1. 211 Union Street (Stip.) - Recommend Approval
2. 73 Prospect Street (misc.) - TBD
3. 180 Washington St. (misc.) - Recommend Approval
4. 206 Northwest St. (window sill) - Recommend Approval
5. 299 Vaughan Street (misc.) - Recommend Approval
6. 410 Islington Street (chimney) - Recommend Approval
1. **211 Union Street (Stip.)** - Recommend Approval

**Background:** The applicant is seeking approval to amend the stipulation on the previously-approved plan to provide the available images of the former building at 211 Union Street. The request is due to the applicants' claim that the files were lost or damaged.

**Staff Comment:** Recommend Approval.
Historic District Commission Work Session or Administrative Approval Application

LUHD-3

Applicant

☐  Jay Prewitt
☎ 603-498-6690
@ jayprewitt@comcast.net

Location

211 UNION ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Photos of the old building were requested as part of the approval. Unfortunately those photos I had taken were stored on my computer and supposedly on the cloud. My computer was compromised and we have not been able to retrieve but only a few of the photos. If we are able to retrieve them I will certainly get them to the planning department. At this point I would ask for an administrative Approval to waive the requirement.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am Owner of this property

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--
INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

--

Owner Contact Street Address

--

Owner Address State

--

Owner Address City

--

RE: (memo field)

--

Meeting Date

--

Owner Address Zip

--

Assessor Map and Lot

--

Zoning District Information

--

Decision

--

Stipulations

--

INTERNAL USE ONLY -- Letter of Decision Additional CC's
2. 73 Prospect Street (misc.) - TBD

**Background:** The applicant is requesting approval to modify the elevations of the previously-approved project design. There are many changes and the attached memo provides a rationale for each modification.

**Staff Comment:** Recommend Approval.
LUHD-4

Applicant

☐ Leonard Cushing
☎ 603-809-1734
@ zenstoneworks@hotmail.com

Location

73 PROSPECT ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Per Vincent's review of previous approved plans and plans submitted for building permit, we are requesting administrative approval of several minor alterations.

Description of Proposed Work (Planning Staff)

---

Project Representatives

If you selected "Other", please state relationship to project.

---

City/Town

New Castle

Mailing Address (Street)

PO Box 383

Business Name (if applicable)

---

Full Name (First and Last)

John McCormack

State

NH

Zip Code

03854

Phone

603-661-3755

Relationship to Project

Owner
Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am Owner of this property

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected “Other” above, please explain your relationship to this project. Owner authorization is required.

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

HDC Approval Date

Planning Staff Comments

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

Owner Addressee Prefix and Last Name

Owner Organization / Business Name

Owner Contact Street Address

Owner Address State

Owner Address City

RE: (memo field)

Meeting Date

Owner Address Zip

Assessor Map and Lot

Zoning District Information
Decision

Stipulations

INTERNAL USE ONLY -- Letter of Decision Additional CC's
Sheet A301 of the Construction Drawings:

West Elevation

3. Sill detail appears to have been omitted (this is true on all elevations).
   - Provide water table at all elevations.

5. Parge foundation coating does not satisfy stipulation 2 of the November 6th, 2017 approval (this is true on all elevations).
   - Stipulation requests that the exposed foundation shall be veneered on three sides (including the street side) with field stone to match the existing foundation.
   □ We will be using a real stone veneer on 3 required sides. URL to product: https://stoneyard.com/product/boston-blend-ashlar/

6. Fascia detail has been reduced to one board.
   *This is true wherever the roof is hipped.
   □ Two boards shown in model images. Can request removal of second board or can add.

South Elevation

7. Second floor “A” window above side entry has been reduced in dimension.
   - Changed to match adjacent windows and to allow space for framing and flashing above entry porch roof.

North Elevation

8. Second floor “A” windows spaced further apart on rear ell.
   - Changed due to interior layout.

9. First floor windows replaced with “B” windows.
   - B windows needed at kitchen cabinetry, but the two far left windows could be A’s again.

10. First floor window deleted on rear ell.
    - Changed due to interior layout.

11. Deck deleted.
    - As there were no decks on back of original structure, owners have decided to increase greenspace on back sides of building

12. First floor window deleted and replaced with door. “B” windows spaced further apart.
    - Door was swapped to North side to facilitate kitchen layout and increase private greenspace for both units. Per architect: B distance appear to be the same as previously approved.

13. First floor mulled window deleted, leaving one “A,” window.
    - Changed this to a single b/c of the proximity to the main entry of unit 1 and it was the only mulled window shown in the drawings. Mulled window reduced privacy with entry of unit next door.

East Elevation

14. Roof pitch of covered porch altered, trim detail deleted.
    - Pitch changed to accommodate window above. Trim detail could be added back in if desired.

15. Two windows deleted from first and second floor of the gable end of structure, spacing of remaining windows altered.
    - Facilitated by plan change- these are two bedrooms with a centered wall which removed the center window.

16. Third floor gable window deleted.
    - The window would be in attic space, which there is no access to- could create long term issues for
16. Third floor gable window deleted.
   - The window would be in attic space, which there is no access to- could create long term issues for condo owners

17. Second floor window changed location.
   - Moved towards center to work with floor plan.

18. Double door deleted, leaving one door. Location changed.
   - Double doors were located in kitchen of unit, reducing cabinet space. Reduced to one door for functionality of floor plan

   - As there were no decks on back of original structure, owners have decided to increase greenspace on back sides of building

20. Door deleted, replaced with "B" window on rear ell.
   - Door was moved to other exterior wall of unit to accommodate kitchen/floor plan and create a more private green space

21. Window replaced with "B" window on rear ell.
   - Done to accommodate kitchen cabinets.

22. Deck deleted.
   - As there were no decks on back of original structure, owners have decided to increase greenspace on back sides of building

Miscellaneous:

23. Sheet A601 of the Construction Drawings include Type B windows.
   - B windows are shorter to accommodate kitchen cabinets.

Nov 2017 stipulations:

IV. PUBLIC HEARINGS (NEW BUSINESS) 1. (Re-hearing) Petition of 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 existing structure) and allow a new free standing structure (construct 4 unit residential building) 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. After due deliberation, the Commission voted that the request be approved as presented with the following stipulations: 1. A photographic inventory and other associated historic information shall be submitted to the Planning Department and Athenaeum prior to demolition; 2. The exposed foundation shall be veneered on three sides (including the street side) with field stone to match the existing foundation; and 3. The heavy timber beams within the frame and the raised panel walls and the fireplace surround shall be salvaged and cosmetically reused within the previously-approved building.

Mary Brake | Design Associate, LEED AP
McHENRY ARCHITECTURE
603.430.0274 | www.mchenryarchitecture.com
3. 180 Washington St. (misc.) - Recommend Approval

**Background:** This applicant is seeking to change the height of a French door, replace in-kind an existing window, replaces sashes as shown and locate an electric meter.

**Staff Comment:** Recommend for approval.
Historic District Commission Work Session or Administrative Approval Application

LUHD-1

Applicant

👤 Juli MacDonald
📞 6034318701
✉️ @ jmacdonald@destefanoarchitects.com

Location

180 WASHINGTON ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Height change of proposed new French door, replacement in kind of an existing window, replacement in kind of existing sashes and amended location for electric meter.

Description of Proposed Work (Planning Staff)

--

Project Representatives

If you selected "Other", please state relationship to project.

--

Mailing Address (Street)

22 Ladd Street

State

NH

Email Address

jmacdonald@destefanoarchitects.com

Full Name (First and Last)

Juli MacDonald

City/Town

Portsmouth

Zip Code

03801

Phone

6034318701

Relationship to Project

Architect
Business Name (if applicable)
DeStefano Architects

Acknowledgement
I certify that the information given is true and correct to the best of my knowledge.
true

I hereby certify that as the applicant for permit, I am Owner's authorized agent

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval
HDC Certificate of Approval Granted
--
HDC Approval Date
--
Planning Staff Comments
--

INTERNAL USE ONLY -- Letter of Decision Information
Owner Addressee Full Name and Title
--
Owner Organization / Business Name
--
Owner Address State
--
RE: (memo field)
--
Owner Address Zip
--
Zoning District Information
--
Owner Addressee Prefix and Last Name
--
Owner Contact Street Address
--
Owner Address City
--
Meeting Date
--
Assessor Map and Lot
--
INTERNAL USE ONLY -- Letter of Decision Additional CC's
DOOR TYPE - 1

Green Mountain Window Milestone Double Hung

Interior Features

Exterior Features

PROPOSED RENOVATIONS FOR THE JEWETT RESIDENCE

39 GATES STREET
PORTSMOUTH, NEW HAMPSHIRE

WINDOW TYPE - A

MATCH EXISTING WINDOW TRIM DETAIL
MORRE & DIM

MATCH EXISTING WINDOW SILL
MORRE & DIM.

WINDOW TRIM DETAIL

Green Mountain Window Co.

CUSTOM WINDOWS TO MATCH EXISTING

REPLICATE EXISTING WINDOW CONSTRUCTION

NOTES:

1. ALL WINDOW DIM. TO BE CONFIRMED IN FIELD, TO MATCH EXISTING.
2. REFER TO WINDOW TRIM DETAIL & WINDOW SPECIFICATIONS.

Frames:

- No vinyl jamb liner (also known as vinyl track).
- Virtually no vinyl or weather-strip viable.
- Concealed block and tackle balance system.

Sash:

- Tilt in easily with concealed latches.
- High quality Truth® brand hardware in brown or white. Optional, "Colonial" sweep lock in oil rubbed bronze and "Arts and Crafts" brass pivot lock (shown above).
- Historic aesthetics with wide rails and profiled edges.
- Weather-stripped on all edges.

Divided Lights:

- 5/8" wide Simulated Divided Lite (S.D.L.) has open pattern.
- 7/8" wide S.D.L. has bead pattern.
- Many profile options available, including custom.
- S.D.L. available with or without divider between glass.

Frames:

- No jamb liner allows entire exterior to be painted any color (no un-paintable vinyl tracks).
- Pediment head option shown comes factory applied.
- Thill sills option shown comes factory applied.
- Virtually any casing option or wood species available.

Sash:

- Historic aesthetics.
- Exterior glazed for historical accuracy.

Divided Lights:

- 5/8" wide S.D.L. has putty glazed look.
- 7/8" wide S.D.L. has wood bead glazed look.
Historic District Commission Work Session or Administrative Approval Application

LUHD-7

Applicant

♀ Brad Sweet
📞 6037659000
@email brad.sweet@verani.com

Location

206 NORTHWEST ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

We would like to use 2" sills on the garage. 3" sills were noted on plan but the existing home has 1.5" sills and we feel this is a better match to keep things more consistent.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am

Other

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

I am the General Contractor and authorized by owner to submit this application
PLANNING DEPARTMENT
HISTORIC DISTRICT COMMISSION

Date: June 18, 2018

To: Mary A. Mahoney
206 Northwest Street
Portsmouth, NH 03801

Re: 206 Northwest Street

The Historic District Commission considered your proposal at its meeting on June 13, 2018 wherein permission was requested to allow the construction of a detached two-car garage (with attic storage) as per plans on file in the Planning Department.

At the applicant’s request, the Commission voted to approve a Certificate of Approval with the following stipulations:

1. The windows shall be half screens.
2. Historic sills shall be installed on windows and the window casing shall be 3 1/2 inches wide and be solid wood trim.
3. Cedar clapboards shall be used.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Respectfully submitted

Vincent Lombardi, Chairman
Historic District Commission

cc: Robert Marsilia, Building Inspector
    Rosann Maurice-Lentz, Assessor
    Michael O’Brien, Winter Holben
**RICCI LUMBER**  
105 BARTLETT ST  
PORTSMOUTH, NH 03801  
Phone: (603) 427-2890

**QUOTE BY:** Jay Clark  
**QUOTED TO:** BRAD SWEET  
**PO #:**  
**Ship Via:** Ground/Next Truck  

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<th>BOOK CODE DESCRIPTION</th>
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<td>SWD3560 Frame Size : 35 3/8 X 60 (Outside Casing Size: 41 X 64 5/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 3 1/2&quot; Flat Casing, 2&quot; Sill Nosing, DripCap, Brilliant White Drip Cap, 6 9/16 Jamb, 4/4 Thick, Standard Double Hung, No Finger Plows, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Clear Annealed Glass, Neat, Protective Film, Silver Spacer, Traditional Glz 9d, 5/8&quot; Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesi Brilliant White Screen, Half Screen, GlassThick=0.698, Clear Opening:31.6w, 26.4h, 5.8 sf</td>
<td>$698.67</td>
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**REFERENCE:**

**PROJECT NAME:**

**SHIP TO:**

**QUOTE #:** JJWC00088

---

**QQ-2.20.900.2718 cust-070136**  
**Quote Date:** 10/29/2018  
**Page 1 of 2 (Prices are subject to change.)**  
**Drawings are for visual reference only and may not be to exact scale. All orders are subject to review by JELD-WEN**  
**JWJC00088 - 11/30/2018 - 12:01 PM**  
**Last Modified:** 11/30/2018
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<td>Rough Opening: 24 3/4 X 42 3/4</td>
<td>SWC2442</td>
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<td>Viewed from Exterior. Scale: 1/4&quot; = 1'</td>
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- Frame Size: 24 X 42
- (Outside Casing Size: 30 X 46 7/8)
- Siteline Wood Casement, Auralast Pine,
- Primed Exterior,
- Primed Interior,
- 3 1/2" Flat Casing, 2" Sill Nosing, DripCap, Brilliant White Drip Cap,
- 6 9/16 Jamb, 4/4 Thick,
- Hinge Left,
- Nesting Crank Handle, White Hardware,
- Stainless Steel Operator/hinge,
- US National-WDMA/ASTM, PG 35,
- Insulated Low-E 366 Annealed Glass, Neat, Protective Film, Silver
- Spacer, Argon Filled, Traditional Glz Bd,
- 5/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood
- SDL, Light Bronze Shadow Bar, Colonial 2 Wide 2 High
- BetterVue Mesh Brilliant White Screen,
- GlassThick=0.698, Clear Opening:14.1w, 37.5h, 3.6 sf

U-Factor: 0.27, SHGC: 0.17, VLT: 0.40, Energy Rating: 16.00, CPD:
JEL-N-881-00063-00001

$583.48 1 $583.48

Total: $2,679.49
Total Units: 4

Protect yourself when you choose JELD-WEN® Auralast® pine products backed by a limited lifetime warranty against wood rot and termite damage.
4. 206 Northwest St. (window sill) - Recommend Approval

**Background:** This applicant is requesting approval to modify the previously-approved plan to install a 2 inch sill versus a 3” sill.

**Staff Comment:** Recommend Approval.
LUHD-5

Applicant

も多い

Location

299 VAUGHAN ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Certificate of Appropriateness request for Sign Variances granted by Board of Adjustment and minor Changes to 4th floor rooftop equipment screen and extent of terrace paver area at rooftop restaurant.

Description of Proposed Work (Planning Staff)

--

Project Representatives

If you selected "Other", please state relationship to project.

--

State

NH

City/Town

Hooksett

Email Address

etormey@xsshotels.com

Full Name (First and Last)

Eben Tormey

Mailing Address (Street)

1359 Hooksett Road

Phone

603-518-2132

Relationship to Project

Owner

Business Name (If applicable)

XSS Hotels / Vaughan Street Hotel LLC
Acknowlegdement
I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am true

Other

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Owner's Representative

INTERNAL USE ONLY -- Historic District Commission Review and Approval
HDC Certificate of Approval Granted

HDC Approval Date

Planning Staff Comments

INTERNAL USE ONLY -- Letter of Decision Information
Owner Addressee Full Name and Title

Owner Addressee Prefix and Last Name

Owner Organization / Business Name

Owner Contact Street Address

Owner Address State

Owner Address City

RE: (memo field)

Meeting Date

Owner Address Zip

Assessor Map and Lot

Zoning District Information
ATTACHMENT

To permit the following:

Pursuant to 10.1221.30 of the City Code we are Requesting a Certificate of Appropriateness for signs requiring a Variance from the Board of Adjustment. At its regular meeting on May 21, 2019 the Board of Adjustment granted the following variances:

  a) Sign #1 from Section 10.1251.20 to allow a 124 sf wall sign where 40 sf is the maximum allowed for an individual wall sign.
  c) Sign #2, from Section 1261.30 to allow internal illumination where only external illumination is allowed for signs in the Historic District.

Sign #1 has been shown on the elevations submitted to and reviewed by the Historic District Commission throughout the approval process. While it exceeds the maximum area allowed for a single wall sign the total signage proposed (less than 200sf) is significantly less than the 818 sf of aggregate signage allowed for the building based on frontage. The sign is appropriate to the scale of the building and the facade on which it is to be mounted.

Sign #2 has also been shown on the elevations submitted to and reviewed and approved by the Historic District Commission throughout the approval process. The sign is comprised of 12” high letters spelling out AC HOTEL PORTSMOUTH and is a total of 18sf. The letters cannot be Halo lit in the location they are proposed and external illumination would require a number of goose neck fixtures that would clutter the area and not be in keeping with the more modern aesthetic of the building. The proposed internal illumination granted relief by the Board of Adjustment consists of channel letters with white acrylic faces illuminated from behind by white LED modules.
May 24, 2019

Vaughan Street Hotel LLC
1359 Hooksett Road
Hooksett, New Hampshire 03106

Re: Property at 299 Vaughan Street, Permit LU 19-43
Assessor Plan 124, Lot 10

Dear Applicant:

The Board of Adjustment at its regular meeting on May 21, 2019, considered your application, tabled at the April 16, 2019 meeting and described as follows:

Application:

Case 4-2
Petitioners: Vaughan Street Hotel LLC
Property: 299 Vaughan Street
Assessor Plan: Map 124, Lot 10
District: Character District 5 and the Downtown Overlay District
Description: Signage and lighting for a proposed hotel
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:

a) Signs #1 and #2, from Section 10.1251.20 to allow two wall signs 
   (124± s.f and 70± s.f.) where 40 s.f. is the maximum allowed for a
   individual wall sign;

b) Sign #5, from Sections 10.1271.10 and 10.1271.20 to allow a sign on
   an exterior wall that does not face a street and is on the side of the
   building without a public entrance;

c) Sign #2, from Section 10.1261.30 to allow internal illumination where
   only external illumination is allowed for signs in the Historic District;

d) Accent Light #1, from Section 10.1144.63 to allow lights above the
   height of 25’ on the building surface; and

e) Light L20, from Section 10.1144.60 to allow a luminaire to be
   attached at 32°9” ± above grade where the maximum height allowed
   is 20’ above grade.
Action:

The Board voted to remove the petition from the table and reopen the public hearing. The Board clarified that the 70± s.f. wall sign listed in the agenda as Sign #2 under Item a) should correctly be identified as Sign #5. After further discussion, the Board voted to grant the following:

- Item a), Sign #1 - a 124± s.f. wall sign.
- Item c), Sign #2 - allowing internal illumination.
- Item e), Light L20 - allowing a luminaire at 32’9”± above grade.

The Board voted to deny the following:

- Item a), Sign #5 (incorrectly designated in the agenda as Sign #2) – a 70± s.f. wall sign.
- Item b), Sign #5 to allow a sign on an exterior wall that does not face a street and is on the side of the building without a public entrance;
- Item d), Accent Light #1 to allow lights above 25’ on the building surface.

Review Criteria:

*The above items [Item a), Sign #1, and Items c) and e)] were granted for the following reasons:

- Granting these variances will not be contrary to the public interest and the spirit of the ordinance will be observed. Allowing these signs requiring minimal relief from the ordinance and parking lot lighting that is largely obscured will not alter the essential character of the neighborhood and the public health, safety or welfare will not be threatened.
- Substantial justice will be done as the granted signage will benefit the applicant while maintaining the essential character of the area with no detriment to the general public.
- The value of surrounding properties will not be diminished by the granted signage and parking lot lighting.
- Literal enforcement of the ordinance would result in unnecessary hardship. There are special conditions of the property which include the manner in which it is set back on streets that would mainly travel by seekers of this destination. The signage is appropriate to allow people in the proximity to identify the building. There are also special conditions of the structure having an elevated parking deck and an enclosing “C”-shaped structure, distinguishing it from other properties in the area. Due to the special conditions there is no fair and substantial relationship between the purposes of the ordinance regarding signage and their specific application to the property.*
The above items [ Item a), Sign #5, and Items b) and d) ] were denied for the following reasons:

- All the criteria necessary to grant the variances were not met.
- Granting the variances would be contrary to the public interest and the spirit of the ordinance would not be observed. A sign not facing a street and on a façade without a public entrance is not found on other similar properties and would alter the essential character of the neighborhood. Concerns raised by abutters about the negative effect of the proposed extensive elevated accent lighting on public health, safety and welfare are valid.
- There were no conditions about the property in regard to the denied requests that would result in an unnecessary hardship so that a fair and substantial relationship does exist between the purposes of the ordinance regarding signage and their application to these specific requests.

As provided for in NH RSA Chapter 677, the Board’s decision may be appealed 30 days after the vote. Any action taken by the applicant pursuant to the Board’s decision during this appeal period shall be at the applicant’s risk. Please contact the Planning Department for more details about the appeals process. Construction drawings or sketches must be reviewed and approved by the Building Inspector prior to the issuance of a building permit. Approvals by other land use boards may also be required prior to the issuance of a building permit.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Very truly yours,

David Rheaume, Chairman
Board of Adjustment

mek

c: Robert Marsilia, Chief Building Inspector
Roseann Maurice-Lentz, City Assessor
Peter J. Loughlin, Esq.
5. 299 Vaughan Street (misc.) - Recommend Approval

**Background:** This applicant is requesting approval to add two signs that were recently approved by the Board of Adjustment. Note that these signs were also shown on the HDC approved plans. Additionally, the applicant is seeking approval for a small increase in flood area for the rooftop deck area and an upper floor mechanical screen.

**Staff Comment:** Recommend Approval.
6. 410 Islington Street (chimney) - Recommend Approval

**Background:** This applicant is requesting approval to relocate a previously-approved faux chimney.

**Staff Comment:** Recommend Approval.
Historic District Commission Work Session or Administrative Approval Application

LUHD-6

Applicant

Danielle Cain
603-501-0202
dcahn@marketsquarearchitects.com

Location

410 ISLINGTON ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Relocation of previously approved faux chimney at 412 Islington Street

Description of Proposed Work (Planning Staff)

---

Project Representatives

City/Town

Portsmouth

Mailing Address (Street)

104 Congress St. Suite 203

If you selected "Other", please state relationship to project.

---

Phone

603-501-0202

Full Name (First and Last)

Robert Harbeson

Zip Code

03801

State

NH

Email Address

rharbeson@marketsquarearchitects.com

Relationship to Project

Architect
Business Name (if applicable)
Market Square Architects

If you selected "Other", please state relationship to project.
Architectural Project Manager

City/Town
Portsmouth

Zip Code
03801

Email Address
showard@marketsquarearchitects.com

Relationship to Project
Other

Phone
603-501-0202

State
NH

Full Name (First and Last)
Sarah Howard

Mailing Address (Street)
104 Congress St. Suite 203

Business Name (if applicable)
Market Square Architects

Acknowledgement
I certify that the information given is true and correct to the best of my knowledge.
true

I hereby certify that as the applicant for permit, I am
Other

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction
true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.
Architect, Robert Harbeson

INTERNAL USE ONLY -- Historic District Commission Review and Approval
HDC Certificate of Approval Granted
false

Planning Staff Comments
-

HDC Approval Date
--

INTERNAL USE ONLY -- Letter of Decision Information
GENERAL PROJECT DESCRIPTION:
This project consists of three parcels located at 410, 420, and 430 Islington Street. The lots currently contain a total of 7 existing dwelling units. The lots shall be adjusted to accommodate the renovation of each existing building such that the number of existing units will be reduced to four (4) and seven (7) new dwelling units will be added. The result will be a total of 11 dwelling units on the site. The following is included in this package:

- Relocation of previously approved faux chimney

CURRENT SCOPE

ZONING SUMMARY:
ZONING DISTRICT: CD4-L2
LOT SIZE: 40,075 SF
REQUIRED LOT AREA PER DWELLING UNIT: 3,000 SF
BUILDING HEIGHT: 35'-0" MAX
GROUND FLOOR ABOVE SIDEWALK: 3'-0" MAX
MIN GROUND STORY HEIGHT: 11'-0"