

**ACTION SHEET
HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

December 04, 2019

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; City Council Representative Doug Roberts; Members: Dan Rawling, Reagan Ruedig, Martin Ryan, and Cyrus Beer; Alternates: Margot Doering and Heinz Sauk-Schubert

MEMBERS EXCUSED: N/A

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department and Peter Stith, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

- A. November 06, 2019
- B. November 13, 2019

*The Commission voted to **approve** both sets of minutes as presented.*

II. ADMINISTRATIVE APPROVALS

- 1. **401 State Street, Unit 204** – *The Commission voted to **grant** the Administrative Approval with the following stipulations:*
 - 1. 5-Story “Rockingham Hotel” Building - *A blanket approval is granted for the main 5-story “Rockingham Hotel” building to have double-hung windows throughout the building. The windows shall either be Andersen Woodwright 400 Series or Pella Architectural Reserve series (or equal) and shall be 1/1 windows with a Terratone (bronze) color with half screens. Any replacement windows shall be placed in their original location with the same glass plane, profile and with the exposed brick return. The bay windows shall be double-hung windows with single-pane transom windows to fill the opening and to match the design and profile of the approved windows for the remainder of the building.*
 - 2. 3-Story Mansard Building - *A blanket approval is granted for the secondary 3-story building setback from State Street to have double-hung windows throughout the building. The windows shall either be Andersen Woodwright 400 Series or Pella Architectural Reserve series (or equal) and shall be 2/2 divided light windows with a spacer bar and be a Terratone (bronze) color with half screens. Any replacement*

windows shall be placed in their original location with the same glass plane, profile and with the exposed brick return.

2. **129 Daniel Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
3. **303 Pleasant Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
4. **410-430 Islington Street** – *The Commission voted to **grant** the Administrative Approval as presented.*
5. **401 State Street, Unit 405** – *The Commission voted to **grant** the Administrative Approval with the following stipulations:*

1. *5-Story “Rockingham Hotel” Building* - *A blanket approval is granted for the main 5-story “Rockingham Hotel” building to have double-hung windows throughout the building. The windows shall either be Andersen Woodwright 400 Series or Pella Architectural Reserve series (or equal) and shall be 1/1 windows with a Terratone (bronze) color with half screens. Any replacement windows shall be placed in their original location with the same glass plane, profile and with the exposed brick return. The bay windows shall be double-hung windows with single-pane transom windows to fill the opening and to match the design and profile of the approved windows for the remainder of the building.*
2. *3-Story Mansard Building* - *A blanket approval is granted for the secondary 3-story building setback from State Street to have double-hung windows throughout the building. The windows shall either be Andersen Woodwright 400 Series or Pella Architectural Reserve series (or equal) and shall be 2/2 divided light windows with a spacer bar and be a Terratone (bronze) color with half screens. Any replacement windows shall be placed in their original location with the same glass plane, profile and with the exposed brick return.*

III. CERTIFICATE OF APPROVAL- EXTENSION

1. Petition of **Frank G. Heitker Revocable Trust Agreement, Frank G. Heitker Trustee, owner**, for property located at **37 Sheafe Street**, wherein a 1-year extension of the Certificate of Approval granted by the Historic District Commission on January 02, 2019 is requested to allow new construction to an existing structure (construct second story addition over the existing kitchen at the rear of the structure and enlarge the existing mudroom) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 19 and lies within the Character District 4 (CD 4) and Historic Districts.

*After due deliberation, the Commission voted to **grant** the extension request. The Certificate of Approval will now **expire** on January 02, 2021.*

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. (Work Session/ Public Hearing) requested by **202 Court Street Property Group, LLC, owner**, for property located at **202 Court Street**, wherein permission is requested to allow new construction to an existing structure (new dormer addition to the north elevation) and exterior renovations to an existing structure (replace siding, roofing, windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 35 and lies within the Character District 4-L1 (CD 4-L1) and Historic Districts. *(This item was continued at the November 06, 2019 meeting to the December 04, 2019 meeting.)*

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following stipulations:*

1. *The product specifications for the signs and solar panels shall be submitted for Administrative Approval prior to construction.*
2. *The window jambs should match the trim color.*
3. *Flat and flush boral boards shall be used between and beside the garage doors.*

Findings of Fact:

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

- Preserve the integrity of the district.
- Assessment of the Historical Significance.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

- Consistent with special and defining character of surrounding properties.
- Compatibility of design with surrounding properties.
- Compatibility of innovative technologies with surrounding properties.

B. Petition of **33-47 Bow Street, LLC, owner**, for property located at **35 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace second and third floor windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 49 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item was postponed at the November 13, 2019 meeting to the December 04, 2019 meeting.)*

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following stipulation:*

1. *Spacer bars shall be used with half-screens.*

Findings of Fact:

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Complement and enhance the architectural and historic character.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

C. Petition of **City of Portsmouth, owner**, for property located at **95 Mechanic Street**, wherein permission is requested to allow the demolition of an existing structure (3-family structure at LaCava Wharf) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 39 and lies within Waterfront Business (WB) and the Historic Districts. *(This item was postponed at the November 06, 2019 meeting to the December 04, 2019 meeting.)*

*After due deliberation, the Commission voted to **postpone** the petition at the request of the applicant.*

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **111 Maplewood Avenue, LLC, owner**, for property located at **111 Maplewood Avenue**, wherein permission is requested to allow an amendment to a previously approved design (penthouse redesign and exterior design changes) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD-5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Certificate of Approval to the January, 2020 meeting.*

2. Petition of **Karen B. Leon, owner**, for property located at **284 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (expand existing front porch) and allow the construction of a new free-standing structure (garage) and as per plans in file in the Planning Department. Said property is shown on Assessor Map 207 as Lot 73 and lies within the Single Residence B (SRB) and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following stipulations:*

1. *The porch trim, vertical skirting, wood treads, and decking shall be the lifespan pine product as presented.*

Findings of Fact:**A. Purpose and Intent**

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Conservation and enhancement of property values.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

3. Petition of **Port Owner Harbor, LLC, owner**, for property located at **250 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace existing siding and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 1-1C and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following stipulations:*

1. *The hardieplank siding shall be installed with the smooth side exposed.*

Findings of Fact:

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Maintain the special character of the District.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Consistent with special and defining character of surrounding properties.

-Compatibility of design with surrounding properties.

4. Petition of **Viking Properties, LLC (1/2 Interest)**, owner, for property located at **54 Daniel Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace front entry door, 2nd floor roof deck door, rear 3rd floor deck and door, and install an A/C condenser on the roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 18-1 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following stipulations:*

1. *The proposed exterior duct line shall be painted to match the brick wall.*
2. *The first floor door shall be wood.*

Findings of Fact:

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Preserve the integrity of the District.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

5. Petition of **Perley Lane, LLC, owner**, for property located at **55 Lafayette Road**, wherein permission is requested to allow the construction of a new free-standing structure (single family home with attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 151 as Lot 10-1 and lies within the General Residence A (GRA) and Historic Districts.

*After due deliberation, the Commission voted to **continue** the Certificate of Approval to the January, 2020 meeting.*

VI. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **John J. Roeser Revocable Trust of 2016, John J. Roeser Trustee, owner**, for property located at **14 Mechanic Street**, wherein permission is requested to allow the partial demolition of an existing structure (removal of additions), new construction to an existing structure (relocating house to new foundation and adding a 1-story addition), and exterior renovations to an existing structure (replace siding, windows, and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 10 and lies within the General Residence B (GRB) and Historic Districts. *(This item was continued at the November 13, 2019 meeting to the December, 2019 meeting.)*

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the January, 2020 meeting.*

B. Work Session requested by **100 Islington Street Condominium Association, owner**, for property located at **100 Islington Street**, wherein permission is requested to allow the demolition of an existing structure (two-story commercial building) and to allow the construction of a new 2 ½-story multi-family residential building as per plans on file in the Planning Department. Said property is shown on Assessor Map 16 as Lot 25 and lies within the Character District 4-L2 (CD 4-L2) and Historic Districts. *(This item was continued at the November 13, 2019 meeting to the December 04, 2019 meeting.)*

*At the request of the applicant, the Commission voted to **postpone** the Work Session to the January, 2020 meeting.*

VII. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **Argeris and Eloise Karabelas, owners**, for property located at **11 Meeting House Hill Road**, wherein permission is requested to allow new construction to an existing structure (redesign the existing garage with new windows, doors, and roof-line) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 59 and lies within the General Residence B (GRB) and Historic Districts.

*After due deliberation, the Commission voted to **end** the Work Session to the January 2020 meeting. The applicant indicated they would return for a Public Hearing at a future meeting.*

VIII. ADJOURNMENT

*At 10:50p.m., the Commission voted to **adjourn** the meeting.*