

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**May 4, 2016  
to be reconvened on May 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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A site walk was held prior to the meeting (5:30 p.m.) at 280 South Street.

**I. APPROVAL OF MINUTES**

A. April 6, 2016

It was moved, seconded, and passed unanimously to **postpone** approval of the April 6, 2016 minutes to the May 11, 2016 meeting.

B. April 13, 2016

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

**II. ADMINISTRATIVE APPROVALS**

1. 102 State Street
2. 275 Islington Street
3. 28 Walden Street
4. 91 Lafayette Road
5. 34 Cabot Street
6. 138 Congress Street

Items # 1, 2, 3, 5, and 6 were approved as presented by Mr. Cracknell. Item #4 was continued to the May 11, 2016 meeting.

**III. PUBLIC HEARINGS (OLD BUSINESS)**

A. 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 135 as Lot 38 and lies within the GRA and Historic Districts. *(This item was postponed at the April 6, 2016 meeting to the May 4, 2016 meeting.)*

Request To Postpone

At the applicant's request, the Commission voted to **postpone** review of the application to the May 11, 2016 meeting.

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B. 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. *(This item was postponed at the April 6, 2016 meeting to the May 4, 2016 meeting.)*

After due deliberation, the Commission voted to continue review of the application to the June 1, 2016 meeting.

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C. Petition of **Sarah R. Baybutt Revocable Trust, Sarah R. Baybutt, owner and trustee**, for property located at **591 Middle Street**, wherein permission is requested to allow new construction to an existing structure (remove and rebuild front 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. *(This item was postponed at the April 6, 2016 meeting to the May 4, 2016 meeting.)*

Administratively Withdrawn

This item was administratively withdrawn from consideration.

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D. 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. *(This item was postponed at the April 6, 2016 meeting to the May 4, 2016 meeting.)*

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

- 1) The Historic District Commission supports consideration for additional screening of the proposed meter bank if deemed suitable by the Planning Director in amending the final site plan.

**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

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E. (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. (*Applicant has asked to postpone to June 2016 meeting.*)

At the applicant's request, the Commission voted to **postpone** review of the application to the June 1, 2016 meeting.

**IV. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)**

1. Petition of **Terry Bennett, owner**, for property located at **211 Union Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing

building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 70 and lies within the General Residence C and Historic Districts.

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

- 1) A photographic inventory shall be submitted of all elevations including the building interior prior to the commencement of construction.

**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

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2. Petition of **Julian Frey and Ana Barndollar, owners**, for property located at **59 New Castle Avenue**, wherein permission was requested to allow demolition of an existing structure (demolish chimney) and allow new construction to an existing structure (construct faux chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 48 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

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3. (Work Session/Public Hearing) Petition of **303 Islington Street, LLC, owner**, for property located at **303 Islington Street**, wherein permission was requested to allow new construction to an existing structure (construct third floor gable dormers, construct second story on rear façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 11 and lies within the General Residence C and Historic Districts.

After due deliberation, the Commission voted to **continue** review of the application to the May 11, 2016 meeting.

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4. Petition of **Eric and Johanna Landis, owners**, for property located at **540 Marcy Street**, wherein permission was requested to allow new construction to an existing structure (construct new garage, construct two dormers, install screen/storm system on porch) and allow demolition of an existing structure (demolish shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 79 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) Approval of the proposed garage as presented is contingent on receiving Board of Adjustment 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

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5. Petition of **Darryl Mojdehi, owner**, for property located at **137 New Castle Avenue**, wherein permission was requested to allow exterior renovations to an existing structure (change location and size of misc. windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 55 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 proposed windows shall match the proposed window schedule/quote submitted and date stamped April 15, 2016.

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

**C. 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):

**D. 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

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6. Petition of **Strawbery Banke Museum, owner**, for property located at **14 Hancock Street (Tyco Visitor Center)**, wherein permission was requested to allow new construction to an existing structure (construct three season porch, construct new patio and deck) and allow exterior renovations to an existing structure (add window) 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 with the following stipulation:

- 1) The mahogany shall be treated with a gray bleaching oil/stain.

**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

**V. OTHER BUSINESS**

- A. Vote to adopt zoning amendments

The Commission voted to **recommend** to the City Council the adoption of the Zoning Amendments, with the change of slate and faux slate removed.

B. Vote to adopt the Design Guidelines for the Historic District Commission

This item was voted on and passed unanimously at the April 13, 2016 meeting.

**VI. 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