

**ACTION SHEET
THE HISTORIC DISTRICT COMMISSION**

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

August 03, 2022

MEMBERS PRESENT: Chairman Jon Wyckoff; Vice-Chair Reagan Ruedig; City Council Representative: Rich Blalock; Members: Margot Doering, Martin Ryan, Daniel Brown, David Adams and Alternate: Karen Bouffard

MEMBERS EXCUSED: N/A

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. July 06, 2022
2. July 13, 2022

*After due deliberation, the Commission voted to **approve** both sets of minutes as presented.*

II. ADMINISTRATIVE APPROVALS

1. **266 Middle Street (LUHD-495) - REQUEST TO WITHDRAW** *At the request of the applicant, the Commission voted to **withdraw** the request.*

2. **404 Islington Street (LUHD-499)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*

1. *That either awning or casement egress windows are acceptable in all locations.*

3. **11 Walden Street (LUHD-502)** – *After due deliberation, the Commission voted to **continue** the Administrative Approval to the September 07, 2022 meeting.*

4. **53 Rogers Street (LUHD-503)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*

5. **407 The Hill, Unit 6-16 (LUHD-504)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulations**:*

1. *The railing if necessary, shall return for Administrative Approval.*
 2. *The granite steps shall be smooth faced on all exposed sides.*
 3. *The window replacement shall be the Andersen Architectural Series.*
6. **490 Islington Street, Unit 2 (LUHD-505)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
7. **15 Middle Street (LUHD-506)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
1. *The notice board shall be retained.*
8. **150 Congress Street (LUHD-507)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
1. *The notice board shall be retained.*
9. **21 Daniel Street (LUHD-508)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval as presented.*
10. **142 State Street (LUHD-510)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulations**:*
1. *A composite railing system consistent with the 533 Islington Street project shall be used.*
 2. *The door, stairs, landing and lattice shall be painted to match the wall.*
 3. *A lattice screen shall be applied under the landing and stairs with vertical 1x4 boards.*
11. **169 Lafayette Road, Unit 1 (LUHD-512)** – *After due deliberation, the Commission voted to **grant** the Administrative Approval with the following **stipulation**:*
1. *The proposed fence shall comply with the set back and height requirements of the zoning ordinance for fencing.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. (Work Session/Public Hearing) requested by **531 Islington Street Portsmouth, LLC**, owner, for property located at **531 Islington Street (Dunkin Donuts)** wherein permission is requested to allow renovations to an existing structure (new signage, siding, and other exterior improvements) as per plans on file in the Planning department. Said property is shown on Assessor Map 157 as Lot 5 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-38)

*After due deliberation, the Commission voted to **grant** the Certificate of Approval as presented.*

<p>Findings of Fact:</p>

<p><u>A. Purpose and Intent</u></p>

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Preserve the integrity of the District.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Consistent with special and defining character of surrounding properties.

B. Petition of **Sandra L. Smith-Wiese, owner**, for property located at **138 Gates Street**, wherein permission is requested to allow new construction to an existing structure (add 1-story rear addition with steps and landing) and exterior renovations to an existing structure (replace windows, repair or replace siding and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 54 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-55)

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following **stipulations**:*

- 1. The siding and trim shall be replaced in kind with pine or spruce and not cedar and include both scarfed joints.*
- 2. The proposed relocated window shall be set back and installed without impacting the corner bracing in the frame of the house.*
- 3. The foundation for the addition shall be either brick or stone veneer.*

Findings of Fact:

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Preserve the integrity of the District.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Relation to historical and architectural value of existing structures.

C. (Work Session/Public Hearing) requested by **Thirty Three Richmond Real Estate, LLC , owner**, for property located at **33 Richmond Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace all siding and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 17 and lies with the Mixed Research Office (MRO) and Historic Districts. (LU-22-105)

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following **stipulations**:*

1. *The window sash pattern shall be 9/6 in the annex for any replacement windows, which will be either the Anderson Woodright or the A series Fibrex windows.*
2. *A full corner board at the demising wall line between the original Federal structure and the ell shall be installed to delineate the replacement wood siding from the Hardie section of the siding that will be used on the ell in the rear behind the Federal style building.*
3. *The Hardie will have the smooth side out and the exposure of the proposed siding shall match the existing siding.*
4. *All window trim and corner boards shall be replaced in-kind.*
5. *Half-screens shall be used.*

Findings of Fact:

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Conservation and enhancement of property values.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

D. REQUEST TO POSTPONE- Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow new construction to an existing structure (add sunroom and deck, expand deck and move stairs and replace windows) and renovations to an existing structure (replace roofing, storm windows, bulkhead and add A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-100)

*At the request of the applicant, the Commission voted to **postpone** Public Hearing to the September 07, 2022 meeting.*

E. Petition of **One Market Square, LLC, owner**, for property located at **1 Congress Street**, wherein permission is requested to allow renovations to an existing structure (repair and upgrade building facades along Congress and High Streets) and new construction to an existing structure (replace rear shed additions with new 4 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 14 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-12)

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following **stipulation**:*

1. *A sample board shall be presented.*

Findings of Fact:A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Conservation and enhancement of property values.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

F. REQUEST TO POSTPONE TO OCTOBER, 2022- Petition of **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested to allow the demolition of the existing home and the new construction of a single family home of similar design as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-72)

*At the request of the applicant, the Commission voted to **postpone** Public Hearing to the October 05, 2022 meeting.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Courtyard Condominium Association, owner**, for property located at **50 Daniel Street**, wherein permission is requested to allow renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 17 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-140)

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following **stipulation**:*

1. The windows shall be 6/6 windows.

Findings of Fact:A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Preserve the integrity of the District.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

2. Petition of **Lichtenstein & Jacoby Family Revocable Trust, Lichtenstein S. & Jacoby K. Trustees, owners**, for property located at **35 Wibird Street**, wherein permission is requested to allow renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 134 as Lot 38 and lies within the General Residence A (GRA) and Historic Districts. (LU-22-142)

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following **stipulation**:*

1. The windows shall have half-screens.

Findings of Fact:

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Preserve the integrity of the District.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

3. Petition of **82-86 Congress Street, LLC, owner**, for property located at **82-86 Congress Street**, wherein permission is requested to allow renovations to an existing structure (add window awnings and update storefront facade) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 45 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-143)

*After due deliberation, the Commission voted to **grant** the Certificate of Approval with the following **stipulation**:*

1. The proposal for the frosted glass would return for approval as an Administrative Approval.

Findings of Fact:

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Preserve the integrity of the District.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

4. Petition of **Michael P. & Arna D. Lewis, owners**, for property located at **41 Salter Street**, wherein permission is requested to allow new construction to an existing structure (construct 2nd floor addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 30 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-146)

*After due deliberation, the Commission voted to **grant** the Certificate of Approval as presented.*

Findings of Fact:**A. Purpose and Intent**

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Conservation and enhancement of property values.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Consistent with special and defining character of surrounding properties.

5. Petition of **Stephanie & Michael Febonio, owners**, for property located at **9 Sheafe Street**, wherein permission is requested to allow renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 13 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-148)

*After due deliberation, the Commission voted to **grant** the Certificate of Approval as presented.*

Findings of Fact:**A. Purpose and Intent**

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Preserve the integrity of the District.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Consistent with special and defining character of surrounding properties.

V. ADJOURMENT

*At 10:04p.m., the Commission voted to **adjourn** the meeting.*