

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

August 28, 2017

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff;
Members Dan Rawling, Reagan Ruedig, Richard Shea, John
Mayer; City Council Representative Nancy Pearson; Alternate
Martin Ryan

MEMBERS EXCUSED: Alternate Molly Bolster

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. PUBLIC HEARING

Petition of **PNF Trust of 2013, Peter N. Floros, trustee and owner**, for property located at **278 State Street**, wherein permission was requested to allow as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 80 and lies within the CD 4, Historic, and Downtown Overlay Districts. (*This item was continued at the August 9, 2017 meeting to the August 28, 2017 meeting.*)

Given the documentation and testimony provided at the meeting, the Commission voted to **deny** the request for demolition of the structure located at 278 State Street due to the following findings:

- 1) According to Mr. John Wathne, PE, President of Structures North, Inc., his *Structural Conditions Assessment Report* dated August 22nd, 2017, determined that the existing, fire-damaged building could be reasonably rehabilitated from both a cost and method of construction standpoint. Moreover, Mr. Wathne determined that the existing conditions did not represent the level of “substantial damage” as defined under the IEBC. Therefore, waivers to the IEBC could be granted for rehabilitation of the building as supported and stated by the City’s Chief Building Inspector;
- 2) The Times Building (278 State Street) is prominently located in the city center and it’s form, design, and overall scale is an important character-defining feature of the surrounding neighborhood;
- 3) The application and its supporting documentation as well as testimony from the applicant and their representatives did not provide adequate justification or reason(s) for approval of the demolition; and

- 4) Given the facts and evidence presented, the Commission finds that preservation of the city's distinct architectural history and character outweighs the demolition of this historically significant building.

II. ADJOURNMENT

At 9:10 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk