

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 PM

**JUNE 8, 2016
RECONVENED FROM JUNE 1, 2016**

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

MEMBERS EXCUSED:

ALSO PRESENT: Nick Cracknell, Principal Planner

.....
I. ADMINISTRATIVE APPROVALS

1. 687 Middle Street

The Commission **approved** the changes and **granted** the Certificate of Approval for the application, with the following stipulations:

- a. a case style gutter shall be used, and
- b. an AZEK sill dimension to the existing sills on the front of the house shall replace the bottom.

2. 131 Congress Street
3. 138 Maplewood Avenue
4. 18 Court Street
5. 76 Congress Street

The Commission **granted** the Certificate of Approval for Administrative Approval Items 2, 3, 4, and 5.

II. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Petra A. Huda and Kimberly A. Schroeder, owners**, for property located at **280 South Street**, wherein permission is requested to allow demolition of an existing structure (demolish rear mudroom, demolish existing shed) and allow new construction (construct one story rear addition, construct new garage, install fencing) and allow exterior renovations to an existing structure (relocate front door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 8 and lies within the Single Residence B and Historic Districts. *(This item was postponed at the June 1, 2016 meeting to the June 8, 2016 meeting.)*

The Commission voted that the request be **approved** as amended with the following stipulations:

- a. A sill shall be used for all windows;
- b. A 9-light window shall be used in the west elevation;
- c. The screens shall be internal;
- d. The existing garage shall be documented with photographs (both exterior and interior) and submitted to the Planning Department and the Portsmouth Advocates; and
- e. The garage door detail shall match the detail shown on the elevation drawing and shall be field painted, include exterior muntins, and shall be submitted for Administrative Approval prior to installation.

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

B. Petition of **HH Wholesalers, LLC, owner,** and **Jay McSharry, applicant,** for property located at **601 Islington Street,** wherein permission is requested to allow new construction to an existing structure (install solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 164 as Lot 7 and lies within the Business and Historic Districts. (*This item was postponed at the June 1, 2016 meeting to the June 8, 2016 meeting.*)

The Commission voted that the request be **approved** as amended with the following stipulation:

- 1) That the solar panels match the same pitch (slope) as the existing roof.

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

C. (Work Session/Public Hearing) Petition of **St. John’s Church, owner**, for property located at **100 & 105 Chapel Street**, wherein permission is requested to allow demolition of an existing structure (remove and rebuild retaining wall and stairs, remove existing shed at 100 Chapel Street) and allow exterior renovations (resurface and re-stripe pavement) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lots 2, 60-63 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(This item was postponed at the June 1, 2016 meeting to the June 8, 2016 meeting.)*

The Commission voted that the request be **approved** as amended with the following stipulation:

- 1) That the existing accessory building shall be preserved and restored as amended and presented at the meeting;
- 2) That the replacement windows shall be 6/6 single-pane, double-hung, all wood windows.

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

III. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by the **City of Portsmouth, owner, and Friends of the Music Hall, applicant, for City right-of-way located on Chestnut Street between Congress and Porter Streets**, wherein permission is requested to allow street improvements within the right-of-way (safety and aesthetic improvements including the installation of a wayfinding arch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 7 and lies within the CD 4, Historic, and Downtown Overlay Districts.

The Commission provided informal comments on both the streetscape improvements proposed for Chestnut Street as well as the proposed Archway at the Chestnut Street and Congress Street intersection.

IV. WORK SESSIONS (OLD BUSINESS)

B. Work Session requested by **Kimberley A. Lucy Revocable Living Trust, owner, Kimberley A. and James C. Lucy, trustees and James C. Lucy Revocable Living Trust, owner, James C. and Kimberley A. Lucy, trustees**, for property located at **127 & 137 High Street**, wherein permission is requested to allow new construction to existing structures (construct new building at rear of 137 High Street, construct roof deck at rear of 127 High Street, both with associated parking and landscaping) as per plans on file in the Planning Department. Said properties are shown on Assessor Plan 118 as Lots 20 and 21 and lies within the CD 4, Historic and Downtown Overlay Districts. *(This item was continued at the May 11, 2016 meeting to the June 8, 2016 meeting.)*

The Commission voted to **continue** the Work Session review of the application to the July 2016 meeting pending subsequent Board of Adjustment approval.

C. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct new mixed use, 4 to 5 ½ story building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(This item was postponed at the May 11, 2016 meeting to the June 8, 2016 meeting.)*

The Commission voted to **continue** the Work Session review of the application to the July 2016 meeting pending Board of Adjustment approval.

D. Work Session requested by **Michael De la Cruz, owner**, for property located at **75 Congress Street**, wherein permission is requested to allow new construction to an existing structure (rebuild historic parapets, add series of flat roofed dormers, add series of roof walkways and decks, add series of windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 5 and lies within the CD 5, Historic, and Downtown Overlay Districts. *(This item was postponed at the May 11, 2016 meeting to the June 8, 2016 meeting.)*

The Commission voted to **continue** review of the application to the July 6, 2016 meeting.

E. Work Session requested by **355 Pleasant Street, LLC, owner**, for property located at **355 Pleasant Street**, wherein permission is requested to allow a new free standing structure (construct a two unit dwelling) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 64 and lies within the General Residence B and Historic Districts. *(This item was postponed at the May 11, 2016 meeting to the June 8, 2016 meeting.)*

The Commission voted that the request be **approved** as amended with the following stipulation:

- 1) That the existing accessory building shall be preserved and restored as amended and presented at the meeting;
- 2) That the replacement windows shall be 6/6 single-pane, double-hung, all wood windows.

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

V. OTHER BUSINESS

1. National Register District Nomination Form - Mr. Cracknell recommended that the presentation by DHR concerning the Downtown Historic District nomination be attended by the Commissioners on July 22.
2. Demolition review – this matter will be scheduled for the July 2016 meeting.

VI. ADJOURNMENT

At 11:00 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk