ACTION SHEET
HISTORIC DISTRICT COMMISSION

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m. **October 5, 2016**
to be reconvened on October 12, 2016

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

MEMBERS EXCUSED:

ALSO PRESENT: Nick Cracknell, Principal Planner

I. APPROVAL OF MINUTES

A. September 7, 2016

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

II. ADMINISTRATIVE APPROVALS

1. 536 Marcy Street
2. 200 State Street
3. 114 Mechanic Street
4. 236 Union Street
5. 77 State Street
6. 138/140 Maplewood Avenue
7. 90 Gates Street
8. 28 Dennett Street
9. 40 Court Street
10. 35 Portwalk Place
11. 40 Bridge Street
12. 180 Gates Street

Items #1, 2, 5, 6, 7, 8, 10, 11, and 12 were approved, some with minor stipulations. Items #3 & #4 were postponed to the October 12, 2016 meeting. Item # 9 was removed.

III. PUBLIC HEARINGS

1. Petition of **127 Parrott Avenue, LLC, owner,** for property located at **127 Parrott Avenue,** wherein permission was requested to allow new construction to an existing structure (install wall mounted ductless heat pump unit to northeast building façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 115 as Lot 3 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
- □ 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 **Middle Street Townhouse Association, owner,** and **Charles R. and Jill E. LeMay, applicants,** for property located at **774 Middle Street, Unit 2,** wherein permission was requested to allow exterior renovations to an existing structure (replace windows, replace front entry door/sidelights, replace garage doors, construct small roof over rear entrance) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 153 as Lot 9-1 as lies within the General Residence A and Historic Districts.

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

1) Half screens shall be used.
2) The window jamb color shall match the casing color.
3) The front door design shall match the existing door.
4) The garage door selection shall be from the three rectangular window options included in

the submission materials.

5) The canopy roof component on the rear elevation is removed from the application and will be re-submitted with a roof detail under an 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

3. *(Work Session / Public Hearing)* Petition of **Charles A. and Patricia A. Corlin, owners**, for property located at **736 Middle Street,** wherein permission was requested to allow exterior renovations, new construction to an existing structure, and new free standing structures (complete exterior renovation of main structure, including installation of rear dormers, construct new garage, shed, install condensing unit, install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 24 and lies within the General Residence A and Historic Districts.

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

1) All new or repaired window and door casings and trim shall match the existing windows and doors.
2) All windows located in the proposed rear dormer shall be uniform in size.
3) The rear corner of the piazza shall be recessed at least 6" from the side wall of the main principal Building. (A-7)
4) A rubber membrane roof shall be used for the piazza. (A-6)
5) The small bump out for the rear door section shall remain as existing. (A-6)
6) The second floor window shall be replaced with the existing rear window being removed for the new door location.

7) The shed design shall match the details as shown and presented on the image provided.
8) The garage doors shall be metal with wood siding and the garage shall match the details shown in the application.
9) The decorative fence shall be located behind the front building wall.
10) Half screens shall be used.
11) The rear deck proposal shall be removed from the application at this time and may be re-submitted under an 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

4. Petition of **DeWarren, LLC, owner,** for property located at **69-71 Dennett 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 141 as Lot 8 and lies within the General Residence A and Historic Districts.

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

1) The front door pediment shall be dimensioned, detailed and submitted 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

IV. WORK SESSIONS

A. 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. *(This item was postponed at the September 7, 2016 meeting to the October 5, 2016 meeting.)*

The Commission stated that they would like to see the original windows restored instead of installing replacement windows.

V. OTHER BUSINESS

1. Discussion: Demolition Review – Draft Ordinance

There was a brief discussion concerning the demolition draft ordinance.

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