

ACTION SHEET (revised on March 28, 2019)
HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

March 13, 2019
Reconvened from
March 06, 2019

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

MEMBERS EXCUSED: Cyrus Beer

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. ADMINISTRATIVE APPROVALS

1. 177 State Street
2. 27 Rogers Street
3. 48 Market Street

*It was moved, seconded, and passed by unanimous (7-0) vote to **approve** Administrative Approval Items 1, 2, and 3 as presented.*

II. CERTIFICATE OF APPROVAL- EXTENSION

1. Petition of **K.C. Realty Trust, Keith & Kathleen Malinowski Trustees, owners**, for property located at **84 Pleasant Street**, wherein a 1-year extension of a Certificate of Approval granted by the Historic District Commission on April 11, 2018 is requested to allow partial demolition of an existing structure (demolish rear addition), allow new construction to an existing structure (construct new rear addition), and allow exterior renovations to an existing storefront as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 77 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

*It was moved, seconded, and passed by unanimous (7-0) vote to **approve** the Certificate of Approval Extension request. The Certificate of Approval will now expire on **April 11, 2020**.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. (*Work Session/Public Hearing*) requested by **56 Middle Street, LLC, owner**, for property located at **56 Middle Street**, wherein permission is requested to allow new construction to an existing structure (the removal of a 1 story rear addition and the construction of a 1 ½ story addition on the north elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 19 and lies within the Character District 4-L1 (CD 4-L1), Downtown Overlay, and Historic Districts. (*This item continued from the March 06, 2019 meeting.*)

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

The March 13, 2019 submission shall be approved with the following **stipulations**:

1. The garage doors shall be field painted.
2. The windows shall be 8/1 and the egress windows shall be 12 lite casement windows.
3. The fence top shall be more rounded and shall match the trim color of the house.
4. The shed dormer shall use sawn-shingles and shall be the gable design.
5. The Tudor gable over the garage shall use an EFIS system and match the finish and texture of the existing garage.

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
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IV. PUBLIC HEARINGS (NEW BUSINESS)

1. (*Work Session/Public Hearing*) requested by **Stephen G. Bucklin, owner**, for property located at **322 Islington Street**, wherein permission is requested to allow new construction to an

existing structure (new foundation for existing carriage house and construction of 1 story addition to existing main house) and exterior renovations (new trim and siding on the east and north elevations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 3 and lies within the Character District 4-L2 (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. (*Work Session/Public Hearing*) requested by **Henderson Living Trust, Norman Henderson Trustee, owner**, for property located at **325 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (the replacement of twenty one existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) 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. (*Work Session/Public Hearing*) requested by **State 67, LLC, owner**, for property located at **76 Congress Street**, wherein permission is requested to allow new construction to an existing structure (modifications to first floor storefront including signage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 44 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

After due deliberation, the Commission voted that the request be **approved** using Option 2 with the following **stipulations**:

1. The gooseneck lighting shall be shown.
2. The molding detail shall match the elevation.
3. The cornice shall be at least 4 bricks from window sills.
4. The sign board may be extended across the entire façade.
5. Douglas Fir, Mahogany, or AZEK siding shall be used and field painted or stained.
6. Recessed wood panels with clear stain or painted shall be located below the storefront windows.
7. Details shall be included for the panel above and below the 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
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V. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **RJF-Maplewood, LLC, owner**, and **RW Norfolk Holdings, LLC, applicant**, for property located at **111 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct a 4 – 4 ½ story mixed-use building) 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. *(This item continued from the February 13, 2019 meeting.)*

*It was moved, seconded, and passed by unanimous (7-0) vote to **continue** the Work Session to the April, 2019 meeting.*

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Potter-Schwartz Family Revocable Trust, Michael Schwartz and Sharyn Potter Trustees, owner**, for property located at **442-444 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace all existing windows, siding, both chimneys and rear porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 135 as Lot 44 and lies within the Mixed Research Office (MRO) and Historic Districts.

*It was moved, seconded, and passed by unanimous (7-0) vote to **continue** the Work Session to the April, 2019 meeting.*

2. Work Session requested by **J & S Investments, LLC, owner**, for property located at **14 Market Square**, wherein permission is requested to allow exterior storefront and façade renovations as per plans on file in the Planning Department. Said property is shown in Assessor Map 107 as Lot 29 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

*The Applicant indicated they would **return** for a **Public Hearing** at the **April, 2019** meeting.*

VII. ADJOURNMENT

*At 11:00 p.m., it was moved, seconded, and passed by unanimous (7-0) vote to **adjourn** the meeting.*

Respectfully Submitted,

Izak Gilbo,
Planning Department Administrative Clerk