

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**August 3, 2016
to be reconvened on August 10, 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

.....
I. APPROVAL OF MINUTES

1. July 6, 2016

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

2. July 13, 2016

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

II. ADMINISTRATIVE APPROVALS

- A. 31 Cabot Street (*This item was postponed at the July 13, 2016 meeting.*)
- B. 536 Marcy Street
- C. 540 Marcy Street
- D. 500 Market Street
- E. 173-175 Market Street
- F. 28 Dennett Street
- G. 272 New Castle Avenue
- H. 29 Vaughan Street (*This item is postponed to the August 10, 2016 meeting.*)
- I. 147 Middle Street
- J. 2 Bow Street (*This item is postponed to the August 10, 2016 meeting.*)
- K. 303 Islington Street
- L. 640 Middle Street

The Commission voted unanimously to approve items A, B, C, D, E, F, G, I, K, and L as presented.

III. PUBLIC HEARINGS

1. Petition of **Mahanna Properties, LLC, owner**, for property located at **43 Whidden Street**, wherein permission was requested to allow exterior renovations to an existing structure (relocate rear door, remove existing deck, construct new deck with granite steps, install lighting, infill misc. basement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 2 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 stipulations:

- 1) Except for the single basement window that will be removed and replaced with clapboards, the basement windows will remain as is and be repaired.
- 2) The condenser will be located behind the house and the plane of the sidewall.
- 3) The window and door trim and proposed deck shall be wood.

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 **Harbour Place Condominium Association, owner**, for property located at **135 Bow Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace wood roof shingles with asphalt roof shingles) 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) The copper valleys shall remain.

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 **355 Pleasant Street, LLC, owner**, for property located at **355 Pleasant Street**, wherein permission was requested to allow a new free standing structure (construct 2 ½ story duplex home) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 64 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 exterior siding shall be wood or Borel composite material.

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

4. Petition of **Ann L. and Mark M. Wilbur, owners**, for property located at **199 Middle Street**, wherein permission was requested to allow demolition of an existing structure (demolish rear two story addition) and allow new construction to an existing structure (construct new two story addition and decks, rework and relocate existing fence) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 6 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 muntin width shall be 5/8".
- 2) The window sills and casings shall match the existing structure.

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 (NEW BUSINESS)

A. Work Session requested by the **City of Portsmouth, owner, and Friends of the Music Hall, applicant**, for **City right-of-way located on Chestnut Street between Congress and Porter Streets**, wherein permission was requested to allow street improvements within the right-of-way (safety and aesthetic improvements including the installation of a wayfinding arch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 7 and lies within the CD 4, Historic, and Downtown Overlay Districts.

On Wednesday August 3rd, the Historic District Commission (HDC) held a public work session with representatives of the Music Hall on Chestnut Street to review the proposed improvements (as revised) for Chestnut Street between. The following is a summary of the HDC's findings on the proposed streetscape improvements, as well as the Archway location and style.

- Streetscape Improvements – Largely due to the prominence of the Music Hall at the top of Chestnut Street, the HDC fully supports the proposed streetscape improvements on Chestnut Street as revised. Such improvements include the use of textured and patterned pavers, the addition of granite seat walls, landscaping and lighting as well as a future connection to the African Burial Ground. Importantly, some members felt that the proposed streetscape improvements, when considered in conjunction with the approved guitar mosaic on the Chestnut façade of the Bull Moose building, may be adequate in terms of wayfinding for the Music Hall making the proposed Archway unnecessary.
- Location of the Archway - A strong majority of the HDC supports the concept of installing an archway at the intersection of Congress and Chestnuts Streets. However, some members suggested the archway might be more appropriate if it was located either across Congress Street (where visibility is significantly increased and historic precedent for an archway exists). A couple of members felt consideration should also be given to relocating the Archway to either end of the Vaughan Mall, given the transition between the downtown and the North End.
- Archway Design – A majority of the HDC expressed concerns about the proposed style of the Archway. Some members felt the Archway was too large, imposing and out of context with the surrounding historic buildings and streetscape. Moreover, some members felt it was too ornate and its composition of a wide variety of Portsmouth motifs and styles was not representative of the imagery associated with activities at the Music Hall.

B. Work Session requested by **Jason Lander and Justus C. Bergweger, Jr., owners**, for property located at **34-36 Highland Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 10 and lies within the General Residence A and Historic Districts.

The Commission voted to **continue** review of the application at the August 10, 2016 meeting. A site walk has been scheduled prior to the meeting on August 10, 2016 at 5:45 p.m.

V. ADJOURNMENT

At 9:50 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk