

**ACTION SHEET
HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**July 13, 2016
reconvened from July 6, 2016**

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman/Planning Board Representative William Gladhill; John Wyckoff, Dan Rawling, Reagan Ruedig, Vincent Lombardi; City Council Representative Nancy Pearson; Alternates Richard Shea, John Mayer

MEMBERS EXCUSED:

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. ADMINISTRATIVE APPROVALS

1. 89 New Castle Avenue
2. 300 New Castle Avenue
3. 154 Market Street
4. 404 Middle Street
5. 31 Cabot Street

Item #1 was approved as presented. Items #2 and #4 were approved with stipulations. Item #3 was removed as it had been approved previously. Item #5 was postponed to the August 3, 2016 meeting.

II. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Stephen Lichtenstein and Karen Jacoby, owners**, for property located at **35 Wibird Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace seven windows) as per plans on file in the Planning Department. Said property is shown on Assessor's Map 134 as Lot 38 and lies within the GRA and Historic Districts. *(The applicant has asked to postpone the application to the August 3, 2016 meeting.)*

This application was removed from consideration by the applicant as they indicated that they plan to restore the original windows.

B. Petition of **Robert McDowell, owner**, for property located at **379 Newcastle Avenue**, wherein permission was requested to allow demolition to an existing structure (demolish existing metal carport and garage) and allow a new free standing structure (construct new two car garage)

as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 4 and lies within the Single Residence B and Historic Districts. *(This item was postponed at the July 6, 2016 meeting to the July 13, 2016 meeting.)*

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

- 1) Azek may be used for the trim detail and shall be field-painted.
- 2) The siding shall be wood clapboards with no greater than a 4" exposure.
- 3) The window shall be a Brosco, 2/2 (four light square) – 2' x 2'9".
- 4) All windows shall be wood windows and shutters are optional.
- 5) The windows, doors and trim details shall match submitted drawings.
- 6) The existing cupola may be used on the new garage.
- 7) The garage door shall be field-painted.
- 8) Architectural asphalt shingles shall be used.

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

III. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **Ann L. and Mark M. Wilbur, owners**, for property located at **199 Middle Street**, wherein permission was requested to allow demolition of an existing structure (demolish existing two story rear addition) and allow new construction to an existing structure (construct new two story rear addition, new deck, re-work existing fence and gate) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as

Lot 6 and lies within the Mixed Residential Office and Historic Districts. *(This item was postponed at the July 6, 2016 meeting to the July 13, 2016 meeting.)*

The applicant indicated that they would move forward with a public hearing at a future meeting.

B. Work Session requested by **Thunderbolt Realty Trust of 2011, owner**, for property located at **17 Gardner Street**, wherein permission was requested to allow demolition of an existing structure (demolition of two rear additions, removal of rear deck) and allow new construction to an existing structure (construct a two story rear addition, relocate front gate and fence) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 14 and lies within the General Residence B and Historic Districts. *(This item was postponed at the July 6, 2016 meeting to the July 13, 2016 meeting.)*

The Commission voted to continue review of the application at the August 2016 meeting.

C. Work Session requested by **Brian J. Bednarek, owner**, for property located at **10 Humphreys Court**, wherein permission was requested to allow demolition of an existing structure (demolish existing garage) and allow new construction to an existing structure (construct new garage and mudroom) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 43 and lies within the General Residence and Historic Districts.

The Commission voted to continue review of the application at the August 2016 meeting.

IV. WORK SESSIONS (OLD BUSINESS)

D. Work Session requested by **Kimberley A. Lucy Revocable Living Trust, owner, Kimberley A. and James C. Lucy, trustees and James C. Lucy Revocable Living Trust, owner, James C. and Kimberley A. Lucy, trustees**, for property located at **127 & 137 High Street**, wherein permission is requested to allow new construction to existing structures (construct new building at rear of 137 High Street, construct roof deck at rear of 127 High Street, both with associated parking and landscaping) as per plans on file in the Planning Department. Said properties are shown on Assessor Plan 118 as Lots 20 and 21 and lies within the CD 4, Historic and Downtown Overlay Districts. *(This item was continued at the June 8, 2016 meeting to the July 13, 2016 meeting.)*

The Commission voted to postpone review of the application to the August 2016 meeting.

E. Work Session requested by **Thirty Maplewood, LLC, owner**, for property located at **46-64 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct new mixed use, 4 to 5 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. *(This item was continued at the June 8, 2016 meeting to the July 13, 2016 meeting.)*

The Commission voted to postpone review of the application to the August 2106 meeting.

F. Work Session requested by **Michael De la Cruz, owner**, for property located at **75 Congress Street**, wherein permission is requested to allow construction to an existing structure (rebuild historic parapets, add series of flat roofed dormers, add series of roof walkways and decks, add series of windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 5 and lies within the CD 5, Historic, and Downtown Overlay Districts. *(This item was postponed at the June 8, 2016 meeting to the July 13, 2016 meeting.)*

The Commission voted to postpone review of the application to the August 2016 meeting.

G. Work Session requested by **355 Pleasant Street, LLC, owner**, for property located at **355 Pleasant Street**, wherein permission was requested to allow a new free standing structure (construct a two unit dwelling) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 64 and lies within the General Residence B and Historic Districts. *(This item was postponed at the June 8, 2016 meeting to the July 13, 2016 meeting,)*

The applicant indicated that they would move forward with a public hearing at a future meeting.

V. ADJOURNMENT

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

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk