

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**March 06, 2019  
To be reconvened on  
March 13, 2019**

**MEMBERS PRESENT:** Chairman Vincent Lombardi; Vice Chairman; Jon Wyckoff; City Council Representative Doug Roberts; Martin Ryan, Dan Rawling, Reagan Ruedig; Cyrus Beer; Alternates: Margot Doering and Heinz Sauk-Schubert

**MEMBERS EXCUSED:** N/A

**ALSO PRESENT:** Nicholas Cracknell, Principal Planner, Planning Department and Peter Stith, Principal Planner, Planning Department

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**I. APPROVAL OF MINUTES**

A. February 06, 2019

*It was moved, seconded, and passed by unanimous vote to **approve** the minutes as amended.*

B. February 13, 2019

*It was moved, seconded, and passed by unanimous vote to **approve** the minutes as presented.*

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**II. ADMINISTRATIVE APPROVALS**

1. 77 Daniel Street

*It was moved, seconded, and passed by unanimous vote to **postpone** the Administrative Approval to the April, 2019 meeting.*

2. 6 Dearborn Street
3. 442-444 Middle Street
4. 355 Pleasant Street

*It was moved, seconded, and passed by unanimous vote to **approve** Administrative Approval items: #2 and #4 as presented.*

*It was moved, seconded, and passed by unanimous vote to **approve** Administrative Approval item: #3 with the following stipulations:*

1. The Administrative Approval is for the front steps and front doors only.
2. The applicant shall match the Left door to the existing right door in style and material.

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### **III. PUBLIC HEARINGS (NEW BUSINESS)**

1. (Work Session/Public Hearing) requested by **Katherine Balliet & Carol Hollings, owners, and Nicholas Cracknell & Lisa Koppelman, applicants**, for property located **11 Meeting House Hill Road**, wherein permission is requested to allow new construction to an existing structure (construct a 2 ½ story addition and replacement of the existing 2 story garage and 1 story connector to existing home), demolition of existing detached garden shed, and to allow exterior renovations to an existing structure (misc. renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 59 and lies within the General Residence B (GRB) and Historic Districts.

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

1. A full elevation of the right side of the structure shall be shown and submitted for Administrative Approval.
2. The applicant shall provide additional details of the window casings and trim on all elevations.
3. The center in-swing casement window on the front elevation shall be one size larger than proposed.
4. The applicant shall provide a more detailed plan of the connector building and show the impact on the Captain Drisco House. The final connector design shall be submitted for Administrative Approval.
5. The applicant shall provide elevations of the Drisco house confirming which architectural features will be removed, replaced, or altered.
6. Elevations shall be updated to show the approved materials 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. (Work Session/Public Hearing) requested by **56 Middle Street, LLC, owner**, for property located at **56 Middle Street**, wherein permission is requested to allow new construction to an existing structure (the removal of a 1 story rear addition and the construction of a 1 ½ story addition on the north elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 19 and lies within the Character District 4-L1 (CD 4-L1), Downtown Overlay, and Historic Districts.

*It was moved, seconded, and passed by unanimous vote to **continue** the work session to the March 13, 2019 meeting.*

3. (Work Session/Public Hearing) requested by **Michael B. Myers & Stephanie G. Taylor, owners**, for property located at **700 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (the replacement of 3 existing windows, the addition of 9 new windows and 1 new door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 as Lot 29 and lies within the General Residence A (GRA) and Historic Districts.

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

1. Only three windows shall be installed on the second floor, east elevation.

**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) requested by **Fifty-Fifty Two Market Street Realty, owner, and Peter Egleston, applicant**, for property located at **48 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (the replacement of 4 existing windows and the addition of a gutter system on the rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 32 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

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

1. The applicant shall use 5/8" mullions on the windows.
2. 6 windows shall be replaced with the Marvin Integrity fiberglass windows 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

5. (Work Session/Public Hearing) requested by **29-41 Congress Street, LLC, owner, and Eric Frizzell, applicant**, for property located at **29-41 Congress Street**, wherein permission is

requested to allow exterior renovations to an existing structure (replacement of existing brownstone headers, sills and coins, the replacement of 13 existing windows, in-kind maintenance or replacement of existing bricks and maintenance to wood trim on the roofline) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lots 10 & 11 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

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

1. The applicant shall use the color: MGAB3 of the presented pre-cast concrete options to repair the existing brownstone quois.
2. The applicant shall submit the final window selection for Administrative Approval that would meet the Historic District guidelines:
  - a. 2/2 & 1/1 (smaller window)
  - b. Jamb liner matches window

**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

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**IV. WORK SESSIONS (NEW BUSINESS)**

1. Work Session requested by **Potter-Schwartz Family Revocable Trust, Michael Schwartz and Sharyn Potter Trustees, owner**, for property located at **442-444 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace all existing windows, siding, both chimneys and rear porch) as per plans on file in the Planning

Department. Said property is shown on Assessor Map 135 as Lot 44 and lies within the Mixed Research Office (MRO) and Historic Districts.

*It was moved, seconded, and passed by unanimous vote to **move** the Work Session to the March 13, 2109 meeting.*

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**V. ADJOURNMENT**

*At 12:18p.m., it was moved, seconded, and passed by unanimous vote to **adjourn** the meeting.*

Respectfully Submitted,

Izak Gilbo,  
Planning Department Administrative Clerk