



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7232

Planning Department
(603) 610-7216

PLANNING DEPARTMENT
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROVAL

Date: January 16, 2015

To: Dale & Sharyn Smith
275 Islington Street
Portsmouth, NH 03801

Re: 275 Islington Street

The Historic District Commission considered your proposal at its meeting of January 14, 2015 wherein permission was requested to allow for demolition (existing commercial structure) and for new free standing structures (construction of 14 residential units in 5 separate buildings including the renovation of an existing structure (wood framed single family home) as per plans on file in the Planning Department.

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

1. The trim exposure shall increase from ½" to ¾" on all buildings;
2. The depth of overhang on detail M:3 shall increase to 5" on sheet A13;
3. A 1" x 3" shadow board shall be added to typical deck column on sheet A4;
4. Change return detail (N4) at main gable to 2 ½" and 5 ½" on sheet A5;
5. That the porch beam shall be increased from 6 ½" to 8" on porch roof detail (G3.2) on sheet A10;
6. Replace the blocking with PVC cove (as shown on M:5) on M:3 cross section at eave on sheet A13;
7. The trim on Unit 14 shall stop at the siding on the entry detail and replace the arch with 12" horizontal lintel as shown on the front elevation on sheet A15. Eight inch back ban pilasters shall be added on sheet A16;
8. That the PVC panel on the G2 dormer shall be replaced with painted 1" x 6" wood lap siding on sheet A10;
9. That the applicant shall provide a photographic record of the existing building prior to demolition.

Page 2

Re: 275 Islington Street

January 16, 2015

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):

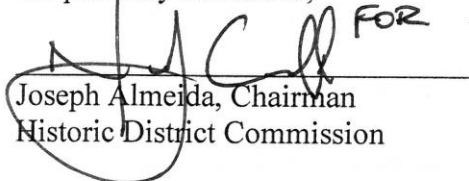
B. Review Criteria:

- ☒ 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

PLEASE NOTE: Prior to the issuance of a building permit, the Building Inspector will need to review and approve construction drawings/sketches so work shall not commence until the review process is complete. Applicants should note that approvals may also be required from other Committees and/or Boards prior to the issuance of a Building Permit.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Respectfully submitted,

 FOR

Joseph Almeida, Chairman
Historic District Commission

JA/lg

cc: Robert Marsilia, Building Inspector
Rosann Maurice-Lentz, Assessor
Green & Co., Building and Development Corporation
Wendy Welton, ArtForm Architecture ✓