

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**April 03, 2019
To be reconvened on
April 10, 2019**

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

MEMBERS EXCUSED: City Council Representative Doug Roberts

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

I. APPROVAL OF MINUTES

- A. March 6, 2019
- B. March 13, 2019

*It was moved, seconded, and passed by unanimous (7-0) to **approve** both sets of minutes as presented.*

II. ADMINISTRATIVE APPROVALS

- 1. 3 Hancock Street
- 2. 173 & 175 Market Street
- 3. 29-41 Congress Street
- 4. 873 Middle Street
- 5. 403 Deer Street #7-13

*It was moved, seconded, and passed by unanimous vote (7-0) to **approve** Administrative Approval items: #1, 2, 3, 4, and 5 the following stipulations on items #3 and #4:*

- 3. 29-41 Congress Street- **stipulations:**
 - 1. *Half-screens shall be used*
 - 2. *The B3 special brownstone shall be used.*
 - 4. 873 Middle Street- **stipulation:**
 - 1. *The conduit shall be painted to match the siding of the house.*
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III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **38 South Street Condominium Association, owner** and **Ann Daw, applicant**, for property located at **38 South Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 44 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

2. Petition of **Treadwell House, Inc., owner** and **Deborah Garland, applicant**, for property located at **70 Court Street**, wherein permission is requested to allow renovations to an existing structure (siding rot repair and replacement, replacement of 17 windows, and 1 door on the rear façade). Said property is shown on Assessor Map 116 as Lot 49 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

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

1. The windows shall be restored and any windows that cannot be restored shall be submitted for Administrative Approval.

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 **Potter- Schwartz Family Revocable Trust, Michael Schwartz and Sharyn Potter, Trustees, owners**, for property located at **442 & 444 Middle Street**, wherein permission is requested to allow renovations to an existing structure (replace existing canopy over front door, chimney, siding and rear deck) 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 and Historic Districts.

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

1. A shop drawing of the wood door surround shall be submitted for Administrative Approval.
2. Siding shall be 4 inches and shall be clapboards on the front façade and Boral siding may be used on the sides.
3. The trim shall be wood on the front façade and AZEK or wood on the rear.

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

4. Petition of **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.

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

1. The paint type for the murals shall be submitted for Administrative Approval.
2. The mortar shall be cleaned, tested, and matched in color and joint profile. A mock-up shall be prepared and inspected by the Planning Department prior to full repointing.
3. Final details for the side door alterations shall be submitted for Administrative Approval in the form of a shop drawing.

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):

- 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. 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 March 13, 2019 meeting.)*

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

V. ADJOURNMENT

*At 9:30 p.m., it was moved, seconded, and passed by unanimous vote (7-0) to **adjourn** the meeting.*

Respectfully Submitted,

Izak Gilbo,
Planning Department Administrative Clerk