

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**November 8, 2017
reconvened from November 1, 2017**

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff;
Members Dan Rawling, Reagan Ruedig, Richard Shea, John
Mayer; Alternate Molly Bolster

MEMBERS EXCUSED: City Council Representative Nancy Pearson; Alternate Martin
Ryan

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. APPROVAL OF MINUTES

A. October 18, 2017

It was moved, seconded, and passed unanimously to approve the minutes as presented.

II. ADMINISTRATIVE APPROVAL

1. 173-175 Market Street
2. 151 Lafayette Road
3. 235 Islington Street
4. 137 New Castle Avenue

The Commission voted to approve Items #1, 2, and 4 as presented. Item #3 was postponed to the December 6, 2017 meeting.

III. PRESENTATION

A. Islington Street Improvement Project

Eric Eby, Traffic Engineer for the City of Portsmouth, and Greg Bakos, of VHB, Inc. gave a presentation on the Islington Street Improvement project.

The Commission voted unanimously to express their support of the project to the Department of Public Works and the Division of Historic Resources.

IV. PUBLIC HEARINGS (OLD BUSINESS)

3. Petition of **Blue Star Properties, LLC and Forum Group, LLC, owners**, for property located at **67 Bow Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace two windows on front elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 53 and lies within the CD 5, Historic, and Downtown Overlay Districts. *(This item was postponed at the November 1, 2017 meeting.)*

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

1. The profile of the brick mold shall match the existing brick mold.
2. The muntin width and profile shall match the existing muntin width and profile.

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

V. PUBLIC HEARINGS (NEW BUSINESS, CONTINUED)

5. *(Work Session/Public Hearing)* Petition of **Islington Common, LLC, owner**, for property located at **410-430 Islington Street**, wherein permission was requested to allow demolition of an existing structure (demolish misc. additions) and allow new construction to an existing structure (construct four free standing duplexes, construct misc. additions to existing structures) and allow exterior renovations to an existing structure (renovations to three existing buildings, total number of units - 12) 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 CD4-L2 and Historic Districts.

After due deliberation, the Commission voted to **continue** review of the application to the December 6, 2017 meeting.

VI. WORK SESSIONS (OLD BUSINESS, CONTINUED)

A. Work Session requested by **Deer Street Associates, owner**, for property located at **163 Deer Street (Lot 4)**, wherein permission is 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 October 4, 2017 meeting to the October 18, 2017 meeting.)*

At the applicant's request, the Commission voted to **postpone** review of the application to the December 2017 meeting.

B. Work Session requested by **Deer Street Associates, owner**, for property located at **157, 159, 161 Deer Street (Lot 5)**, wherein permission is 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 October 4, 2017 meeting to the October 18, 2017 meeting.)*

At the applicant's request, the Commission voted to **postpone** review of the application to the December 2017 meeting.

C. Work Session requested by **Portsmouth Savings Bank/Bank of NH (TD Bank), owner**, for property located at **333 and 340 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lots 5 & 10 and lies within the CD 4, Historic, and Downtown Overlay Districts. *(This applicant has asked to postpone review of the application to the November 8, 2017 meeting.)*

At the applicant's request, the Commission voted to **postpone** review of the application to the December 2017 meeting.

D. Work Session requested by **KC Realty Trust, owner**, for property located at **84 Pleasant Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing cinder block rear addition) and allow new construction to an existing structure (construct new rear addition, private storefront) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 77 and lies within the CD 4,

Historic, and Downtown Overlay Districts. *(This applicant has asked to postpone to the December meeting.)*

At the applicant's request, the Commission voted to **postpone** review of the application to the December 2017 meeting.

VII. ADJOURNMENT

At 9:00 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk