

**ACTION SHEET
HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

October 7, 2015

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman/Planning Board Representative William Gladhill; City Council Representative Esther Kennedy; Members John Wyckoff, Dan Rawling, Reagan Ruedig, Vincent Lombardi; Alternates Richard Shea and John Mayer

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner

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I. APPROVAL OF MINUTES

- A. July 15, 2015
- B. September 2, 2015

It was moved, seconded, and passed unanimously to approve the minutes as presented.

II. ADMINISTRATIVE APPROVALS

- 1. 41 Pickering Street
- 2. 333 Marcy Street
- 3. 319 Vaughan Street
- 4. 456 Middle Street
- 5. 72-74 Jefferson Street
- 6. 46 Livermore Street
- 7. 275 Islington Street
- 8. 46 Market Street

Items #1-7 were approved by the Commission. Item #8 was postponed for further review at the October 14, 2015 meeting.

III. PUBLIC HEARING (OLD BUSINESS)

- A. Petition of **Rhonda E. Stacy-Coyle Revocable Trust, Rhonda E. Stacy-Coyle, owner and trustee**, for property located at **36 Richards Avenue**, wherein permission was requested to

allow new construction to an existing structure (construct awning over rear entryway) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 14 and lies within the Mixed Residential Office and Historic Districts. *(This item was postponed at the September 2, 2015 meeting to the October 7, 2015 meeting.)*

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

- 1) That a paneled wood ceiling 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

IV. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **Strawbery Banke, Inc., owner**, for property located at **60/62 Marcy Street (Jefferson House)**, wherein permission was requested to allow new construction to an existing structure (construct access ramp) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 8 and lies within the Mixed Residential Office and Historic Districts.

After due deliberation, the Commission voted that the request be **approved** as presented.

Findings of Fact: The proposed application meets the purposes and objectives of the Historic District Ordinance and the Review Criteria.

2. Petition of **William T. and Annelise Ellison, owners**, for property located at **687 Middle Street**, wherein permission was requested to allow a new free standing structure (install

fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 34 and lies within the General Residence A and Historic Districts.

After due deliberation, the Commission voted that the request be **approved** as presented.

Findings of Fact: The proposed application meets the purposes and objectives of the Historic District Ordinance and the Review Criteria.

3. Petition of **Jonathan M. Roberts and Susan M. Hechler-Lynch, owners**, for property located at **311 Marcy Street (also known as 11 Pickering Street)** wherein permission was requested to allow a new free standing structure (install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 2 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 purposes and objectives of the Historic District Ordinance and the Review Criteria.

V. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

4. Petition of **Douglas F. Fabbriatore, owner**, for property located at **536 Marcy Street**, wherein permission was requested to allow new construction to an existing structure (construct second story addition at rear of structure) and allow exterior renovations to an existing structure (replace siding, remove and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 56 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) That a gutter will be added over the kitchen door as shown on Sheet A-201.
- 2) That flat casings shall be used.
- 3) That half 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

5. Petition of **Judith L. Hiller and John B. Wilkens, owners**, for property located at **18 Manning Street**, wherein permission was requested to allow an amendment to a previously approved design (to allow full screens on windows instead of approved half screens) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 67 and lies within the General Residence B and Historic Districts.

After due deliberation, the Commission voted to deny the request for the following reasons:

- 1) The Commission felt that on the structure in this location, that the use of full screens obscured the muntin pattern of the window; therefore, the original approval, which included a stipulation to install a half screen, shall remain in full effect.

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

6. Petition of **F & C International Trading, LLC, owner**, for property located at **195 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace windows on second and third floor apartment, add window opening to left side façade, restore front door assembly, install two condensers on platforms at rear of building, install propane tank, install electric meter box, and install metal flue for fireplace) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107as Lot 39 and lies with the CD4, Historic, and Downtown Overlay Districts.

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

- 1) The 3rd floor window on the left elevation shall be sized to match the existing window.
- 2) The the propane tank is removed from the application.
- 3) The windows shall be solid wood mahogany LePage windows as presented and shown.
- 4) The windows shall have half screens.
- 5) The third floor windows on State Street shall have a 3/3 muntin pattern in the sashes and all other windows shall have a 6/6 muntin pattern.
- 6) The refrigerator lines shall be located inside the structure if feasible and all other conduits shall be located inside the building.
- 7) The flue shall be painted a dark grey or black color.
- 8) All supporting structures and electrical services shall be black in color.
- 9) Copper flashings and a drip edge shall be used.
- 10) The conduits and box for the electrical service shall be painted to match the brickwork.
- 11) All efforts shall be made to minimize the visual impacts to the outside of the building.

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

7. Petition of **Brad Lebo and Andrea Ardito, owners**, for property located at **121 Northwest 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 122 as Lot 1 and lies within General Residence A and Historic Districts.

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

- 1) That the windows will be pre-painted white.
- 2) That half screens shall be used.
- 3) That a 14 degree +/- angle shall be used on the sill bottom to provide a historic sill appearance.

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

8. Petition of **Middle Street Baptist Church, owner**, for property located at **16 Court Street**, wherein permission was requested to allow new free standing structures (replace three parking lot poles/lights) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 2 and lies within the Civic and Historic Districts.

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

- 1) That the revised light specification, Resonance 1.0 LED, shall be used as presented and shown on the submitted plan dated stamped 10-07-15.

2)

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

9. Petition of **Middle Street Baptist Church, owner**, for property located at **640 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace windows, add one window on right side elevation, remove and replace existing railing, increase door size of garage, replace garage door, remove lower half of chimney, rebuild main chimney, install sliding doors) and allow demolition to an existing structure (remove rear mudroom and stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 147 as Lot 20 and lies within the General Residence A and Historic Districts.

After due deliberation, the Commission voted that the application shall be bifurcated and approved with the following stipulations:

- 1) That all replacement windows shall be removed from this approval and the review shall be continued to the October 14, 2015 meeting.
- 2) That the chimney removal shall be removed from this approval and the review shall be continued to the October 14, 2015 meeting.
- 3) That a site walk will be held prior to the October 14, 2015 at 5:45 p.m.

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

10. Petition of **Cathy G. Barnhorst, owner**, for property located at **24 Market Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove window glass and mullions, replace with new glass with no mullions) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 24 and lies within the CD5, Historic, and Downtown Overlay 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

11. Petition of **Kenneth Charles Sullivan, owner**, for property located at **40 Howard Street**, wherein permission was requested to allow exterior renovations to an existing structure (changes to the material of the foundation, replacement of storm windows, install wooden pediments above windows, modifications to basement windows, modifications to the water table trim board, change to glass in transom above front door, add iron hand railing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 61 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 stipulation:

- 1) That the handrail is removed from the application and will be submitted at a later date as a new application once a detailed design has been submitted.

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. ADJOURNMENT

At 11:10 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk