017

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

MEMBERS EXCUSED: City Council Representative Nancy Pearson

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. APPROVAL OF MINUTES

- A. April 5, 2017 -
- B. April 12, 2017
- C. May 3, 2017
- D. May 10, 2017

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

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II. ADMINISTRATIVE APPROVALS

- 1. 138-140 Maplewood Avenue
- 2. 404 Middle Street
- 3. 540 Marcy Street
- 4. 160 Middle Street
- 5. 143 Daniel Street
- 6. 33 Deer Street
- 7. 314 Court Street
- 8. 18 Sheafe Street
- 9. 239 Islington Street

Petition #1 was approved with the following stipulations:

- 1) Half screens and shutters shall remain as previously approved on the front and side elevations.
- 2) All other requested items are administratively approved.

Petitions #2 - #9 were approved as presented.

III. PUBLIC HEARING (OLD BUSINESS)

A. Petition of **Worth Development Condominium Association, owner**, and **The Friendly Toast, applicant**, for property located at **113 Congress Street**, wherein permission is 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. *(At the applicant's request, this item was postponed at the May 3, 2017 meeting to the June 7, 2017 meeting. The applicant is asking to postpone to the July 5, 2017 meeting.)*

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

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Peter and Joanne Foster, owners**, for property located at **7 Hancock Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace 5 windows on rear of house, remove and replace rear door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 87 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 stipulation:

- 1) Half screens shall be used for all replacement 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

- ☐ 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. Petition of **Kristina Logan, owner**, for property located at **220 South Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows, remove asphalt siding, replace with cedar shingle siding) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 1 and lies within the Single Residence B and Historic Districts.

At the applicant's request, the Commission voted to **postpone** review of the application to the July 5, 2017 meeting.

3. Petition of **Martingale, LLC, owner**, for property located at **99 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove existing sign, add "bowsprit" sculpture above west entryway, add stained glass artwork windows in archways on west façade, add black granite bases on front façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 54 and lies within the CD5, Historic, and Downtown Overlay Districts.

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

- 1) The final shop drawing for the proposed lighting and stained glass windows shall be reviewed and approved as an administrative approval prior to construction.

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 **299 Vaughan Street, LLC, owner, and Sanel Realty Co., Inc. owner**, for properties located at **Vaughan Street and 299 and 225 Vaughan Street**, wherein permission is requested to allow a new free standing structure (construct mixed use building to include a hotel, associated parking and community space) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 123 as Lot 15 and Assessor Plan 124 as Lots 10 & 11 and lies within the CD5 and CD4-L1, Historic, and Downtown Overlay Districts.

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

- 1) Use 2.4A design for parapet height and screening for roof-mounted mechanical equipment.
- 2) The image shown on Sheet 2 shall represent the color tones of the building (the image shown on Sheet 1 shall not be used for color tones).

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 visitor

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

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5. Petition of **Robert J. Fabbriatore Irrevocable Trust of 2012, owner**, for property located at **177 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows, repairs to chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 44 and lies within the CD4, Historic, and Downtown Overlay Districts.

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

- 1) A brick specification shall be submitted to the Planning Department prior to construction.
- 2) The brick stairs are permitted to be removed pending a detailed drawing of the revised door location plan being submitted to the HDC for approval. Note that the applicant shall install granite steps and landing if the door relocation plan is not approved.
- 3) The repointing shall be a complete application on the building.
- 4) A 6/3 window pattern shall be used on the 4th floor (attic story).
- 5) Bishop's caps, similar in appearance to the abutting structure, shall be installed on the chimneys.

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:

- ✓ 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

6. Petition of the **Rockingham House Condominium Association, owner**, for property located at **401 State Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing side stairs) and allow new construction to an existing structure (construct new metal stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 3 and lies within the CD4, 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

7. Petition of **82 Court Street, LLC, owner**, for property located at **82 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace seven windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 48 and lies within the CD4-L1 and Historic District.

At the applicant's request, the Commission voted to **postpone** review of the application to the June 14, 2017 meeting.

8. (Work Session/Public Hearing) **Petition of 46 Maplewood Avenue, LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein a Conditional Use Permit and a Certificate of Approval is requested to allow a new free standing structure (construct 3 ½ story mixed use 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 CD4, Historic, and Downtown Overlay Districts.

After due deliberation, the Commission voted to refer the CUP to the Planning Board per RSA 674:21, II and **continue** the COA to the July HDC.

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

V. WORK SESSIONS

A. 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. *(This item was continued at the May 3, 2017 meeting.)*

The work session process is completed.

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VI. ADJOURNMENT

Respectfully submitted,

Jane M. Shouse
Planning Department Administrative Assistant