

**ACTION SHEET  
HISTORIC DISTRICT COMMISSION**

**ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**April 04, 2018**

**MEMBERS PRESENT:** Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff; City Council Representative Doug Roberts; Members Dan Rawling, Reagan Ruedig, Richard Shea, Martin Ryan; Alternate, Cyrus Beer

**MEMBERS EXCUSED:** Alternate Molly Bolster

**ALSO PRESENT:** Nick Cracknell, Principal Planner

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**I. APPROVAL OF MINUTES**

**A. March 7, 2018**

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

**B. March 14, 2018**

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

**II. ADMINISTRATIVE APPROVALS**

1. 209 Marcy Street
2. 160 Middle Street
3. 103 Congress Street
4. 478 Marcy Street
5. 53 Humphrey's Court
6. 56 Dennett Street
7. 68 South Street

Administrative approval items #1, 2, 3, 4, 6, 7 were approved as presented. Item #5 was approved with the following stipulation;

1. Paint the slim duct and tubing covers to match siding.

### III. OLD BUSINESS

A. (Work Session/Public Hearing) Petition of **Portsmouth Savings Bank/Bank of NH (TD Bank), owner**, for property located at **333 & 340 State Street**, wherein permission was requested to allow exterior renovations to an existing structure (restoration and repair of existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lots 5 & 10 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(This item was postponed at the March 7, 2018 meeting to the April 4, 2018 meeting.)*

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

1. Petition of **Katherine Siener, owner**, for property located at **170 & 172 Gates Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove aluminum siding; remove, repair replace any existing wood siding; replace existing wood trim with Azek) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 19 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) Wood shall be used for any repairs on the front façade and the corner boards on both sides of the front façade.

- 2) Boral siding may be used for the trim and casings on the side and rear elevations.
- 3) Any sill replacement shall match the 1 ¾" historic sill.

**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 **Daniel L. and Annette K. Davies, owners**, for property located at **903 Middle Street**, wherein permission was requested to allow new construction to an existing structure (construct four season porch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 149 as Lot 63 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 the trim details shall match the existing on the main house.
- 2) The mulled windows shall have a stud pocket with a trim board.

**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 **The National Society of Colonial Dames, owner, and Eport Properties 1, LLC, applicant**, for property located at **Market Street**, wherein permission was requested to allow a new free standing structure (re-approval of dumpster enclosure that has lapsed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lot 5 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 streetlight poles flanking the dumpster enclosure are approved.

**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. (Work Session/Public Hearing) **Petition of K.C. Realty Trust, owner**, for property located at **84 Pleasant Street**, wherein permission was requested to allow demolition of an existing structure (demolish rear addition) and allow new construction to an existing structure (construct new rear addition) and allow exterior renovations to an existing structure (renovate storefront) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 77 and lies within the CD 4, Historic, and Downtown Overlay Districts.

At the applicant's request, the Commission voted to **continue** review of the application to the April 11, 2018 meeting.

5. (Work Session/Public Hearing) **Petition of the Provident Bank, owner**, for property located at **25 Maplewood Avenue**, wherein permission was requested to allow amendments to a previously approved design (misc. renovations to all facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 2 and lies within the CD 5, Historic, and Downtown Overlay Districts.

At the applicant's request, the Commission voted to **continue** review of the application to the May 2018 meeting.

## **V. ADJOURNMENT**

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

Respectfully submitted,

Izak Gilbo  
Planning Department  
Administrative Clerk