

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

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

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

MEMBERS EXCUSED: Alternate Martin Ryan

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. APPROVAL OF MINUTES

A. June 7, 2017

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

B. June 14, 2017

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

II. ADMINISTRATIVE APPROVALS

1. Puddle Lane (Strawbery Banke)
2. 20 Mast Lane (Strawbery Banke)
3. 67-77 State Street
4. 16 Sheafe Street
5. 174 Fleet Street
6. 290-296 Pleasant Street
7. 105 Daniel Street
8. 33 Deer Street
9. 275 Islington Street
10. 56 Dennett Street

Items #2, #3, #4, #5, #7, #8, #9, and #10 were approved as presented. Item #6 was approved with stipulations. Item #2 was postponed to the July 12, 2017 meeting for additional review.

III. PUBLIC HEARINGS (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 front 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 June 7, 2017 meeting to the July 5, 2017 meeting.)*

It was moved, seconded, and passed unanimously to postpone review of the application to the August 2017 meeting.

B. 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 asbestos 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, this item was postponed at the June 7, 2017 meeting to the July 5, 2017 meeting.)*

It was moved, seconded, and passed unanimously to postpone review of the application to the August 2017 meeting.

C. 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 111 as Lot 48 and lies within the CD4-L1 and Historic District. *(At the applicant's request, this item was postponed at the June 14, 2017 meeting to the July 5, 2017 meeting.)*

It was moved, seconded, and passed unanimously to postpone review of the application to the August 2017 meeting.

D. (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 use of existing 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. *(The item was postponed at the June 7, 2017 meeting to the July 5, 2017 meeting.)*

It was moved, seconded, and passed unanimously to postpone review of the application to the August 2017 meeting.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **610 Islington Street LTP Partnership, owner**, for property located at **610 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace siding on west, north, and south facades, replace misc. trim with composite, replace shutters) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 155 as Lot 1 and lies within the CD 4-L2 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
- ☐ 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 **Stephen J. Craige, owner**, for property located at **10 Humphrey's Court**, wherein permission is requested to allow an amendment to a previously approved design (demolition of existing garage, construct two car attached garage, revisions to dormers, replace and reconfigure various windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 43 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) Half screens shall be used.
- 2) The jamb color should match the sash color.

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 **Swirly Girl II, LLC, owner**, for property located at **244 South Street**, wherein permission is requested to allow new construction to an existing structure (construct one and two story addition on rear façade for garage and apartment, renovations to existing structure including new windows, door, siding, and trim, construct new chimney and deck) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 3 and lies within the Single Residence B and Historic Districts.

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

- 1) Bullet glass may be used above the entry door.
- 2) The faux chimney will have the same flashing and brick detail as was used on the faux chimney that was approved at 102 State Street.
- 3) A second faux chimney shall be located where the historic chimney was originally located.
- 4) The exterior lighting shall be submitted for an administrative approval.

- 5) The architectural shingles shall be weathered wood.
- 6) The door surround shall be removed from this application and submitted for an administrative approval.

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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 **Cristina Jane Ljungberg, owner**, for property located at **47 South Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows on front and left elevations, remove five windows on rear and left side elevations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 51 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 stipulation:

- 1) Half screens or interior screens shall be used.

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

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B. Review Criteria:

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- ✓ ☒ Yes ☐ No - Compatibility of design with surrounding properties
- ☐ Yes ☐ No - Compatibility of innovative technologies with surrounding properties

5. Petition of **Flintatta, LLC, owner**, and the **Unitarian Universalist Church of Portsmouth, applicant**, for property located at **73 Court**, wherein permission is requested to allow new construction to an existing structure (construct addition to accommodate enclosed egress stair and lift) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 18 and lies within the CD 4-L1 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):

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

6. Petition of **The Hill Condominium Association, owner, and Logan Properties, LLC, applicant**, for property located at **403 Deer Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrades and location changes to the existing kitchen venting system) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 26-3 and lies within the CD 4-L1, Historic, and Downtown Overlay Districts.

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

- 1) The louvers shall be painted to match the existing trim.
- 2) The replacement window shall match the existing historic window.
- 3) The shutters shall be awning, Bermuda style.
- 4) The conduit shall be removed from the rear of the building.
- 4) The chimney and fan shall be a powder coated metal and be a gray color.

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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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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 **Bluestone Properties of Rye, LLC, owner**, for property located at **135 Congress Street**, wherein permission is requested to allow exterior renovations and new construction to an existing structure (complete renovation of the front and rear elevations, construct glass addition on rear elevation, reconstruct original skylight) 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.

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
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- ✓ Yes ☐ No - Compatibility of innovative technologies with surrounding properties

V. ADJOURNMENT

At 11:00 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk