

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**June 4, 2014
to be reconvened on June 11 & 18, 2014**

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

MEMBERS EXCUSED: George Melchior

ALSO PRESENT: Nicholas Cracknell, Principal Planner

.....

I. APPROVAL OF MINUTES

1. April 2, 2014
2. April 9, 2014
3. April 16, 2014

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

II. NEW BUSINESS

Request for Re-Hearing of the Certificate of Approval for 195 Hanover Street – granted on April 16, 2014

After due deliberation, the Commission voted to deny the Request for Re-hearing for the following reasons:

- 1) Based on the facts, findings, and information submitted and presented within the work sessions and public hearing, the Commission determined that the original decision was not unlawful or unreasonable.
- 2) Based on the facts, findings, and information submitted and presented within the work sessions and public hearing, the Commission determined that no procedural or substantive error was made when rendering their decision.

III. OLD BUSINESS (PUBLIC HEARINGS)

A. Petition of **Frank and Irja Cilluffo, owners**, for property located at **179 Pleasant Street**, wherein permission is requested to allow demolition of existing structure (remove

Request To Postpone

widows walk) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 15 and lies within the Mixed Residential Office and Historic Districts. *(This item was postponed at the May 7, 2014 meeting to the June 4, 2014 meeting.)*

At the applicant's request, the Commission voted to postpone the application to the July 2, 2014 meeting.

B. Petition of **Bo Patrik and Eva C.F.K. Frisk, owners**, for property located at **44 Pickering Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace front door and transom) and allow new free standing structures (install stone wall and fence, install mechanical equipment) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 19 and lies within the General Residence B and Historic Districts. *(This item was continued at the May 7, 2014 meeting to the June 4, 2014 meeting.)*

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

- 1) That a rough-hewed Ashlar pattern for the stone wall with a bluestone cap shall be used as presented.
- 2) That the utility screen shall be extended along the southern edge of the generator.

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 **Louigi and Bella, LLC, owner**, for property located at **261 South Street**, wherein permission was requested to allow a new free standing structure (install condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 34-2 and lies within 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 following purposes and objectives of the Historic District ordinance and the Review Criteria.

2. Petition of **Strawbery Banke, Inc., owner**, for property located **off 55 Atkinson Street**, wherein permission was requested to allow demolition of an existing structure (remove fencing) and allow a new free standing structure (install fencing and gates) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7 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 following purposes and objectives of the Historic District ordinance and the Review Criteria.

3. Petition of **Harbour Place Group, LLC, owner**, for property located at **1 Harbour Place**, wherein permission was requested to allow exterior renovations to an existing structure (seeking approval for prior installation of two vents, relocate one vent) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2 and lies within 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 and objectives of the Historic District ordinance and the Review Criteria.

4. Petition of **Worth Development Condominium Association, owner**, and **Scott Pulver, applicant**, for property located at **113 Congress Street**, wherein permission was requested to allow new free standing structures (install two HVAC units on rooftop) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6 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 and objectives of the Historic District ordinance and the Review Criteria.

5. Petition of **American Legion, owner**, for property located at **96 Islington Street**, wherein permission was requested to allow new construction to an existing structure (construct

rear deck) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 137 as Lot 24 and lies within the Central Business 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 following purposes and objectives of the Historic District ordinance and the Review Criteria.

6. Petition of **Donovan-Hess Family Revocable Trust, owner**, for property located at **54 Rogers Street**, wherein permission was requested to allow a new free standing structure (construct shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 44 and lies within 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 following purposes and objectives of the Historic District ordinance and the Review Criteria.

V. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

7. Petition of **Samuel and Jacob Winebaum, owners**, for property located at **70 Congress Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace door at 72A Congress Street) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 42 and lies within the CD5, Historic, and Downtown Overlay Districts.

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

- 1) That a bronze mail slot and hardware will be used as presented.
- 2) That the transom window will remain in place.
- 3) That the door will be painted 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

8. Petition of **Lawrence P. McManus and Mary Elizabeth Herbert, owners**, and **David Lovelace, applicant**, for property located at **40 Pleasant Street**, wherein permission was requested to allow exterior renovations to an existing structure (install lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 81 and lies within the CD5, Historic, and Downtown Overlay Districts.

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

- 1) That the conduit will transition through the second floor wood window and will be located along the upper side of the ledge and fastened into the grout lines.
- 2) That the conduit shall be painted a gray color and stainless steel fasteners shall be used.
- 3) That the Pleasant Street sign lighting will be withdrawn at this time and resubmitted at a future date.

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 **Adam Warwick Bell, owner**, for property located at **284 New Castle Avenue**, 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 207 as Lot 73 and lies within the Single Residence B and Historic Districts.

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

- 1) That the first two panels closest to New Castle Avenue shall step down to four(4) feet in height.

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 **Worth Development Condominium Association, owner, and Friends of the Music Hall, applicant**, for property located at **131 Congress Street, Unit 101**, wherein permission was requested to allow exterior renovations to an existing structure (replace storefront window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6 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 **Cottage Senior Housing LP, owner,** and **Portsmouth Housing Authority, applicant,** for property located at **5 Junkins Avenue,** 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 110 as Lot 1-1 and lies within the Municipal and Historic 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

12. Petition of **Melvin D. and Elizabeth C. Reisz Revocable Trust, owner,** for property located at **49 Market 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 27 and lies within the CD5, Historic, and Downtown Overlay Districts.

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

- 1) That the third floor windows shall be 3/3.
- 2) That no exterior screens will 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

13. Petition of **Michael DeLaCruz, owner**, for property located at **75 Congress Street**, wherein permission was requested to allow exterior renovations to an existing structure (repair brick dentil work on parapet wall, restore historic decorative parapet railing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 5 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

14. Petition of **Joseph and Zulmira Almeida Revocable Trust, owner**, for property located at **27 Rogers Street**, wherein permission was requested to allow new construction to an existing structure (construct rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 41 and lies within the Mixed Residential Office and Historic Districts.

At the applicant's request, the Commission voted to postpone the application to the June 11, 2014 meeting.

VI. ADJOURNMENT

At 9:20 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Administrative Clerk