

**ACTION SHEET  
HISTORIC DISTRICT COMMISSION**

**ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**February 1, 2017**

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

**MEMBERS EXCUSED:**

**ALSO PRESENT:** Nick Cracknell, Principal Planner

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**I. APPROVAL OF MINUTES**

A. January 4, 2017

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

**II. ADMINISTRATIVE APPROVALS**

1. 2 Bow Street
2. 73 Daniel Street
3. 105 Daniel Street
4. 28 Dennett Street
5. 172 Hanover Street
6. 200 Marcy Street

Items # 1, #3, and #5 were approved with stipulations and items #2, #4, and #6 were approved as presented.

**III. PUBLIC HEARINGS**

1. (Work Session/Public Hearing) Petition of **393 New Castle Avenue, LLC, owner**, for property located at **390 New Castle Avenue**, wherein permission was requested to allow exterior renovations to an existing structure (restore and renovate existing one story building, convert to dwelling unit, restore and renovate existing garage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 6 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) If needed, an iron hand rail may be used on the main entrance.
- 2) The cupola and finials shall be dimensioned on the elevations to match the submitted historic photo.
- 3) The window sills shall match the existing profile.
- 4) A double course of shingles shall be used as a drip edge.
- 5) The window sashes shall be painted a dark color and jambs a lighter color.
- 6) The entryway sills shall be oak wood.
- 7) The Azek shall be field-painted.
- 8) Full screens may be used and shall be as transparent as possible.

**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. Boyle, owner**, for property located at **437 Marcy Street**, wherein permission was requested to allow demolition of an existing structure (remove shed, remove and replace fencing) and allow new construction to an existing structure (construct third floor dormer on rear façade) 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 rear stairs and railings, the dormer tower and the second floor balcony window shall be excluded from this approval and reviewed at a work session at the March 2017 meeting.

**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 **Piscataqua Savings Bank, owner**, for property located at **15 Pleasant Street**, wherein permission was requested to allow new construction to an existing structure (construct glass conservatory on top of rear addition, add guardrail to rear of building, add windows to rear addition, relocate existing rear window/add two new doors) and allow exterior renovations to an existing structure (add new storm windows, restore existing canopy, add downspouts, add new roof vent and window grill) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lots 32, 33, & 34) 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
- 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

**IV. WORK SESSIONS**

A. 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 March 2017 meeting.)*

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

B. Work Session requested by **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 porch and shed structures) and allow new construction to an existing structure (construct two additions, reconstruct exterior chimney) 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.

The Commission recommended another work session along with a site walk prior to the March 2017 meeting.

**V. ADJOURNMENT**

At 10:30 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
Planning Department Administrative Clerk