

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

SCHOOL DEPARTMENT CONFERENCE ROOM

7:00 p.m.

**November 18, 2015
reconvened from November 4, 2015**

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman/Planning Board Representative William Gladhill; Members John Wyckoff, Dan Rawling, Reagan Ruedig, Vincent Lombardi; Alternate Richard Shea

MEMBERS EXCUSED: City Council Representative Esther Kennedy, Alternate John Mayer

ALSO PRESENT: Nicholas Cracknell, Principal Planner

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I. ADMINISTRATIVE APPROVALS

A. Off Washington Street (aka 43 Atkinson Street, continued at the Nov. 4, 2015 meeting)

The Commission voted to grant administrative approval for Item A with the following stipulations:

- 1) That at the least a fence will maintain a 24" setback.
- 2) That the fence will be at least 5' in height.

B. 195 Hanover Street

The Commission voted to postpone the request to the December 2, 2015 meeting.

C. 300 New Castle Avenue

The Commission voted to grant administrative approval for item C.

II. PUBLIC HEARING (OLD BUSINESS)

1. Petition **David A. Sinclair and Nicole J. Giusto, owners**, for property located at **765 Middle Street**, wherein permission was requested to allow a new free standing structure (install fencing along front and sides of property) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 37 and lies within the General Residence A and Historic District. *(This item was continued at the November 4, 2015 meeting to the November 9, 2015 meeting.)*

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

- 1) That the plans dated stamped 11-9-15 are the approved plans.

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. PUBLIC HEARINGS (CONTINUED)

2. Petition of **Neal Pleasant Street Properties, LLC, owner**, for property located at **420 Pleasant Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace chimney, remove and replace front steps, remove and replace two windows on rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 56 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. The front steps and rail system shall be the same design and style as the stairs at 428 Pleasant Street (as presented) except that the stairs, posts, and handrails shall be natural wood with mitered corners and treads and the panels shall be set back from the edge of the landing. A 4-5 inch base molding shall be added to the posts and all composite materials shall be field-painted.
2. The three (3) egress windows shall be the Green Mountain egress windows with the double-hung appearance as presented and they all shall have the same size, profile, muntin pattern, trim, and overall appearance as the existing windows. The Commission

is seeking to preserve the appearance of the historic structure so any dimensional changes required due to building code related requirements shall require further review and approval by the Commission.

3. The replacement chimney is not included in this approval and further details shall be submitted that detail the dimensions and profile of the brick and mortar as well as the details for the chimney and bishop's cap.

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

3. Petition of **Raikac Realty of Hanover, LLC, owner**, for property located at **55 Hanover Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace front windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 23 and lies within the CD4-L2, Historic, and Downtown Overlay Districts.

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

- 1) That the muntin width shall be 5/8" on all 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

IV. WORK SESSIONS

A. Petition of **City of Portsmouth, owner, and Prescott Park Arts Festival, applicant**, for property located at **0 Marcy Street (Prescott Park)**, wherein permission was requested to allow demolition of an existing structure (demolish existing stage, relocate and construct new stage, construct new control booth) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 1 and lies within the Municipal and Historic Districts.

The Commission voted to continue review of the application at the December 2, 2015 meeting.

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 properties located at **127 and 137 High Street**, wherein permission is requested to allow exterior renovations to an existing structure (misc. renovations) and allow new construction to an existing structure (construct two new buildings at rear of buildings) as per plans on file in the Planning Department. Said property is shown on Assessor Plans 118 as Lot 20 and 21 and lies within the CD4, Historic, and Downtown Overlay Districts.

At the applicant's request, the Commission voted to postpone the application to the December 2, 2015 meeting.

C. Work Session requested by **Lori A. Sarsfield, owner**, for property located at **28 Dennett Street**, wherein permission was requested to allow new construction to an existing structure (raise roof structure by one foot) and allow exterior renovations to an existing structure (replace siding, trim, details, doors, windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 140 as Lot 9 and lies within the General Residence A and Historic Districts.

The applicant indicated that they would return for a public hearing at the December 2, 2015 meeting.

D. Petition of **Seth F. Peters, owner**, for property located at **112 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (install siding and trim on second story on rear of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 54 and lies within the CD4 and Historic Districts.

The applicant indicated that they would return for a public hearing at the December 2, 2015 meeting.

V. ADJOURNMENT

At 10:35 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk