

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**May 10, 2017
reconvened from May 3, 2017**

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff;
Members Reagan Ruedig, Richard Shea, John Mayer; City Council
Representative Nancy Pearson; Alternates Martin Ryan and Molly
Bolster

MEMBERS EXCUSED: Dan Rawling

ALSO PRESENT: Vincent Hayes, Associate Planner

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I. ADMINISTRATIVE APPROVALS

1. 18 Court Street
2. 15 Pleasant Street
3. 250 State Street
4. 736 Middle Street
5. 478 Marcy Street
6. 35 Bow Street
7. 56 Dennett Street

The Commission voted to approve items # 1, 2, 3, 5, 6, and 7 as presented. Item #7 was approved with the following stipulations:

- 1) That 3/3 basement windows shall be double hung.
- 2) That single-pane basement windows shall be wooden 3/3 windows.
- 3) That the deck railing system shall be same as those presented in previous meeting.

II. APPROVAL OF MINUTES

- A. April 5, 2017
- B. April 12, 2017

It was moved, seconded, and passed unanimously to postpone approval of the minutes to the June meeting.

III. PUBLIC HEARINGS (CONTINUED)

1. Petition of **Ruth R. and William A. Faribault, owners**, for property located at **35 Park Street**, wherein permission was requested to allow exterior renovations to an existing structure (renovations to existing breezeway - replace siding, steps, rails and landing with composite materials, remove, reconfigure and replace window, replace door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 45 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) Half half screens shall be used.
- 2) The height of the window casing shall be similar to the door.
- 3) The heads of both trim pieces shall be the same.

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. WORK SESSIONS (CONTINUED)

A. Work Session requested by **Deer Street Associates, owner**, for property located at **163 Deer Street (Lot 4)**, wherein permission was requested to allow demolition of existing structure (demolish structure) and allow new free standing structure (construct new mixed use building) as

per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lots 17-2 and 17-3 and lies within CD 5, Historic District, and Downtown Overlay Districts. *(This item was postponed at the April 12, 2017 meeting to the May 2017 meeting.)*

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

B. Work Session requested by **Deer Street Associates, owner**, for property located at **157, 159, 161 Deer Street (Lot 5)**, wherein permission was requested to allow demolition of existing structure (demolish structure) and allow new free standing structure (construct new mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lots 17-2 and 17-3 and lies within CD 5, Historic District, and Downtown Overlay Districts. *(This item was postponed at the April 12, 2017 meeting to the May 2017 meeting.)*

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

C. Work Session requested by **299 Vaughan Street, LLC, owner**, for property located at **299 Vaughan Street**, wherein permission was requested to allow a new free standing structure (construct mixed use building to include a hotel and associated parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 10 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The applicant indicated they would return for a public hearing in the near future.

D. Work Session requested by **Islington Commons, LLC, owner**, for property located at **410-430 Islington Street**, wherein permission was requested to allow new construction to an existing structure (demolition of misc. additions, construction of new additions, other misc. renovations to existing buildings, for a total of five units) and allow new free standing structures (construct two, four unit townhouses at rear of lots, for a total of eight additional units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 145 as Lots 34, 35, and 36 and lies within the CD 4-L2 and Historic Districts.

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

VII. ADJOURNMENT

At 10:45 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk