

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

May 3, 2017

to be reconvened on May 10, 2017

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff;
Members Dan Rawling, Reagan Ruedig, Richard Shea John
Mayer; City Council Representative Nancy Pearson; Alternates
Martin Ryan and Molly Bolster

MEMBERS EXCUSED:

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. ADMINISTRATIVE APPROVALS

1. 133 Islington Street
2. 39 Mt. Vernon Street
3. 459 Islington Street

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

II. PUBLIC HEARINGS

1. Petition of **Gus Holdings, LLC, owner**, for property located at **38 Chapel Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace 14 windows on front façade, replace existing clapboards) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 26 and lies within the CD 4 and Historic Districts.

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

- 1) An historic Azek sill shall be used and it shall be field painted white to match the windows.
- 2) A half screen shall be used.
- 3) A 5/8" mullion shall be used.
- 4) The final molding design shall be submitted for Administrative Approval.

- 5) The clapboards shall be replaced in-kind with the same profile material and appearance.
- 6) A "B608" band mold shall be used.
- 7) A 1" x 4" casing shall be used and shall be field painted white to match the 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

2. Petition of **Rachel Kurshan, owner**, for property located at **33 Humphrey's Court**, wherein permission was requested to allow new construction to an existing structure (enclose right side porch for living space) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 41 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) A rounded top post shall be used.
- 2) The mud sill on the porch shall match the existing mud sill on the bay window.
- 3) The railings shall match the existing railing on the front of the house.

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 **Friends of the Music Hall, owner**, for property located at **28 Chestnut Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove existing signage, replace with new lighted signage and blade sign) 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.

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

4. Petition of **Worth Development Condominium Association, owner**, and **The Friendly Toast, applicant**, for property located at **113 Congress Street**, wherein permission is requested to allow new construction to an existing structure (replace storefront windows with retractable windows with screens) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6-104 and lies within the CD 5, Historic, and Downtown Overlay Districts.

At the applicant's request, the Commission voted to postpone review of the application to the June 2017 meeting.

III. WORK SESSIONS

A. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein permission was requested to allow a new free standing structure (construct new mixed use, 3 to 3 ½ story building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the CD 4, Historic, and Downtown Overlay Districts.

The applicant indicated they would return next month for a work session/public hearing.

B. Work Session requested by **Bluestone Properties of Rye, LLC, owner**, for property located at **135 Congress Street**, wherein permission was requested to allow new construction to an existing structure (construct glass addition on rear of building) and to allow exterior renovations to an existing structure (renovation of exterior façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 5 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The Commission voted to continue the work session at the June meeting.

C. Work Session requested by **Swirly Girl II, LLC, owner**, for property located at **244 South Street**, wherein permission was requested to allow new construction to an existing structure (construct rear addition, construct new chimney) and allow exterior renovations to an

existing structure (remove and replace windows, doors, siding and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 3 and lies within the Single Residence B and Historic Districts.

The Commission voted to continue the work session at the June meeting.

D. Work Session requested by **Unitarian Universalist Church, owner**, for property located at **206 Court Street**, wherein permission is requested to allow new construction to an existing structure (construct 3 story addition) and allow exterior renovations to an existing structure (misc. renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 34 and lies within the Mixed Residential Office and Historic Districts. *(This applicant has asked to postpone review of the application to the June 2017 meeting.)*

At the applicant's request, the Commission voted to postpone review of the application to the June 2017 meeting.

IV. ADJOURNMENT

At 11:15 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk