

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**August 5, 2015
to be reconvened on August 12, 2015**

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

MEMBERS EXCUSED: Reagan Ruedig, Vincent Lombardi

ALSO PRESENT: Nicholas Cracknell, Principal Planner

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I. APPROVAL OF MINUTES

1. June 10, 2015
2. July 1, 2015

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

II. ADMINISTRATIVE APPROVALS

- A. 35 Portwalk Place
- B. 35 Salter Street
- C. 143 Daniel Street

Item A was postponed for further review at the August 12, 2015 meeting. Items B and C were unanimously approved.

III. OLD BUSINESS – REHEARING REQUESTS

1. 99 Bow Street, Martingale, LLC, owner, Certificate of Approval granted on June 3, 2015
This item was postponed at the July 15, 2015 meeting to the August 5, 2015 meeting.)

As a result of the above request, Martingale, LLC, owner for property located at 99 Bow Street has withdrawn their Building Permit #15-409 from consideration at this time. This action invalidates and nullifies the Certificate of Approval granted by the Historic District Commission on June 3, 2015 and a new application and public hearing is required if this project commences moving forward.

IV. REQUEST FOR EXTENSION

A. 173-175 Market Street - Request for one year extension of the Certificate of Approval granted on September 10, 2015 – submitted by Eport Properties 1, LLC

It was moved, seconded, and passed unanimously to grant the request for a one year extension of the Certificate of Approval. The Certificate of Approval will now expire on August 26, 2016.

V. OLD BUSINESS (PUBLIC HEARINGS)

A. (Work Session/Public Hearing) Petition of **PNF Trust of 2013, owner, Peter N. Floros, trustee**, for property located at **282 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace clapboards/trim on north east and, replace front columns, changes to door and window casings/details, repairs to substrate as required) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 8 and lies within the Mixed Residential Office and Historic Districts. *(This item was postponed at the July 15, 2015 meeting to the August 5, 2015 meeting.)*

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

- 1) That the entryway and door detail (sheet A-2.02 date stamped July 10, 2015) shall be used.
- 2) That the pilaster width shall be 10" to match the column widths.
- 3) That a 2 ½" (+/-) bed moulding shall be used where the crown moulding is shown on sheet A-2.02.

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 **David A. and Regina H. Schirmer, owners**, and **Richard S. Hayes, applicant**, for property located at **241 South Street**, wherein permission is requested to allow exterior renovations to an existing structure (repair siding and trim, replace windows on sides and rear of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 36 and lies in the General Residence B and Historic Districts. *(This item was continued at the July 15, 2015 meeting to the August 5, 2015 meeting.)*

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

- 1) That the replacement windows, casing, trim, and sill shall be installed and field applied to match the existing window location, mullion pattern, and profile.
- 2) That the 9/6 mullion pattern shall be replicated.
- 3) That a half screen shall be used.
- 4) That the sashes and glass shall be donated to Strawberry Banke.

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. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **Thirty Six Market Street Condominium Association, owner**, and **Danicha Properties, LLC, applicant**, for property located at **36 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (install new window in existing

opening) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 29 and lies within the CD 5, 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 purposes and objectives of the Historic District Ordinance and the Review Criteria.

2. Petition of **Victoria Condominium Association, owner**, and **Clyde Logue, applicant**, for property located at **210 South Street (also known as 10 New Castle Avenue)**, wherein permission is requested to allow a new free standing structure (remove existing fencing, install new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 35 and lies within the Single 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.

VII. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

3. Petition of **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street and 65 Ceres Street**, wherein permission is requested to allow a second one year extension of the Conditional Use Permit originally granted on August 7, 2013 and again on September 10, 2014, as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lots 3 & 4 and lies within the CD 4, Historic, and Downtown Overlay Districts.

Due to a notification oversight, this application will be acted upon at the August 12, 2015 meeting.

4. Petition of **George A. Dodge III Revocable Trust 2002 and Erica C. Dodge Revocable Trust 2002, owners**, for property located at **16 Sheafe Street (also known as 25 Penhallow Street)**, wherein permission is requested to allow exterior renovations to an existing structure (install custom wood carriage house doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 43 and lies within the CD 4 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

5. Petition of **Michael and Amy Quigley, owners**, for property located at **40 Mt. Vernon Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace trim on rear bay window, replace clapboard and trim above porch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 28 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 exposed side of the Azek shall have a smooth finish and is field painted.

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 **RJF-Maplewood, LLC, owner**, for property located at **111 Maplewood Avenue**, wherein permission is requested to allow amendments to a previously approved design (locate mechanical units, misc. changes to the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 8 and lies within the Central Business A and Historic Districts.

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

- 1) That the pre-cast base on all the elevations shall not be modified and shall remain as previously approved.
- 2) That the privacy fence shall be an 8'± steel fence as previously approved but the stone base between the piers may be removed.
- 3) That the deck banding on the Vaughan Street elevation shall be lowered to the top of the pre-cast stone on the first floor.
- 4) That the light fixtures shall remain on the fence column as previously approved.
- 5) That the steel doors shall be replaced with glass doors with frosted glass.
- 6) That the generator location and screening shall be removed from the application and resubmitted for approval when finalized.

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 **233 Vaughan Street, LLC, owner**, for property located at **233 Vaughan Street**, wherein permission is requested to allow amendments to a previously approved design (changes to site utilities, roof appurtenances, and one balcony window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 14 and lies within the Central Business A, 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 wall vents shall be painted to match the wall color.
- 2) That the revised transformer screening plan submitted as Exhibit 1 shall be constructed.

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 **Portsmouth Savings Bank/Bank of NH, owner**, and **TD Bank, applicant**, for property located at **333 State Street**, wherein permission is requested to allow new free standing structures (install lighting, install concrete island with arm gates, install bollards) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 9 and lies within the CD 4, Historic, and Downtown Overlay Districts.

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

- 1) That period lighting shall be used.

- 2) That the hours of construction shall be during normal business hours (8:00 a.m. – 5:00 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

9) Petition of **29-41 Congress Street, LLC, owner**, for property located at **37 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (storefront improvements) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 10 and lies within the CD 5, 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 proposed door will have a single pane of glass.
- 2) That the aluminum panels shall be painted black.
- 3) That Azek may be used as a material for the flat panel trim under the windows and the base of the columns.
- 4) That the upper panels shall be reduced in height or removed in order to maintain the entablature over the columns.
- 5) A final detail of the proposed improvements shall be provided to the Planning Department prior to the issuance of a building permit.

Findings of Fact: The proposed application meets the following purposes of the Historic District Ordinance (as applicable):

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- 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
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- 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 **Patrick M. and Kristen M. Crimmins, owners**, for property located at **334 Maplewood Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (renovations to rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 141 as Lot 1-1 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 of the Historic District Ordinance (as applicable):

A. Purpose and Intent:

- Yes No - Preserve the integrity of the District
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- Yes No - Compatibility of innovative technologies with surrounding properties

VIII. ADJOURNMENT

At 10:30 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk