

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**April 6, 2016
to be reconvened on April 11, 2016**

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman/Planning Board Representative William Gladhill; John Wyckoff, Dan Rawling, Reagan Ruedig, Vincent Lombardi; City Council Representative Nancy Pearson; Alternates Richard Shea, John Mayer

MEMBERS EXCUSED:

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. ADMINISTRATIVE APPROVALS

1. 687 Middle Street (*This item was postponed to the April 13, 2016 meeting.*)
2. 404 Middle Street (*This item was postponed to the April 13, 2016 meeting*)
3. 195 State Street
4. 40 Chapel Street
5. 102 State Street
6. 33 Hunking Street

Items #1 and #2 were postponed to the April 13, 2016 meeting.

Items #3 through #6 were unanimously approve.

II. PUBLIC HEARING (OLD BUSINESS)

A. (Work Session/Public Hearing) Petition of **Tanner Bridge Development, LLC, owner**, for property located at **40 Bridge Street**, wherein permission was requested to allow amendments to a previously approved design (misc. changes) as per plans on file in the Planning Department. Said property is shown on Assessor Plan126 as Lot 52 and lies within the CD 4, Historic, and Downtown Overlay Districts. (*This application was bifurcated at the March 2, 2016 meeting and continued to the April 6, 2016 meeting.*)

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

- 1) The previously approved granite veneer shall be used on all four elevations and item #4 shall be removed from the application.
- 2) Permanent planters shall be added where the doors were previously located and final elevations shall be submitted to the Planning Department for administrative approval.

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 (CONSENT AGENDA ITEMS)

1. Petition of **James Sparrell and K. Towler, owners**, for property located at **125 South Street**, wherein permission was requested to allow demolition of an existing structure (remove existing fencing) and allow a new free standing structure (install new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 9 and lies within the 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 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

2. Petition of **Seth F. Peters, owner, and Rita Fabbricatore, applicant**, for property located at **112 State Street**, wherein permission was requested to allow new construction to an existing structure (install retractable awning) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 54 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

3. Petition of **Hanover Apartments, LLC & Portwalk HI, LLC, owners**, for property located at **11 Portwalk Place**, wherein permission was requested to allow new construction to an existing structure (install two louvers and ductwork) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1 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 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 (REGULAR AGENDA ITEMS)

4. Petition of **Stephen Lichtenstein and Karen Jacoby, owners**, for property located at **35 Wibird Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace seven windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 134 as Lot 38 and lies within the GRA and Historic Districts.

After due deliberation, the Commission voted to postpone the application to the May 4, 2016 meeting.

5. Petition of **David A. Sinclair and Nicole J. Giusto, owners**, for property located at **765 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace windows, install post lights) 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 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

6. Petition of **Northern Tier Real Estate Acquisition and Development, LLC, owner**, for property located at **172 Hanover Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing solarium and entry) and allow exterior renovations to an existing structure (relocate entry, infill windows, add fire stair tower for egress) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 1A 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 stipulation:

- 1) The infill brick and mortar shall match the existing on the building.

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

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- 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 **Petra A. Huda and Kimberly A. Schroeder, owners**, for property located at **280 South Street**, wherein permission was requested to allow demolition of an existing structure (demolish rear mudroom, demolish existing shed) and allow new construction (construct one story rear addition, construct new garage, install fencing) and allow exterior renovations to an existing structure (relocate front door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 8 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) Items # 1, 2, & 4 are approved as presented and item #3 (removal of the shed building) shall be reviewed on a site walk scheduled for May 4, 2016.
- 2) The rear windows shall be mulled 4” with a continuous window sill.

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
- 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 **Sarah R. Baybutt Revocable Trust, Sarah R. Baybutt, owner and trustee**, for property located at **591 Middle Street**, wherein permission was requested to allow new construction to an existing structure (remove and rebuild third floor deck) and allow exterior renovations to an existing structure (remove and replace five windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 147 as Lot 16 and lies within the Mixed Residential Office and Historic Districts.

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

- 1) The two front windows shall be removed from the application and heard at the May 4, 2016 meeting.
- 2) The deck structure shall be field painted and have four support brackets.
- 3) The replacement window muntins shall be 5/8".

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

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- 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:

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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

9. Petition of **Wright Avenue, LLC, owner**, for property located at **77 State Street**, wherein permission was requested to allow amendments to a previously approved design (install

mechanical vents, relocate gas meters, relocate gate, install transformer) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 18 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) The revised meters location shall be removed from the application and heard at the April 13, 2016 meeting.
- 2) The proposed transformer shall be painted and referred to ArtSpeak as a public art project.

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 **Harbour Hill Condominium Association, owner**, for property located at **77 Hanover Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace trim and siding on corner elements and bays with composite material, re-flashing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 30 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 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

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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 **Hanover Apartments, LLC & Portwalk HI, LLC, owners**, for property located at **5 Portwalk Place**, wherein permission was requested to allow exterior renovations to an existing structure (add signage, install lighting for existing signage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1 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 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

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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 **Harbour Place Condominium Association, owner**, for property located at **135 Bow Street**, wherein permission was requested to allow demolition of an existing structure (remove existing fencing, replace with new fencing with gates) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2-1 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 stipulation:

- 1) A ball cap may be used for a post 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:

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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

13. (Work Session/Public Hearing) Petition of **2 Bow Street, LLC, owner**, for property located at **2 Bow Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace wood sills and lintels with granite) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 23 and lies within the CD 5, Historic, and Downtown Overlay Districts.

After due deliberation, the Commission voted to postpone the application to the May 4, 2016 meeting.

V. OTHER BUSINESS

A. Review of Design Guidelines

The Commission will vote at the April 13, 2016 meeting to approve the Design Guidelines and to send them to the City Council for their review and final approval.

VI. ADJOURNMENT

At 10:45 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk