

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

January 3, 2018

to be reconvened on January 10, 2018

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; City Council Representative Doug Roberts; Members Dan Rawling, Reagan Ruedig, Richard Shea, Martin Ryan; Alternates Molly Bolster, Cyrus Beer

MEMBERS EXCUSED:

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. ELECTION OF OFFICERS

1. Chairman
2. Vice Chairman

It was moved, seconded, and passed unanimously to re-elect Chairman Lombardi and Vice Chairman Wyckoff to their respective positions for another year.

II. APPROVAL OF MINUTES

- A. December 6, 2017
- B. December 13, 2017

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

III. ADMINISTRATIVE APPROVALS

1. 40 Mount Vernon Street
2. 174 Fleet Street
3. 10 Humphrey's Court
4. 35 Bow Street

The Commission voted to approve Items # 1 and #2 as presented and Items #3 and #4 with stipulations (#3 – that the steel door is field painted, #4 – that there is no exterior conduit on the side of the building and that the lighting is down-lit).

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. (Work Session/Public Hearing) Petition of **Islington Common, LLC, owner**, for property located at **410-430 Islington Street**, wherein permission was requested to allow demolition of an existing structure (demolish misc. additions) and allow new construction to an existing structure (construct four free standing duplexes, construct misc. additions to existing structures) and allow exterior renovations to an existing structure (renovations to three existing buildings, total number of units - 12) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 145 as Lots 34, 35, and 36 and lies within the CD4-L2 and Historic Districts. *This item was postponed at the December 13, 2017 meeting to the January 3, 2018 meeting.*

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

1. The final HVAC and lighting plans shall be submitted for administrative approval.
2. The windows on the 430 Islington Street building shall be Marvin SDL, double hung wood windows with wood trim, sill, and casing. The windows on the 420 Islington Street building shall be Marvin SDL replacement windows. The windows on the 410 Islington Street building shall be restored or replaced in-kind.
3. The siding on the 410 Islington Street building shall have an 8" exposure and any modification shall be submitted for administrative approval.
4. The siding on all buildings shall be raised at least 8" off of the ground.
5. The revised site plan shows eleven (11) residential units within seven (7) separate buildings.
6. Prior to the issuance of a building permit, the plans and elevations shall be revised to reflect these stipulations and the design changes at the public hearing.

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

B. Petition of **Lori A. Sarsfield, owner**, for property located at **28 Dennett Street**, wherein permission was 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 140 as Lot 9 and lies within the General Residence A and Historic Districts. (*This item was postponed at the December 6, 2017 meeting to the January 8, 2018 meeting.*)

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

1. The four (4) first floor windows and the second floor (driveway side) window shall involve only a wood clad replacement window as presented with trim replicated/revised in-kind, as presented at the public hearing.
2. The other second floor windows shall be preserved and be restored or repaired.
3. All windows shall be field painted.
4. Half or no 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

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. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Susan P. MacDougall, owner**, for property located at **39 Pray Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace front and left side windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 38 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 window sash shall be clad with wood trim around the windows and shall be field painted.

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. (Work Session/Public Hearing) Petition of **Lucky Thirteen Properties, LLC, owner**, and **Kerry Cargill, applicant**, for property located at **361 Islington Street**, wherein permission is requested to allow new construction to an existing structure (construct 90 s.f. addition, modify existing canopy with patio enclosure structure) and allow exterior renovations to an existing structure (new siding and glazed garage doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 23 and lies within the CD4-L2 and Historic Districts.

At the applicant's request, the Commission voted to postpone review of the application to the February 2018 meeting.

3. 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 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

VI. WORK SESSIONS (NEW BUSINESS - CONTINUED)

A. Work Session requested by **77 Daniel Street, LLC, owner**, for property located at **77 Daniel Street**, wherein permission was requested to allow new construction to an existing structure (construct third floor addition and mechanical screening to rear of existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 10 and lies with the CD4 and Historic Districts.

The Commission voted to continue review of the application to the February meeting.

VII. ADJOURNMENT

At 10:35 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk