

**ACTION SHEET  
HISTORIC DISTRICT COMMISSION  
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**September 5, 2018**

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

**MEMBERS EXCUSED:** Richard Shea

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

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**I. APPROVAL OF MINUTES**

1. August 1, 2018

**II. ADMINISTRATIVE APPROVALS**

- A. 135 Market Street, Unit C- **WITHDRAWN**
- B. 25 Maplewood Avenue
- C. 100 Market Street, Suite 102
- D. 75 Humphreys Court
- E. 46 Maplewood Avenue
- F. 73 State Street
- G. 180 Middle Street
- H. 98 Court Street, Unit 2
- I. 98 Court Street, Unit 2

*It was moved, seconded, and passed by unanimous vote (6-0) to **approve** administrative approval item D as presented.*

*It was moved, seconded, and passed by unanimous vote (7-0) to **approve** administrative approval items: C, E and F as presented.*

*It was moved, seconded, and passed by unanimous vote (7-0) to **approve** administrative approval items: B, G, H, and I with the following stipulations:*

**B. 25 Maplewood Avenue-** *stipulation: The recessed panel between the dormers shall be sided with the approved composite slate shingles.*

**G. 180 Middle Street-** *stipulation: The front replacement windows on the carriage house shall both be wooden egress windows and use wavy glass.*

**H. 98 Court Street, Unit 2-** *stipulation: Paint the storm door to match either the door casing or the front door.*

**I. 98 Court Street, Unit 2-** *stipulation: The proposed gutters shall be either wood, fiberglass, or PVC and match the profile of the existing wood gutter.*

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### III. CERTIFICATE OF APPROVAL - REQUEST FOR EXTENSION

1. Petition of **46 Maplewood Avenue, LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein a 1-year extension of a Conditional Use Permit and a Certificate of Approval granted by the Historic District Commission on August 2, 2017 is requested to allow a new free standing structure (construct 3 ½ story mixed use 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 Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

After due deliberation, the Commission voted that the request be **granted**. The Certificate of Approval and Conditional Use Permit will now expire on August 2, 2019.

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### IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Riversedge Condominium Association, owner** and **Edward Beckett, applicant**, for property located at **117 Bow Street Suite, 5A**, wherein permission is requested to allow the removal and replacement of windows and doors on both water and street elevations and add a new awning system as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 57A and lies within the Character District 4 (CD 4), Downtown Overlay, 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 **Potter-Schwartz Family Revocable Trust of 2013, M. F. Schwartz & S. J. Potter trustees, owners**, for property located at **213 South Street**, wherein permission is requested to allow the replacement of three existing windows on the rear of the structure with new wood windows as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 38 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

3. (*Work Session/Public Hearing*) Petition of **Janet Zerr and David Simpson, owners**, for property located at **65 Rogers Street**, wherein permission is requested to allow the demolition of an existing garage, the construction of a new attached garage, the conversion of a 3-season porch with open deck above to a two-story structure, new third floor dormer and the expansion of an existing one story entry as per plans on file in the Planning Department. Said property is located on Assessor Map 115 as Lot 2 and lies within the Mixed Residential Office and Historic Districts.

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

1. The 10 front windows on front façade shall use wavy glass.
2. The rear decking shall be mahogany.
3. The roof shingles shall be of a weathered wood tone or an alternative shingle may be submitted for Administrative Approval.
4. A piece of flat trim (1" X 5") shall be added between the existing and proposed porch 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

4. Petition of **Islington Street, LLC, (CVS Pharmacy), owner**, for property located at **674 Islington Street** wherein permission is requested to allow the replacement of 3 existing internally, neon-illuminated wall signs with 3 internally, LED-illuminated wall signs and the replacement of 1 existing window vinyl with similar design as per plans on file in the Planning Department. Said property is located on Assessor Map 155 as Lot 3 and lies within the Character District 4-W (CD 4-W), and Historic Districts.

After due deliberation, the Commission voted that the request be **continued** to the October 3, 2018 meeting for further review.

**V. WORK SESSIONS (OLD BUSINESS)**

A. Work Session requested by **46 Maplewood Ave LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein permission is requested to allow amendments to a previously approved design (adjustments to the size and configuration of the 4<sup>th</sup> floor) as per plans on file in the Planning Department. Said property is located on Assessor Map 125 as Lot 2A and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts. *(This item was continued from the August 1, 2018 meeting.)*

At the request of the applicant, the Commission voted that the Work Session be **continued** to the October 3, 2018 meeting for further review.

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## **VI. WORK SESSIONS (NEW BUSINESS)**

A. Work Session requested by **James C. Lucy Revocable Living Trust, James C. and Kimberley A. Lucy, trustees and owners**, for property located at **127 & 137 High Street**, wherein permission is requested to allow new construction to an existing structure (construct rear additions to both structures) and allow a new free standing structure (construct single family dwelling at rear of #137) and allow exterior renovations to an existing structure (miscellaneous renovations to both structures) as per plans on file in the Planning Department. Said properties are shown on Assessor Plan 118 as Lots 20 and 21 and lie within the Character District 4-L1 (CD 4-L1), Downtown Overlay, and Historic Districts.

At the request of the applicant, the Commission voted that the Work Session be **continued** to the October 3, 2018 meeting for further review.

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## **VII. ADJOURNMENT**

*At 10:45 p.m., it was moved, seconded, and passed by unanimous vote (7-0) to **adjourn** the meeting.*

Respectfully Submitted,

Izak Gilbo  
Administrative Clerk, Planning Department