

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**September 6, 2017
to be reconvened on September 13, 2017**

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff;
Members Dan Rawling, John Mayer; City Council Representative
Nancy Pearson Alternates Martin Ryan

MEMBERS EXCUSED: Reagan Ruedig, Richard Shea

ALSO PRESENT: Nick Cracknell, Principal Planner

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A site walk was held prior to the meeting at 5:45 p.m. at 73 Prospect Street.

I. APPROVAL OF MINUTES

1. July 24, 2017
2. August 2, 2017
3. August 9, 2017

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

II. ADMINISTRATIVE APPROVALS

1. 37 Congress Street
2. 77 State Street
3. 249 Islington Street
4. 64 Mt. Vernon Street

Items #1, 2, and 4 were approved as presented. Item #3 was approved with the stipulation that the window trim match the existing window trim.

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 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 6-104-06 and lies within the CD 5, Historic, and Downtown Overlay Districts. *(At the applicant's request, this item was postponed at the August 2, 2017 meeting to the September 6, 2017 meeting.)*

At the applicant's request, the Commission voted to postpone review of the application to the October 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. *(This item was postponed at the August 2, 2017 meeting to the September 6, 2017 meeting.)*

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

C. Petition of **Michael De La Cruz, owner**, for property located at **75 Congress Street**, wherein permission is requested to allow an amendment to a previously approved design (remove roof top cooling tower and supporting structures, extend roof top dormer) 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 Districts. *(The applicant has asked to postpone the application to the October 2017 meeting.)*

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

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **82 Court Street, LLC, owner**, for property located at **82 Court Street**, wherein permission was 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.

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

- 1) The wood window sash replacement shall match the existing muntin profile and the existing casing and trim shall remain the same.

- 2) The glass transparency (waviness) shall match the existing windows.
- 3) The windows shall be single pane with interior storms.

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 **Thunderbolt Realty Trust, owner, John K. Bosen, trustee**, for property located at **180 Washington Street (also known as 39 Gates Street)** wherein permission was requested to allow new construction to an existing structure (construct two story addition with other misc. changes) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 30 and lies within the General Residence B 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

3. Petition of **Louis F. Clarizio Trust 2000, Louis F. Clarizio, trustee and owner**, for property located at **566 Islington Street**, wherein permission was requested to allow exterior renovations to an existing structure (new exterior trim, awnings, light fixtures, sign lighting, parapet detail, and applied graphics to windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 156 as Lot 24 and lies within the CD4-L2 and Historic Districts.

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

- 1) The rear door shall have an awning that shall match the proposed awnings.

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

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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 **Colaco, LLC, owner**, for property located at **74 Congress Street**, wherein permission was requested to allow exterior renovations to an existing structure (complete exterior renovation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 43 and lies within the CD 5, Historic, and Downtown Overlay District.

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

5. Petition of **57 Market Street Condominium Association, owner**, and **Michael J. Quinn Revocable Trust, Michael J. Quinn, trustee and applicant**, for property located at **55 Market Street, Unit 2**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace five windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 25-2 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) A half screen shall be used.
- 2) A 6/6 single divided light window with spacer bar shall be used on the two side windows on the second floor as well as the center bay window.
- 3) A 4/4 window shall be used on both side lights within the bay window.

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

6. 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 existing structure) and allow a new free standing structure (construct 4 unit residential building) 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.

Given the documentation and testimony provided at the meeting, the Commission voted to **deny** the request for demolition of the structure located at 73 Prospect Street due to the following findings:

- 1) Based on the evidence submitted and presented, demolition of this historic structure would not be consistent with the special and defining character of the surrounding properties.

- 2) Portions of the structure may be first period.
- 3) The percentage of historic framing that is damaged as well as the cost of rehabilitation is unclear based on the submitted structural report.

7. Petition of **Walkers Place Condominium Association, owner**, for property located at **151 Lafayette Road**, wherein permission is requested to allow exterior renovations to an existing structure (add egress window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 121 as Lot 21 and lies within the GRA and Historic Districts. *(The applicant has asked to postpone to the October 2017 meeting.)*

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

8. *(Work Session/Public Hearing)* Petition of **The Provident Bank, owner**, for property located at **25 Maplewood Avenue**, wherein permission was requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct a three story mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 2 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 stipulations:

1. The Coachman style synthetic slate shingle (with a more refined edge treatment) shall be used;
2. A mock-up of the brick joints, mortar, and edge treatment for the cast stone shall be submitted for Administrative Approval prior to installation;
3. The final HVAC plan shall be submitted for Administrative Approval;
4. The preferred tower design shall be used;
5. A photographic inventory shall be prepared for the existing building and submitted to the Planning Department prior to demolition;
6. Half screens shall be used; and
7. All easements and/ or license agreements with the city shall be obtained for any encroachments into the public right-of-way and any design modifications shall be approved by the 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 **Portsmouth Savings Bank/Bank of NH (TD Bank), owner**, for property located at **333 and 340 State Street**, wherein permission is requested to 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 116 as Lots 5 & 10 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(The applicant has asked to postpone to the October 2017 meeting.)*

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

B. Work Session requested by **Eric and Johanna Landis, owner**, for property located at **540 Marcy Street**, wherein permission was requested to allow new construction to an existing structure (expand and enclose porch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 79 and lies within the General Residence B and Historic Districts.

The applicant indicated they would move forward with a public hearing in the near future.

VI. ADJOURNMENT

At 11:25 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk