

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**September 11, 2013
reconvened from September 4, 2013**

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman Tracy Kozak; Richard Katz, John Wyckoff, George Melchior; City Council Representative Esther Kennedy; Planning Board Representative William Gladhill; Alternates Dan Rawling, Reagan Ruedig

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner

.....

I. PUBLIC HEARINGS (OLD BUSINESS)

A. *(Work Session/Public Hearing)* Petition of **F.A. Gray, Inc., owner**, for property located at **30-38 Daniel Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 16 and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the September 4, 2013 meeting to the September 11, 2013 meeting.)*

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

The following stipulations apply to 38 Daniel Street (the brick building):

- (1) The facade windows shall have 6/6 windows on the second and third floors and 3/3 windows on the top floor.**
- (2) The two windows adjacent to the street on the western side of the building shall be 6/6 on third floor and 3/3 on the top floor. All remaining windows shall be 2/2.**
- (3) The windows shall be Andersen 400 Series, double hung, simulated divided lites (with exterior grill, spacer bar and interior grill) and use a half-screen.**

The following stipulations apply to 30-32 Daniel Street (the older wood building):

- (1) All windows may be replaced on the building with 2/2 windows.**
- (2) The windows shall be Andersen 400 Series, double hung, simulated divided lites (with exterior grill, spacer bar and interior grill) and use a half-screen.**

B. *(Work Session/Public Hearing)* Petition of **Lynn Fedorowich, owner**, for property located at **63 Humphreys Court**, wherein permission was requested to allow demolition of an existing structure (demolish existing garage and connector) and allow new construction to an existing structure (construct new garage and connector, rear deck) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 38 and lies within General Residence B and Historic Districts. *(This item was postponed at the September 4, 2013 meeting to the September 11, 2013 meeting.)*

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

- 1) That the transom will be removed and replaced with siding and trim.**
- 2) That the windows over the garage will be paired.**
- 3) That the side wall will be aligned.**

II. PUBLIC HEARINGS (NEW BUSINESS CONTINUED)

13. Petition of **Bo Patrik and Eva Frisk, owners**, for property located at **44 Pickering Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing garage and one story addition, and deck) and allow new construction to an existing structure (construct one and two story additions, porch addition, and detached garage) and allow exterior renovations to an existing structure (install solar panels, replace windows/doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 19 and lies within 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 there will be a flat ceiling in the porch.**
- 2) That all windows shall have half screens.**
- 3) That the garage door showing lites shall be used.**

14. Petition of **Middle Street Baptist Church, owner**, for property located at **18 Court Street**, wherein permission was requested to allow exterior renovations to an existing structure (repairs to cupola using composite materials) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 2 and lies within Mixed Residential Office and Historic Districts.

After due deliberation, the Commission voted that the request be denied according to Section 10.631.10, Section 10.631:20(3) and Section 10.635.60(4) of the Zoning Ordinance and the following reasons:

- 1) The majority of the Commission did not support the use of artificial materials on a building of such historical significance.**
- 2) The building is classified as “focal” on the Portsmouth Advocates Historic Survey and believed to be a Charles Bullfinch designed building; therefore, deserving of the**

highest level of restoration.

III. WORK SESSIONS

A. Petition of **Peter Cass and Mara Witzling, owners**, for property located at **33 Hunking Street**, wherein permission is requested to allow demolition of existing structure (remove existing porch) and allow new construction to an existing structure (construct new porch and new rear addition). Said property is shown on Assessor Plan 103 as Lot 38 and lies within General Residence B and Historic Districts.

At the applicant's request, the application was postponed to the October 2, 2013 meeting.

B. Work Session requested by **Middle Street Baptist Church, owner**, for property located at **18 Court Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove vinyl siding, replace with wood siding, replace/restore windows and misc. trim) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 2 and lies within Mixed Residential Office and Historic Districts. *(This item was continued at the August 21, 2013 meeting.)*

The Commission recommended another work session.

C. Work Session requested by **Dale W. and Sharyn W. Smith, owners**, and **Green and Company, applicant**, for property located at **275 Islington Street**, wherein permission is requested to allow demolition of an existing structure (existing building) and allow a new free standing structure (construct new building). Said property is shown on Assessor Plan 144 as Lot 8 and lies within Central Business B and Historic Districts. *(This item was continued at the August 21, 2013 meeting.)*

At the applicant's request, the Commission voted to postpone the application to the October 2, 2013 meeting.

D. Work Session requested by **143 Daniel Street, LLC, owner**, for property located at **143 Daniel Street**, wherein permission was requested to allow new construction to an existing structure (add second story to gymnasium section, construct multi-story building at rear of lot). Said property is shown on Assessor Plan 105 as Lot 19 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued at the August 21, 2013 meeting.)*

The Commission recommended a work session/public hearing.

E. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow a free standing structure (construct new, mixed use, four story structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued at the August 21, 2013 meeting.)*

At the applicant's request, the Commission voted to postpone the application to the October 2, 2013 meeting.

IV. OTHER BUSINESS (CONTINUED)

1. Discussion and prioritization of HDC tools request to City Council

Discussion was held concerning the various tools needed to assist the HDC in their ongoing work.

V. ADJOURNMENT

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

Respectfully submitted,

Liz Good
HDC Recording Secretary